

NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** of the City of De Pere will meet on November 26, 2012 at 7:00 p.m. in the City Hall Council Chambers, 2nd floor of City Hall, 335 South Broadway, De Pere, WI 54115.

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

AGENDA FOR SAID MEETING:

1. Roll Call.
2. Approve the minutes of a joint meeting of the Plan Commission and Redevelopment Authority on October 22, 2012.
3. Review the 2012 City of De Pere Comprehensive Outdoor Recreation Plan. *
4. Review the Saint Norbert College project related to the new Science Center:
 - a. Review the Conditional Use Application for a college related use in a Residential District.*
 - b. Review the Site Plan Application for the new Dr. John Minahan Science Center.
5. Review the Amendment Request to the Precise Development Plan to allow for a mix use development on Parcel WD-D0021. Agent: Andy Dumke. *
6. Review the CSM Application for a single lot and single outlot CSM on Innovation Court. Agent: Steve Bieda. *
7. Review the following extra-territorial CSM Applications:
 - a. Two lot CSM in the Town of Ledgeview on CTH G. Agent: Steve Bieda.
 - b. Three lot CSM in the Town of Rockland on HWY 57. Agent: Steven Zeitler.
 - c. Two lot CSM in the Town of Rockland on Old Military Rd. Agent Dennis Reim.
8. Review request by Board of Appeals to review the zoning code for driveway widths in residential districts.
9. Discussion on the December meeting.
10. Future agenda items.
11. Adjournment.

Ken Pabich
Director of Planning and Economic Development

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

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

AGENDA SENT TO:

PLAN COMMISSION MEMBERS
NEWS MEDIA
TOWN OF LAWRENCE

ALDERPERSONS
DACC
TOWN OF ROCKLAND

BULLETIN BOARDS
TOWN OF LEDGEVIEW

ITEM 1-3: NONE

ITEM 4:

ST NORBERT COLLEGE
RAASCH ASSOCIATES
PERFORMA

VP BUSINESS FINANCE
TOM KATERS
DOUG PAGE

100 GRANT ST
400 AMS CT
124 N BROADWAY

DE PERE, WI 54115
GREEN BAY, WI 54313
DE PERE, WI 54115

ITEM 5: NONE

ALLIANCE DEVELOPMENT
FOUNDATION BANK
PLOUS REALTY
WALMART REAL ESTATE PROPERTY
TAX DEPT #0555
CHARLES J & ELAINE A WELTER
JANENE R BARTANEN
ROXANNE WILL
WADE A & THERESA M BENEDYK
ATUL R & HETAL PATEL
DAW BUILDINGS LLC
JAMES D & GAIL M CHAMPAGNE
SCOTT D & DEBRA T JOHNSON
PATRICK R & NORMA J RILEY
MATTHEW J VERBUST & KRISTEN M
ERICKSON
ROBERT M & BONNIE S ZAK
TERRY L BALDWIN
JJSN HOLDING CO INC
MENARD INC CORPORATE ACCOUNTING
SPIRIT SPE PORTFOLIO 2006-1 LLC
WOODRIDGE HOLDINGS TREATS INC
FOUNDATIONS BANK
MOORE RESPONSE MARKETING
SERVICES
COLE SP DE PERE WI LLC
BAYLAKE BANK

ANDY DUMKE
STEVE ROSSMEISSL
C/O GOODLETSON MGMT

230 OHIO ST
N35W23877 HIGHLAND CT, STE 100
1110 MORAIN WY #110

OSHKOSH, WI 54902
PEWAUKEE, WI 53072
GREEN BAY WI 54303-4462

1301 SE 10TH ST
1318 N CARRINGTON LN
1319 N CARRINGTON LN
1334 N CARRINGTON LN
1335 N CARRINGTON LN
1342 S CARRINGTON LN
1348 N UNION RD
1350 S CARRINGTON LN
1351 S CARRINGTON LN
1363 S CARRINGTON LN

BENTONVILLE AR 72712-7998
DE PERE WI 54115-4227
DE PERE WI 54115-4227
DE PERE WI 54115-4227
DE PERE WI 54115-4227
DE PERE WI 54115-4227
MANITOWOC WI 54220
DE PERE WI 54115-4227
DE PERE WI 54115-4227
DE PERE WI 54115-4227

1374 S CARRINGTON LN
1386 S CARRINGTON LN
1398 S CARRINGTON LN
2297 CEDAR SPRING CT
4777 MENARD DR #3123
700 PILGRIM WY
910 PORCHE CT
N35 W23877 HIGHLAND CT

DE PERE WI 54115-4227
DE PERE WI 54115-4227
DE PERE WI 54115-4227
GREEN BAY WI 54313-7700
EAU CLAIRE WI 54703-9604
GREEN BAY WI 54304-5263
MANITOWOC WI 54220-8324
PEWAUKEE WI 53072

PO BOX 19050
PO BOX 4900 DEPT 604
PO BOX 9

GREEN BAY WI 54307-9050
SCOTTSDALE AZ 85261-4900
STURGEON BAY WI 54235-0009

ITEM 6:

SOUTHBRIDGE PROPERTIES
MAU AND ASSOCIATES

STEVE BIEDA

111 N WASHINGTON AVE #400
400 SECURITY BLVD

GREEN BAY, WI 54301
GREEN BAY, WI 54313

ITEM 7A:

STEVEN HIBBARD
STEVEN ZEITLER

1617 WRIGHTSTOWN RD
7410 HIDDEN VALLEY RD

DE PERE, WI 54115
MARIBEL, WI 54227

ITEM 7B:

LINDA MCALLISTER
MAU AND ASSOCIATES

STEVE BIEDA

4664 GOLDEN POND PARK RD
400 SECURITY BLVD

HOBART, WI 54155
GREEN BAY, WI 54313

ITEM 7C:

REL
Orville Vande Hey Trust

DENNIS REIM

3363 DICKINSON RD
N502 COUNTY Q

DE PERE, WI 54115
DENMARK, WI 54208

ITEM 8:

MICHAEL & PATTI MASON
BOARD OF APPEALS

1013 MEADOW VIEW LANE

DE PERE, WI 54115

CITY REDEVELOPMENT AUTHORITY
CITY PLAN COMMISSION
De Pere, Wisconsin – October 22, 2012

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

Redevelopment Authority

1. Ted Penn called the meeting to order. Members present: Bill Patzke, Joe Van Deurzen, Jerry Henrigills, Charles King, John Nusbaum, Ted Penn. Member(s) excused: Bill Komsi. Also present: City Planning Director Kenneth Pabich, and members of the public.

Plan Commission

2. Mayor Walsh called the meeting to order. Members present: Elizabeth Runge, Derek Beiderwieden, James Kalny, Alderperson Lueck, Mayor Walsh. Member(s) excused: Alderperson Boyd. Also present: City Planning Director Kenneth Pabich, and members of the public.

3. Approve minutes of the September 24, 2012 regular meeting.

James Kalny moved, seconded by Larry Lueck to approve the minutes. Upon vote, motion carried unanimously.

Joint Item - Redevelopment Authority and Plan Commission

4. WI DOT disposal of surplus property (formerly known as the old Claude Allouez Bridge Site).

Bill Patzke moved, seconded by Joe Van Deurzen that, based on the three options presented by City staff, the Redevelopment Authority recommends to go with Option 3. Upon vote, motion carried unanimously.

Derek Beiderwieden moved, seconded by James Kalny that, based on the three options presented by City staff, the Plan Commission recommends to go with Option 3. Upon vote, motion carried unanimously.

Redevelopment Authority

5. Adjournment

Joe Van Deurzen moved, seconded by Charles King, to adjourn the meeting. Time: 7:25 p.m. Upon vote, motion carried unanimously.

Plan Commission

6. Review permanent zoning classification assignment to annexed Parcel ED-R27 to Single Family Residential (R-1).

James Kalny moved, seconded by Elizabeth Runge, to approve the zoning classification as recommended by City staff. Upon vote, motion carried unanimously.

7. Review permanent zoning classification assignment to annexed Parcel ED-D29-1 to Industrial Park District (I-1).

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

Allen Pelishek, 1757 Briarwood Court, De Pere, asked that the City check the property lines; he believes the parking lot is encroaching on his property.

Janice Cress, 1772 Briarwood Court, De Pere, indicated that one of the people in the neighborhood did not receive the agenda, and asked that we re-check our mailing list.

Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously.

Mayor Walsh moved, seconded by James Kalny, to approve the zoning classification as recommended by City staff. Upon vote, motion carried unanimously.

8. Review request by Board of Appeals to review the zoning code for driveway widths in residential districts.

James Kalny moved, seconded by Derek Beiderwieden to approve the staff recommendation.

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

Michael and Patti Mason, 1013 Meadow View Lane, De Pere, submitted pictures for the Plan Commission's review.

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

James Kalny withdrew his original motion; Derek Beiderwieden withdrew his second.

James Kalny moved, seconded by Derek Beiderwieden, to refer this item back to staff.

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

DRAFT

Michael Mason asked the Plan Commission how old the City's maps are.

Mayor Walsh moved, seconded by Larry Lueck, to return to regular order. Upon vote, motion carried unanimously.

The motion that was previously made by James Kalny, and seconded by Derek Beiderwieden, was then carried unanimously.

9. Future Agenda Items.

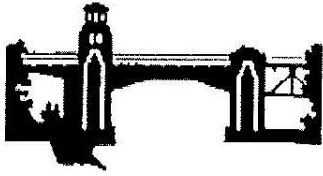
There was no discussion.

10. Adjournment.

Mayor Walsh moved, seconded by James Kalny, to adjourn the meeting. Time: 8:15 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Lori Phillips, Recording Secretary

Item #3: Review the 2012 City of De Pere Comprehensive Outdoor Recreation Plan. *



Memorandum

To: Plan Commission

From: Marty J. Kosobucki, Director of Parks, Recreation and Forestry

Re: Comprehensive Outdoor Recreation Plan

Date: November 12, 2012

Please find a copy of the draft 2012-2017 Comprehensive Outdoor Recreation Plan for the Park and Recreation Department. The Board of Park Commissioners reviewed and has recommended the adoption of the plan being presented to you. Prior to being forwarded to the City Council, we would like the Planning Commission to review and provide comment.

The plan serves two main purposes. The first is to provide the department with a crucial planning document in addressing future needs of the City. Although our City and needs are changing and evolving on a yearly basis, the document gives us needed direction over the next five years. Second, the planning document is also a requirement from the Wisconsin Department of Natural Resources to be eligible for grant funding.

Thank you for your time in reviewing the strategic plan for the Park and Recreation Department. Please feel free to contact me with any of your questions, otherwise I will be present at the meeting to discuss the plan.

Recommendation

Staff would recommend approval of the plan and that it be forwarded to the City Council.

**** Please note the Plan is provided as a separate document in the packets. For agendas that are download of the City web site the plan can be found under the Parks Department web page.**

Item #4a: Review a Conditional Use Application for renovations and addition to the St. Norbert College science facility in a Single & Two Family Residence (R-2) District. Applicant: St. Norbert College.

A Conditional Use Application was submitted by St. Norbert College for a renovation/addition of the Dr. John Minahan Science Building located on Reid Street. The property is zoned R-2 (Single & Two Family Residence) where educational institutions and facilities sanctioned by or necessary to the operation of a college or university are allowed as a conditional use. The table below summarizes some of the impact related to the new facility.

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

Recommendation

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

1. No additional requirements are recommended for the conditional use.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 245.00

Receipt #: 00077657

Date: 10/23/12

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Saint Norbert College Inc., Representative -John Barnes (Director of Facilities)

Mailing Address: 100 Grant Street, DePere, WI 54115

Phone: 920-403-3053

Email: john.barnes@snc.edu

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

Agent:

Name: Thomas M. Katers

Mailing Address: 400 AMS Court

Phone: 920-434-2128

Email: tkaters@raaschassoc.com

B. Property Information

Address/Location of Property: Reid Street, DePere, WI 54115 Parcel #: WD-945

Parcel Dimension: Parcel Area:

Legal Description: Plat of West DePere lots 75 thru 79 & NLY 1/2 of Vac. alley ADJ also 1/2 Vac. 2nd Street
ADJ to lot 79

C. Land Use

Existing Zoning: R-2 Single & Two Family Residence District

Present Use of Parcel: College

Proposed Use of Parcel: College

Present Use of Adjacent Property: College

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

Owner Signature

Date

Agent Signature

Date

Item #4b: Review the Site Plan Application for the Dr. John Minahan Science Hall. Agent: Thomas M. Katers.

Overview	The project shows a proposed 55,219 square foot building expansion of the existing Dr. John Minahan Science Hall. On the west side of the existing facility there would be a 7,516 square foot addition while the east side would have a 47,703 square foot addition. The site plan shows the existing facility would also undergo interior renovations in two phases. The additions would impact parking by adding 5 new stalls but lose 54 stalls, resulting in a total decrease in parking of 49 stalls.
Public Works	Does the project meet the City Storm water regulations? ☒ Yes ☐ No ☐ NA Sewer properly connected? ☒ Yes ☐ No ☐ NA Water properly connected? ☒ Yes ☐ No ☐ NA Access properly designed (driveway and sidewalks)? ☒ Yes ☐ No ☐ NA Are there any issues with easements or right-of-ways? ☐ Yes ☒ No ☐ NA Are there other items that need to be addressed? ☐ Yes ☒ No ☐ NA
	<i>Required Actions:</i> Sanitary Sewer 1. The sanitary sewer in this area is private. Label as such on the plans. 2. Provide verification that the private sewer is designed to handle the additional flows. 3. There is a 2" and 3" sanitary lateral on the south side of the building. Per plumbing code, these should be 4" diameter minimum unless the systems are a force main. Please clarify. If this is a gravity sewer, add cleanouts per the plumbing code. Water Main 4. Show the City's 12" cast iron water main on the north side of Reid Street. 5. The other water mains on the plan are private. Label as such on the plans. Also label the size and material. 6. According to City records, the private water main being connected to on Reid Street is a 4" cast iron pipe. If this is correct, the new water service should be extended to the 12" City water main. If connecting to the City main, the following is required: a. Connect with a tapping tee and valve. b. Perform under the supervision of City personnel. c. A utility excavation permit is required in the amount of \$800. Storm Water Management 7. Additional review is required after the calculations are reviewed. 8. Provide information on how the low part of the loading area on the north side of the building is being drained. 9. The storm sewers on the plan are private. Label as such on the plans. Provide Driveways and Sidewalk: 10. Provide curb ramps at the southwest corner of Reid and First Street 11. A curb cut permit is required for new driveways. 12. Provide a street light at the new pedestrian crossing. Other Comments: 13. Show the public right-of-way on the plans.
Forestry & Parks	Does the project meet the City Landscaping Regulations? ☒ Yes ☐ No ☐ NA
	<i>Required Actions:</i> 1. All planting, mulching and staking should be in accordance with WDNR recommendations and current proper practices. These guidelines are not included on the Landscape Plan, but they should be. Copies of these guidelines are included with this document and additional copies can be obtained from the City Forester. 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.

Fire	Does the project meet City Fire Codes? ☒ Yes ☐ No ☐ NA
	<i>Required Actions:</i> 1. Provide complete detailed plans for construction review; provide details of use and separations for all areas of structure. Incorporate existing separations into plan for safeguards to assure proper separations can be maintained (as discussed). 2. Separation of hazards is required. Provide a complete listing of all Hazardous materials present in structure and locations for storage of said materials. Storage of Class I and II liquids shall be limited to 60 gallons during construction per NFPA 16.2.3.1.2 3. Provide exit/emergency lighting throughout the means of egress. Provide detailed plans showing means of egress in all areas of building incorporate capacity, travel distances, and exit width in details during all phases of construction. Provide furnishings arrangement details and separation details. 4. A fire safety plan in accordance with NFPA 16.3 is required. A fire watch may be required at times during construction while structure is occupied when life safety systems are not active. 5. No smoking signage is required 6. Maintain fire department access to this and other structures located in the core complex. At no time may the fire department primary access be blocked for construction or materials staging. 7. Provide fire extinguishers at maximum 75' travel distances from any point. Locate extinguishers towards the exits. 8. Provide fire alarm system drawings for approval prior to installation of any system. Existing system must be replaced, upgraded, and phased (as discussed). 9. Fire Suppression system is required throughout the structure (as discussed) provide sprinkler system drawings and hydraulic calcs prior to any installation. Standpipes will be added and FDC placement (as discussed) 10. Install key box for fire department access.
Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)? ☒ Yes ☐ No ☐ NA Does the project meet the City setback requirements? ☒ Yes ☐ No ☐ NA Does the project meet the City parking requirements? ☒ Yes ☐ No ☐ NA Does the project meet the City lighting requirements? ☒ Yes ☐ No ☐ NA Is the refuse properly sited and screened? ☐ Yes ☐ No ☒ NA Does the signage meet the City code? ☐ Yes ☐ No ☒ NA Are there other items that need to be addressed? ☐ Yes ☒ No ☐ NA
	<i>Required Actions:</i> 1. The required parcels shall be combined before permits are issued. Staff is recommending that a CSM is completed to establish building setbacks that can be reviewed by the City. 2. Signage for facility shall be provided to the City for review. 3. Staff is concerned with the pedestrian crossings and the lighting located on Reid and also on 1st. Staff is also concerned with lighting located by the St Joseph Hall parking lot. 4. There are no pedestrian connections on First St. Staff is also concerned with the direct exit onto 1st. 5. In the past SNC provided a parking summary which shows how the parking would be re-allocated. Staff knows there is sufficient parking at this time, however an updated summary should be provided to be placed on file. The parking summary should also account for handicap parking.

Recommendation

Staff in Planning, Zoning, Fire and Public Works Departments reviewed the site plan. Based on these reviews, planning staff would recommend the following:

1. Addressing and implementing any requirements submitted by Zoning, Forestry, Fire and Public Works Departments.
2. Meeting all other state and local regulations.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 245.00

Receipt #: 000776 53

Date: 10/23/12

Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: Saint Norbert College Inc., Representative -John Barnes (Director of Facilities)Mailing Address: 100 Grant Street, Depere, WI 54115Phone: 920-403-3053Email: john.barnes@snc.edu

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

Agent:Name: Raasch Associates, Inc. , Thomas M. KatersMailing Address: 400 AMS CourtPhone: 920-434-2128Email: tkaters@raaschassoc.comB. **Property Information**Address/Location of Property: Reid Street, Depere, WI 54115 Parcel #: WD-945

Parcel Dimension:

Parcel Area:

Legal Description: Plat of West Depere lots 75 thru 79 & NLY 1/2 of Vac. alley ADJ also 1/2 Vac. 2nd Street

ADJ to Lot 79

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.

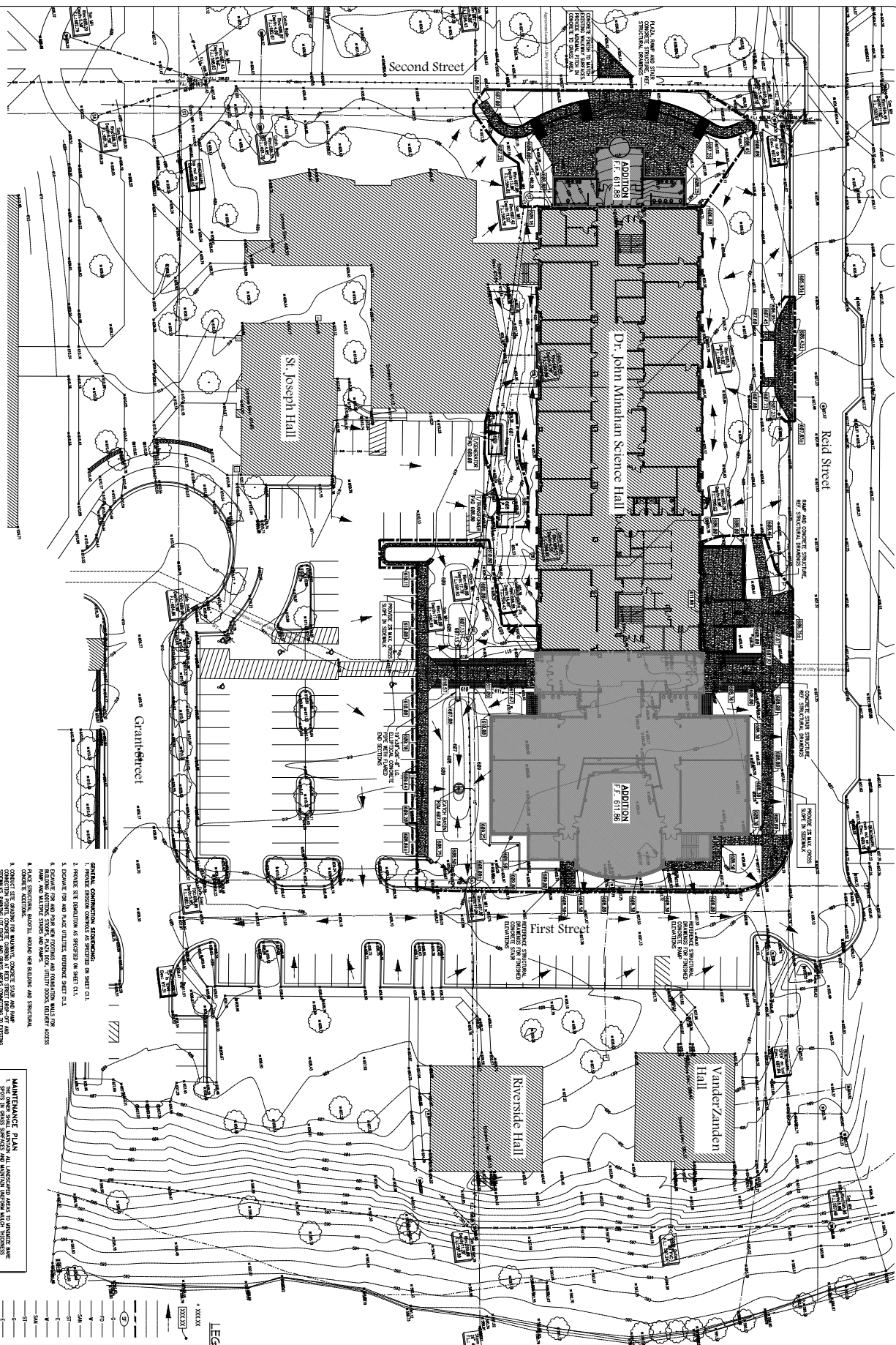
Owner Signature

Date

Agent Signature

Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.



CONTRACTOR NOTE:
FINISHED FLOOR ELEVATION, SEE PLAN,
= 188'-0" ON BUILDING PLANS.

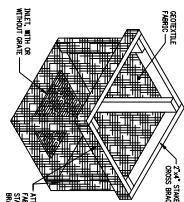
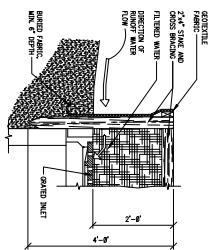
 SITE GRADING PLAN
SCALE: 1" = 20'-0"

- [illegible]

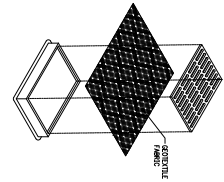
- ### MAINTENANCE PLAN
1. THE OWNER SHALL MAINTAIN ALL LANDSCAPED AREAS TO VIVIDLY DISPLAY THE PLANTING MATERIALS.
 2. GRASS CUTTING AND PRUNING OPERATIONS SHALL BE RETURNED TO THE SERVICE FIRM WHOSE WORKSHEETS SHALL BE APPROVED AND DISCLOSED AT APPROVED WORK MEETINGS.
 3. THE OWNER WILL CONDUCT WINTER CLEAN-UPS OF TREES AND SHRUBS EXPOSED ON SITE, AND AVOID SCOURING CALK BASIN SITES.
 4. THE OWNER SHALL DEVELOP PARKING LOT SWEEPING AND MAINTAINING ANNUALLY.
 5. CATCH BASINS LOCATED WITHIN THE PROJECT LIMITS SHALL BE INSPECTED ANNUALLY AND SEDIMENT REMOVED.

- [illegible]

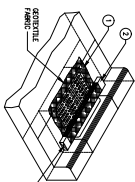
Fox River
Fox River Water Elev.: 588.79



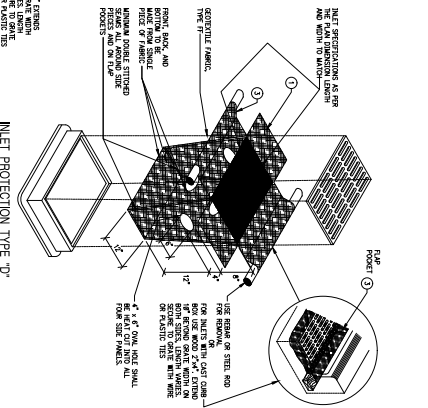
INLET PROTECTION TYPE "A"



INLET PROTECTION TYPE "B" (WITHOUT CURB BOX)



INLET PROTECTION TYPE "C" (WITH CURB BOX)

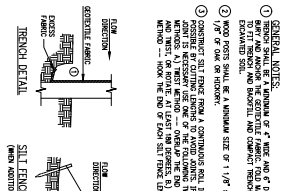


INLET PROTECTION TYPE "D"

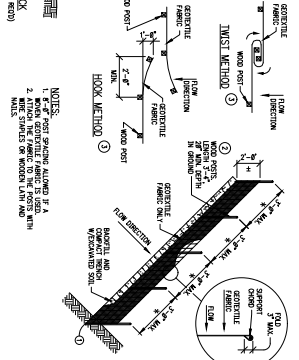
GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. THE INLET PROTECTION SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE FINISHED WITH A SMOOTH SURFACE.
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5. THE INLET PROTECTION SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE FINISHED WITH A SMOOTH SURFACE.

INSTALLATION NOTES:
1. THE INLET PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. THE INLET PROTECTION SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE FINISHED WITH A SMOOTH SURFACE.
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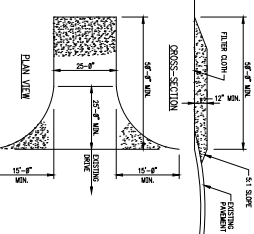
INLET PROTECTION



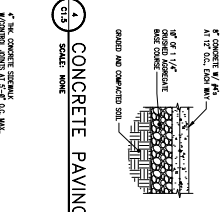
STONE TRACKING PAD



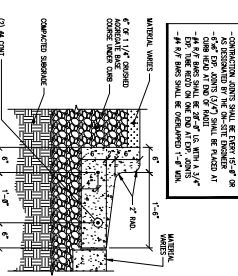
SILT FENCE



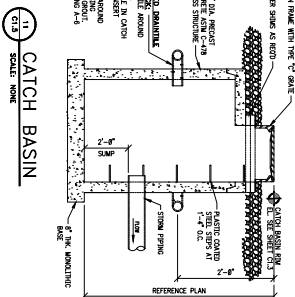
SIDEWALK PAVING



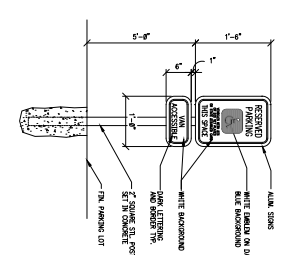
CONCRETE PAVING



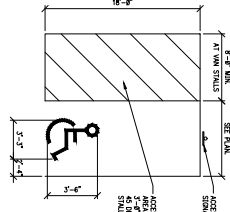
CONCRETE CURB



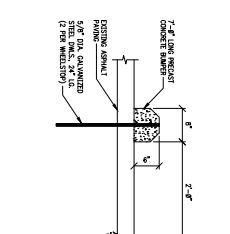
CATCH BASIN



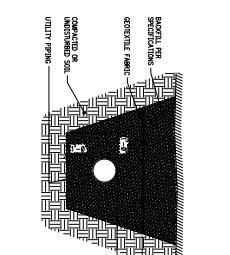
ACCESSIBLE SIGN



ACCESSIBLE PARKING STALL



CONCRETE WHEELSTOP



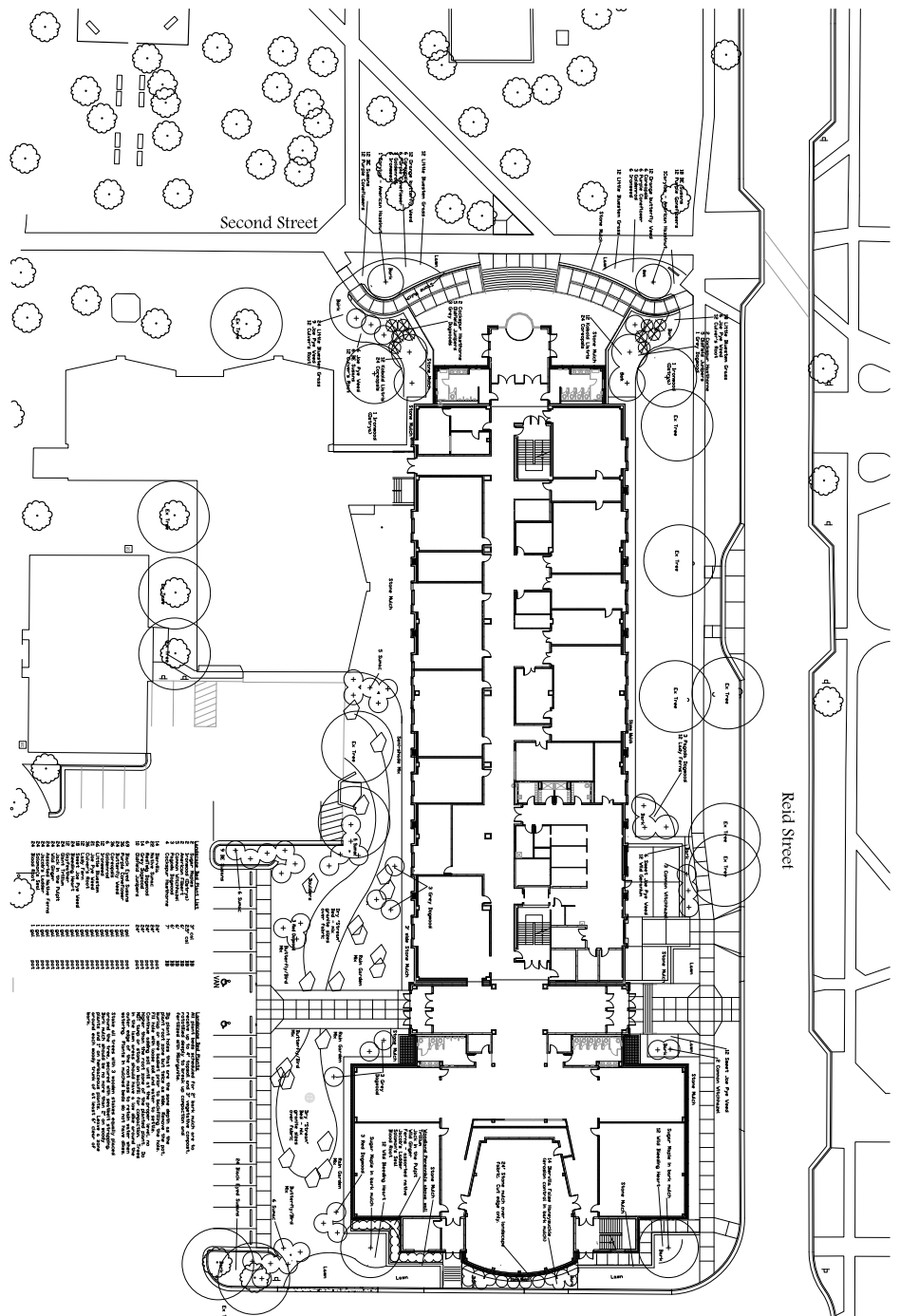
UTILITY TRENCH

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	12/15/11
2	ISSUED FOR BIDDING	12/15/11

DR. JOHN MINAHAN SCIENCE HALL
ST. NORBERT COLLEGE
DEPERE, WISCONSIN

Performa
PLANNERS + ARCHITECTS + ENGINEERS
St. Norbert College
10033

SITE DETAIL SHEET
C1.5

[illegible][illegible][illegible][illegible][illegible]

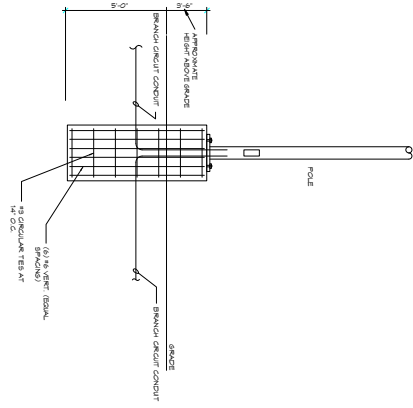
PLANTING/PLANTING: Decides
The Board will decide on the location and building to plant the trees and on the type of trees to be planted. The Board will also decide on the location and building to plant the trees and on the type of trees to be planted. The Board will also decide on the location and building to plant the trees and on the type of trees to be planted.

LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

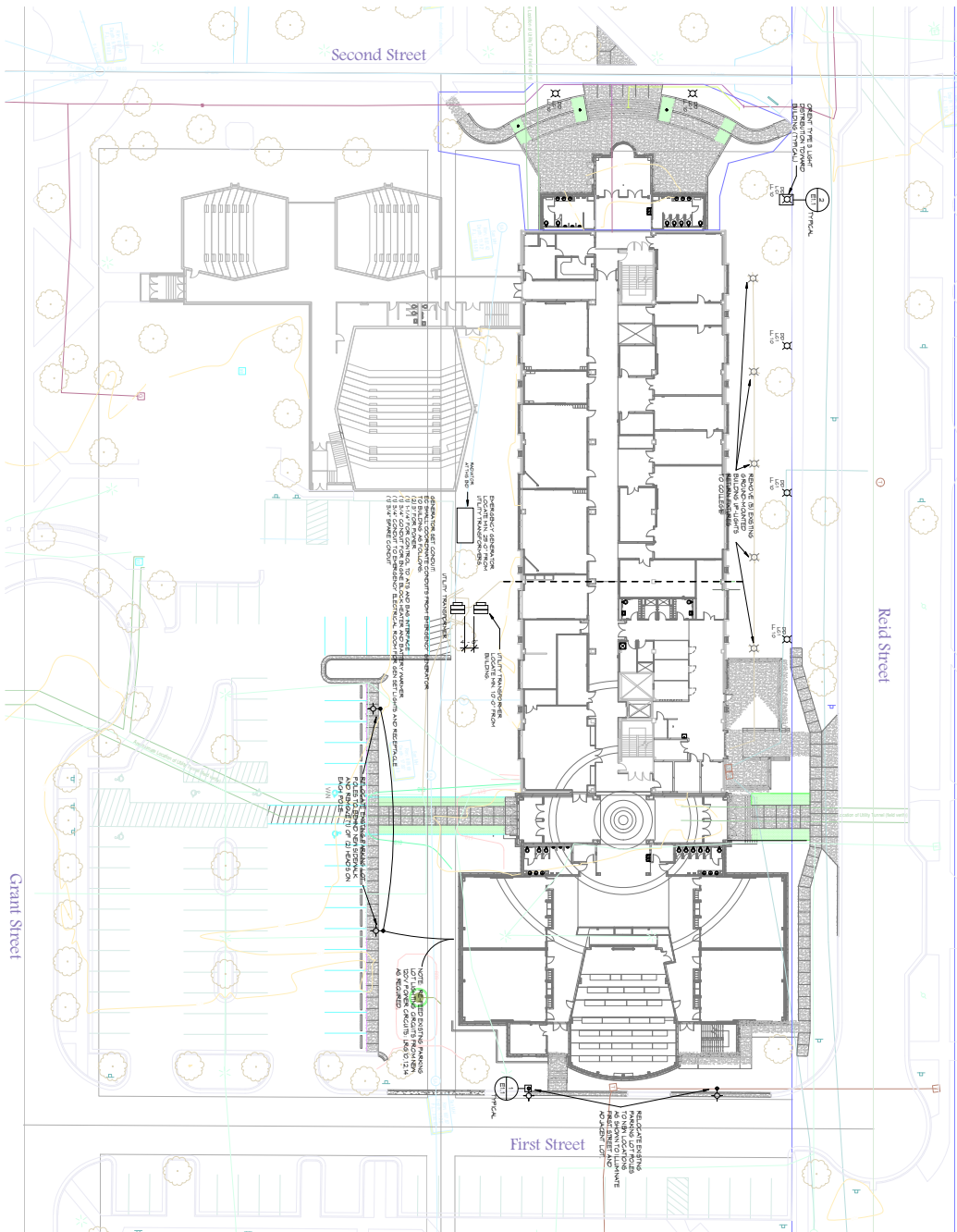
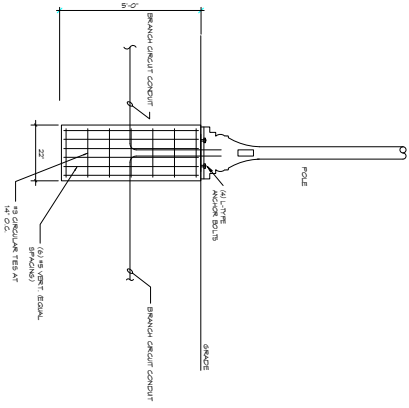
PARKING LOT POLE BASE DETAIL

SCALE: 1/8" = 1'-0"
E1.1



PAVIMENT POLE BASE DETAIL

SCALE: 1/8" = 1'-0"
E1.2



SITE ELECTRICAL PLAN

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



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

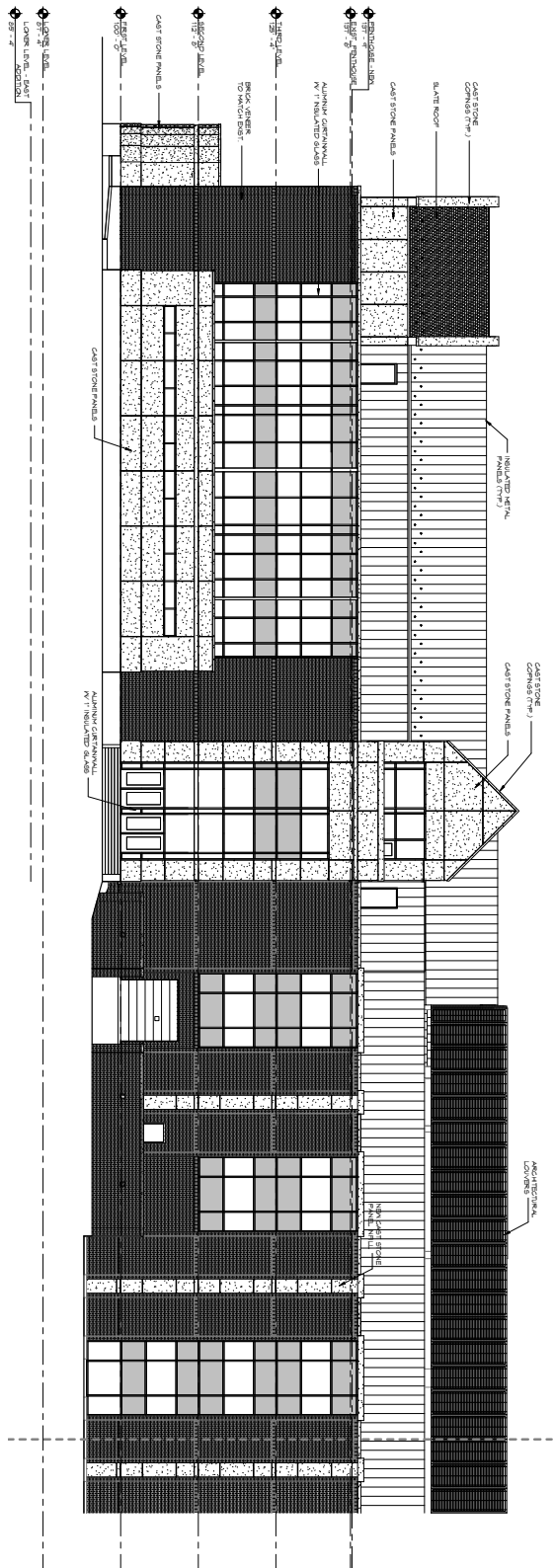
Architectural floor plan of the 1st floor of the OVELEV SOFAR building. The plan shows a long, narrow building with a central corridor and various rooms. The rooms are labeled with numbers 1 through 10. The plan includes a north arrow and a scale bar. The building is situated on a street with a sidewalk and a road. The plan is oriented vertically on the page.

**OVERALL LOWER
LEVEL FLOOR PLAN**

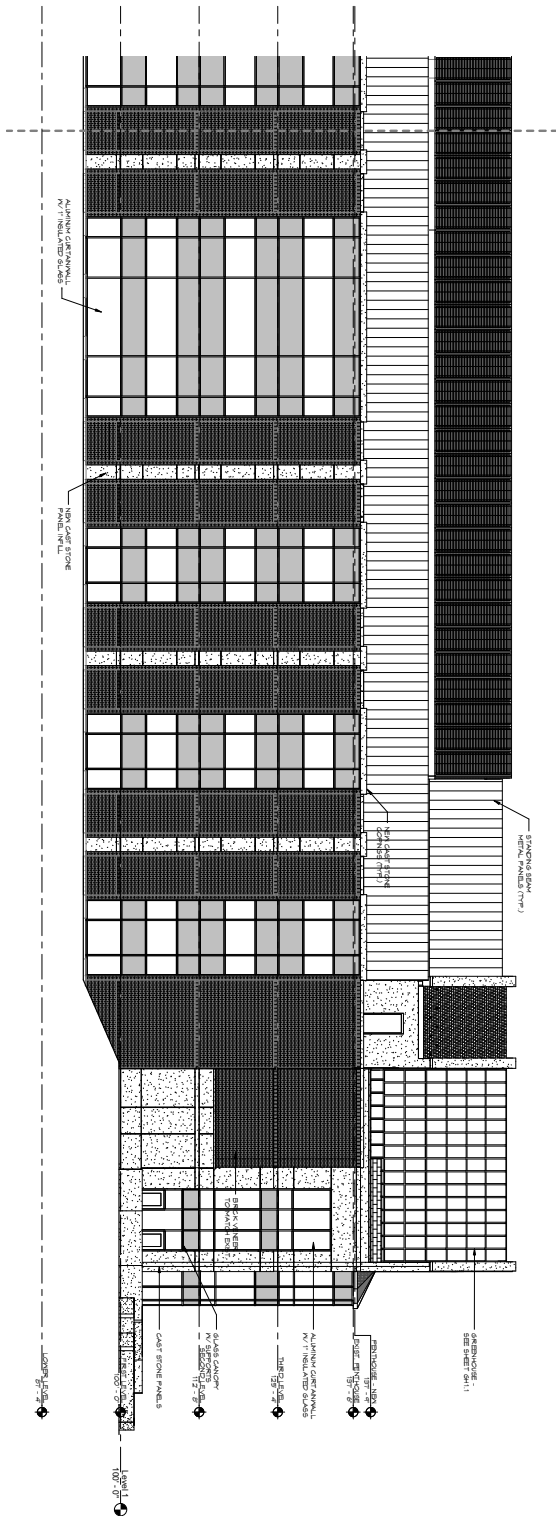


ST. NORBERT
COLLEGE

NO.	DESCRIPTION	BY	DATE

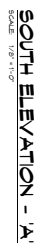


NORTH ELEVATION - 'A'

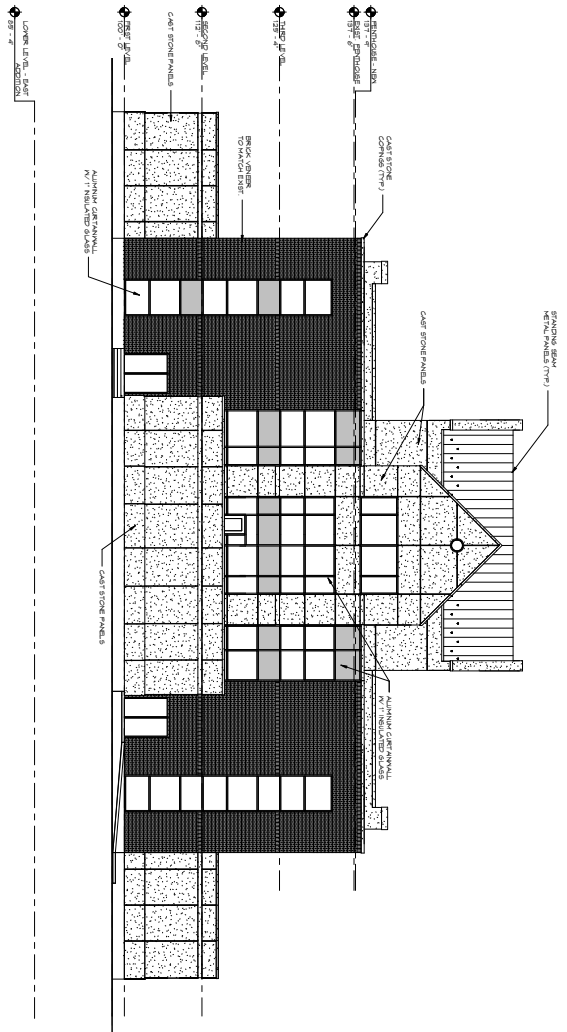


NORTH ELEVATION - 'B'

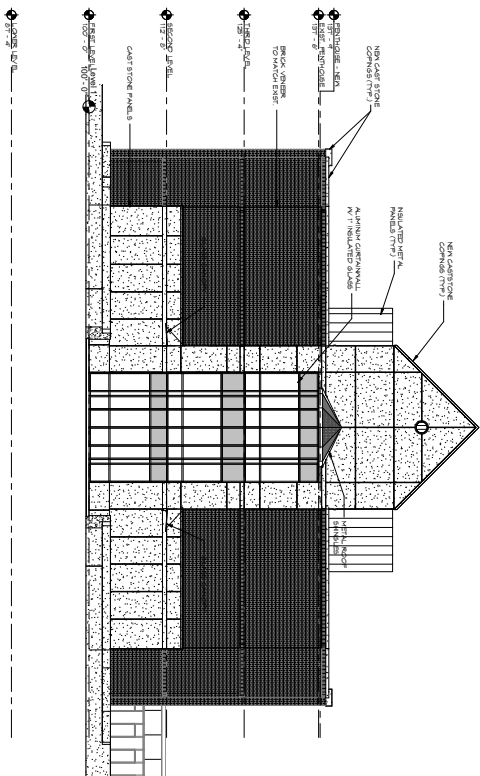
PRELIMINARY - NOT FOR CONSTRUCTION



BUILDING ELEVATIONS



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



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

PRELIMINARY - NOT FOR CONSTRUCTION



Item 5: Review the Amendment Request to the Precise Development Plan to allow for a mixed use development on Parcel WD-D0021. Agent: Andy Dumke. *

Overview	The developer is working with the property owner to amend the Precise Implementation Plan (PIP). The original PIP was approved with the Wal-Mart project and all of the parcels were to be used for commercial use. The project is proposing to add in a multi-family development to the property. Under the proposal the lot would be divided into three parcels. Two would remain for future retail development. The third parcel would be used for townhome rentals. The parcel is 5.5 acres and project is proposing 60 units total for the development. Traditionally our code would require a minimum of 3,500 sq ft per dwelling unit. This project has 3,993 sq ft per dwelling unit. While the site is zoned PDD, the proposal is being presented as the general development plan. If the amendment is approved, the Developer will be submitting a Precise Development Plan to the Plan Commission.
Public Works	Does the project meet the City Storm water regulations? ☒ Yes ☐ No ☐ NA Sewer properly connected? ☒ Yes ☐ No ☐ NA Water properly connected? ☒ Yes ☐ No ☐ NA Access properly designed (driveway and sidewalks)? ☒ Yes ☐ No ☐ NA Are there any issues with easements or right-of-ways? ☐ Yes ☒ No ☐ NA Are there other items that need to be addressed? ☐ Yes ☒ No ☐ NA <i>Required Actions:</i> Sanitary Sewer - Sanitary sewer service is via a private sewer on the private road. Water Main - The public water main is located on Scheuring Road. Storm Water Management - There is a private storm water management pond located northeast of the site. Provide a letter from the owner providing the right to use the pond. - The total suspended solids (TSS) reduction from the site is to be designed for 80% removal. Driveways and Sidewalk: - Provide sidewalk access to the sidewalk on Scheuring Road. - Access to the site is via a private road. Other Items: - The proposed development will impact an existing landscape berm near the east property line. Maintain or provide a new berm to buffer the development from the single family development along the northeast property line.
Forestry & Parks	Does the project meet the City Landscaping Regulations? ☐ Yes ☐ No ☒ NA <i>Required Actions:</i> Landscape plans not submitted at this time for the general plan.
Fire	Does the project meet City Fire Codes? ☒ Yes ☐ No ☐ NA <i>Required Actions:</i> - Provide detailed plans for construction review. Detail means of egress in all areas including travel distances. - Verify Fire Department access is adequate, turning radius must be sufficient for fire department vehicles with cars parked. Place signage as necessary to keep fire access clear. - Separation of hazards/use is required in accordance with LSC 30.3.2.1 - Provide exit/emergency lighting throughout the means of egress. - Provide fire extinguishers at maximum 75' travel distance in hazard areas. - Provide detailed plans for alarm system with cut sheets and battery calcs prior to installation. Fire Department requires on-site acceptance testing of installed system - Install fire department key box as approved by AHJ for the premises. - Provide detailed plans for the sprinkler systems with cut sheets and hydraulic calcs prior to installation. (This option would allow for reduction of required 2 hour separations)

Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)?	☐ Yes	☐ No	☒ NA
	Does the project meet the City setback requirements?	☒ Yes	☐ No	☐ NA
	Does the project meet the City parking requirements?	☒ Yes	☐ No	☐ NA
	Does the project meet the City lighting requirements?	☐ Yes	☐ No	☒ NA
	Is the refuse properly sited and screened?	☐ Yes	☐ No	☒ NA
	Does the signage meet the City code?	☐ Yes	☐ No	☒ NA
	Are there other items that need to be addressed?	☐ Yes	☒ No	☐ NA
	Required Actions:			
	1. The Plan Commission will want to review the proposed exterior wall materials to be used for the project. Given the location, staff would recommend more brick be incorporated into the project along with the use of cement wall board verses vinyl siding.			
	2. A berm and landscaping should be maintained on the northeast property line. This may require adjusting the density of the development to allow for a larger setback on the east property line.			
	3. Staff is concerned with the green space design along the south property line. The design only allows for minimal screening from the entrance.			
	4. Sidewalks should be added along the private drive that would provide access to Scheuring Rd and also to the west property line. This may require adjusting the density of the development.			
	5. The driveway flares must be within property lines.			
	6. A lighting plan will be required for the PIP submittal.			
	7. A signage plan will be required for the PIP submittal.			
	8. A landscape plan will be required for the PIP submittal.			

Recommendation

Staff would recommend proceeding with the general development plan if items outline above can be addressed by the developer. Staff is recommending that these changes are made before the item is referred to the City Council.



CITY OF DE PERE

APPLICATION FOR
REZONING

Fee: \$ 245.00

Receipt #: 77776

Date: 10/23/2012

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Foundations Bank (attn: Steve Rossmeissl)Mailing Address: N35 W23877 Highland Court, Ste. 100, Pewaukee, WI 53072Phone: 262-746-3969Email: steve.rossmeissl@foundationsbank.com

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

Agent:Name: Alliance Development (attn: Andy Dumke)Mailing Address: 230 Ohio Street, Oshkosh, WI 54902Phone: 920-230-3628Email: andy@alliancedevelopment.biz**B. Property Information**Address/Location of Property: 1400 Block Scheuring Road Parcel #: WD-D0021Parcel Dimension: See site plan Parcel Area: 7.236 acres

Legal Description: Lot 1, Volume 45, Certified Survey Map, Pages 221-223,
Brown County Records, in the southeast 1/4 of the southwest 1/4 of
Section 29, Town 23 N, Range 20 E, in the City of DePere, Brown County,
Wisconsin.

C. Rezoning ApplicationExisting Zoning: Highway 41 Business District A with PDD overlay.Proposed Zoning: Highway 41 Business District A with Ammended PDD overlay

Adjacent Zoning: North: Hwy 41 Business District A South: Hwy 41 Business District A

East: R-3, R-2 West: Hwy 41 Business District A

Zoning Classification Within General Area:

Highway 41 Business District A

Continued on next page

Land Use:
Present Use of Parcel:
<u>Vacant.</u>
Proposed Use of Parcel:
<u>Request to ammend existing PDD to allow mixed use development for</u>
<u>multifamily and retail type uses.</u>
Present Use of Adjacent Properties:
<u>North - retail, west - retail, south - commercial, east - multifamily</u>

SIGNED AUTHORIZATION:

Stephen E. Rossmeissl, First Vice President Commercial Lending
 I, Foundations Bank, being the owner of the above-described property do hereby
 authorize the City of De Pere to install and place a temporary "Zoning Notice" sign upon said property in a
 location which will give a reasonable notice to the public that said property is being considered for such
 change by the Common Council.

Stephen E. Rossmeissl
 Owner Signature Stephen E. Rossmeissl
First Vice President Commercial Lending

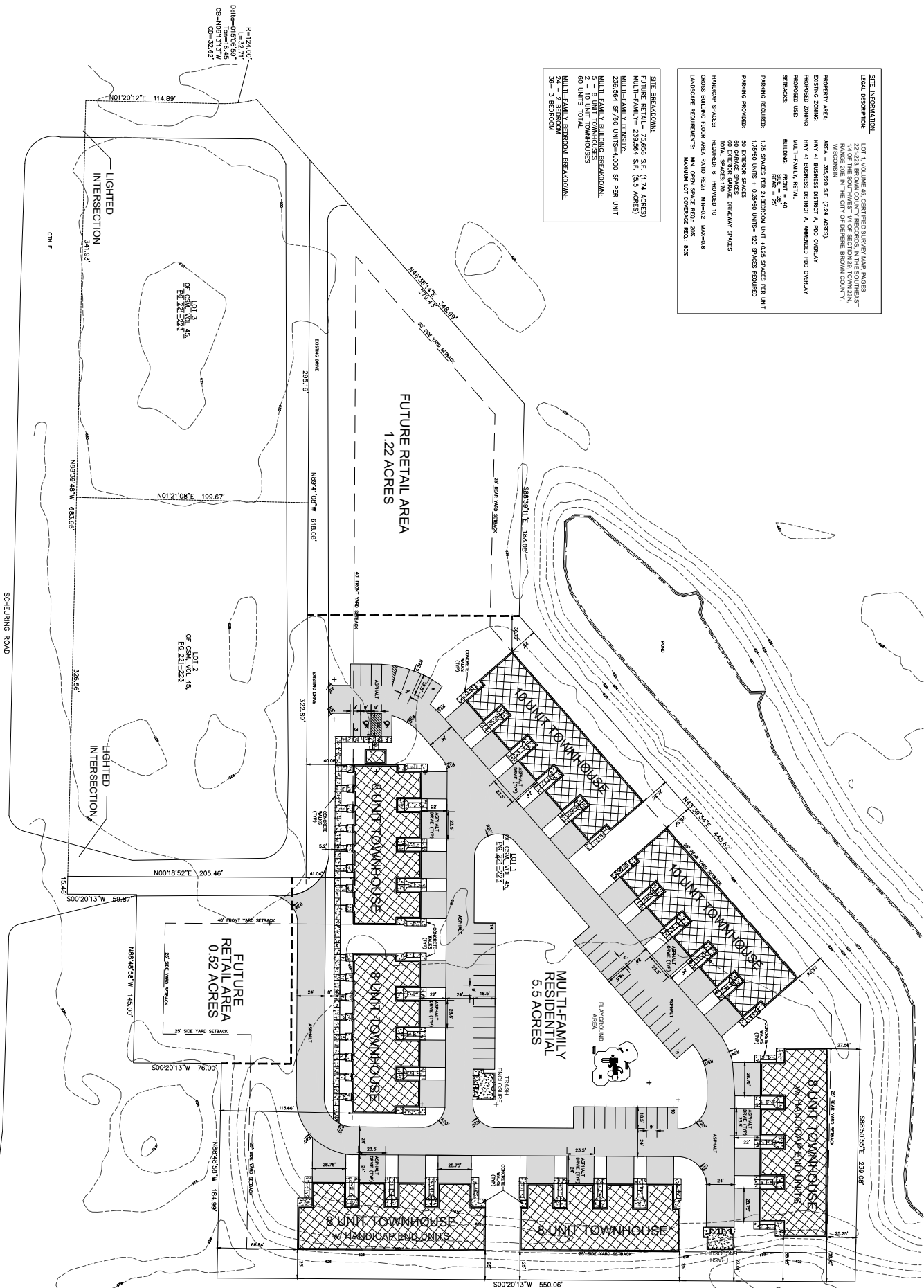
Andrew B. Dunkel
 Agent Signature Andrew B. Dunkel
member

11/7/12
 Date

11-7-12
 Date

SITE INFORMATION:	LOT 1, VOLUME 8, CERTIFIED SURVEY MAP PAGES 22, 23, 24, BROWN COUNTY RECORDS, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 20E, IN THE CITY OF DEERBROWN COUNTY, WISCONSIN.
PROPERTY ACRES:	23.544 S.F. (1.74 ACRES)
EXISTING ZONING:	HWY 41 BUSINESS DISTRICT A, RMU OVERLAY
PROPOSED ZONING:	HWY 41 BUSINESS DISTRICT A, RMU OVERLAY
SETBACKS:	FRONT = 40 SIDE = 25 REAR = 25
PARKING REQUIRED:	1.75 SPACES PER 2-HOUR UNIT + 0.25 SPACES PER UNIT
PARKING PROVIDED:	50 EXTERIOR SPACES
MANICURE SPACES:	60 EXTERIOR GARAGE DRIVEWAY SPACES
LANDSCAPE REQUIREMENTS:	MINIMUM LOT COVERAGE REQ. 80%

SITE BREAKDOWN:	FUTURE RETAIL = 75,656 S.F. (1.74 ACRES)
	MULTI-FAMILY = 239,344 S.F. (5.5 ACRES)
	239,344 S.F. (5.5 ACRES) = 4,000 S.F. PER UNIT
	MULTI-FAMILY BUILDING BREAKDOWN:
	2 - 10 UNIT TOWNHOUSES
	60 UNITS TOTAL
MULTI-FAMILY RESIDUAL BREAKDOWN:	25 - 3 BEDROOM
	25 - 3 BEDROOM



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





**Item 6: Review the CSM Application for a single lot and single outlot CSM on Innovation Court.
Agent: Steve Bieda. ***

Steve Bieda has submitted a single lot CSM request with an outlot on Innovation Court in the City. Lot 1 is 1.71 acres (74,522 square feet) and will be used for future development. The outlot is 6.16 acres (268,437 square feet) and will be used for storm water treatment and also the future trail that runs through the site.

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR CSM REVIEW

Fee: \$ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: South Bridge Properties LLC
Mailing Address: 111 N. Washington St. # 400
Phone: _____ Fax #: _____
E-Mail Address: _____
Signature: _____ Date: 11-15-12

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

Agent:

Name: Steven Bieda - Maui & Associates
Mailing Address: 400 Security Blvd Green Bay, WI 54313
Phone: 434-9670 Fax #: _____
E-Mail Address: sbieda@maui-associates.com
Signature: _____ Date: 11-15-12

B. Property Information

Address/Location of Property: Innovation Ct. & South ~~Duper~~ Bridge Rd
Lot 1 & Outlot 1, 57-CSM-255; Gov't Lots 1 & 2, Sect. 31
T23N-R20E
Parcel #: WD-D0037-1 & WD-D0037-2

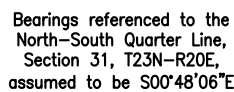
NOTE: Please submit thirteen (13) copies of the CSM if property is located within the City or two (2) copies of the CSM if the property is located within the extraterritorial jurisdiction.

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

Signed: [Signature]
Applicant/Agent

Dated: 11-15-12

A Combination and depiction of the land boundaries recorded in a portion of Document No. 2242116, Brown County Records, being all of Lot 1 (WD-D0037-1) and Outlot 1 (WD-D0037-2), Volume 57, Certified Survey Maps, page 255, Map No. 8226, Document No. 2564032, Brown County Records, said map being part of Government Lots 1 and 2, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4, all being in Section 31, T23N-R20E, in the City of De Pere, Brown County, Wisconsin.



Sheet One of Three
Project No.: P-21205
Drawing No.: L-8341

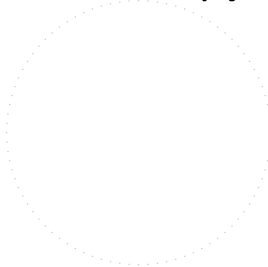
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that this Certified Survey Map is not a division of property but solely A Combination and depiction of the land boundaries recorded in a portion of Document No. 2242116, Brown County Records, being all of Lot 1 (WD-D0037-1) and Outlot 1 (WD-D0037-2), Volume 57, Certified Survey Maps, page 255, Map No. 8236, Document No. 2584032, Brown County Records, said map being part of Government Lots 1 and 2, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4, all being in Section 31, T23N-R20E, in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner, Section 31, T23N-R20E; thence S00°48'06"E, 3887.54 feet along the North-South quarter line, said Section; thence S88°19'32"W, 313.00 feet to a point on the East line of Outlot 1, Volume 57, Certified Survey Maps, page 255, Map No. 8236, Document No. 2584032, Brown County Records, and the point of beginning; thence S01°53'22"W, 256.34 feet along said East line; thence S60°56'30"W, 286.84 feet; thence S80°46'37"W, 289.07 feet; thence S42°55'20"W, 323.86 feet to the North right-of-way of Southbridge Road; thence N59°09'11"W, 50.08 feet along said North right-of-way; thence N60°46'02"W, 299.44 feet along said North right-of-way; thence N46°54'57"W, 105.53 feet along said North right-of-way; thence 186.08 feet along the East right of way of Innovation Court being the arc of a 667.35 foot radius curve to the right whose long chord bears N29°18'55"E, 185.48 feet; thence 42.59 feet along said East right of way being the arc of a 265.00 foot radius curve to the right whose long chord bears N65°17'33"E, 42.54 feet; thence 185.69 feet along said East right of way being the arc of a 335.00 foot radius curve to the left whose long chord bears N54°01'01"E, 183.32 feet; thence S62°41'37"E, 192.97 feet along the North line of Lot 1, said Certified Survey Map; thence N30°05'00"E, 49.81 feet along a North line said Outlot 1; thence N90°00'00"E, 224.81 feet along a North line said Outlot 1; thence S40°10'06"E, 201.43 feet along a North line said Outlot 1; thence N56°47'09"E, 141.71 feet along a North line said Outlot 1; thence N65°55'12"E, 106.70 feet along a North line said Outlot 1; thence N35°45'02"E, 48.72 feet along a West line said Outlot 1; thence N02°01'56"W, 344.86 feet along a West line said Outlot 1; thence N02°23'40"E, 78.86 feet along a West line said Outlot 1; thence N33°04'19"W, 148.18 feet along a West line said Outlot 1; thence N47°47'44"W, 106.61 feet along a West line said Outlot 1; thence N32°17'54"W, 54.27 feet along a West line said Outlot 1; thence N13°54'58"W, 45.15 feet along a West line said Outlot 1; thence N06°56'23"E, 42.82 feet along a West line of said Outlot 1; thence S72°33'12"E, 107.81 feet along the North line said Outlot 1; thence S33°44'22"E, 328.03 feet along an East line said Outlot 1; thence S01°53'22"W, 260.01 feet along an East line said Outlot 1 to the point of beginning.

Parcel contains 342,959 square feet / 7.87 acres more or less.
Parcel subject to any easements and restrictions of record.

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



November 14, 2012

CERTIFICATE FOR THE CITY OF DE PERE

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

Ken Pabich
Director of Planning

CERTIFICATE OF THE CITY OF DE PERE CITY CLERK

As the duly appointed City Clerk for the City of De Pere, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map.

Shana L. Defnet Date
De Pere City Clerk

*Sheet Two of Three
Project No.: P-21205
Drawing No.: L-8341*

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

South Bridge Properties LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, combined, and mapped as represented hereon. South Bridge Properties LLC does further certify that this Certified Survey Map is required to be submitted to City of De Pere for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said South Bridge Properties LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20____.

Member

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

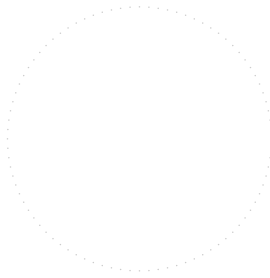
STATE OF WISCONSIN }
 } SS
COUNTY OF BROWN }

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.

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	42.59	265.00	42.54	N65°17'33"E	9°12'28"	N69°53'47"E,S60°41'19"W
2-3	185.69	335.00	183.32	N54°01'01"E	31°45'32"	
1-14	186.08	667.35	185.48	N29°18'55"E	15°58'34"	N37°18'12"E,S21°19'38"W



November 14, 2012

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.: P-21205
Drawing No.: L-8341

Item #7a: Review the two (2) lot extraterritorial CSM request by 3363 Dickinson Rd in the Town of Ledgeview. Surveyor: David Chrouser.

David Chrouser has submitted a two (2) lot extraterritorial CSM request. Lot 1 is 5.71 acres (248,660 square feet). Lot 2 is 18.73 acres (816,016 square feet). The CSM divides parcel D-226, a lot in total of 24.44 acres (1,064,676 square feet) in the Town of Ledgeview.

Recommendation:

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

emailed
10-22-12

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 300.00 Receipt #: <u>00677656</u> Date: <u>11/15/12</u>
---	---	--

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Linda J. McAllister
Mailing Address: 3363 Dickinson Rd.
Phone: 336-1927 Fax #: _____
E-Mail Address: _____
Signature: _____ Date: _____

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

Agent: Name: David Chrouser - Maui E. Associates
Mailing Address: 400 Security Blvd
Phone: 434-9670 Fax #: _____
E-Mail Address: dchrouser@maui-associates.com
Signature: [Signature] Date: 10/22/12

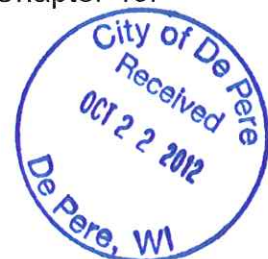
B. Property Information
Address/Location of Property: 3363 Dickinson Rd.
Section 32, T23N-R21E, Town of Ledgeview
Parcel #: D-226

NOTE: Please submit thirteen (13) copies of the CSM if property is located within the City or two (2) copies of the CSM if the property is located within the extraterritorial jurisdiction.

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

Signed: [Signature]
Applicant/Agent

Dated: 10-22-12



Certified Survey Map

Part of the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 32, T23N-R21E, in the Town of Ledgerview, Brown County, Wisconsin

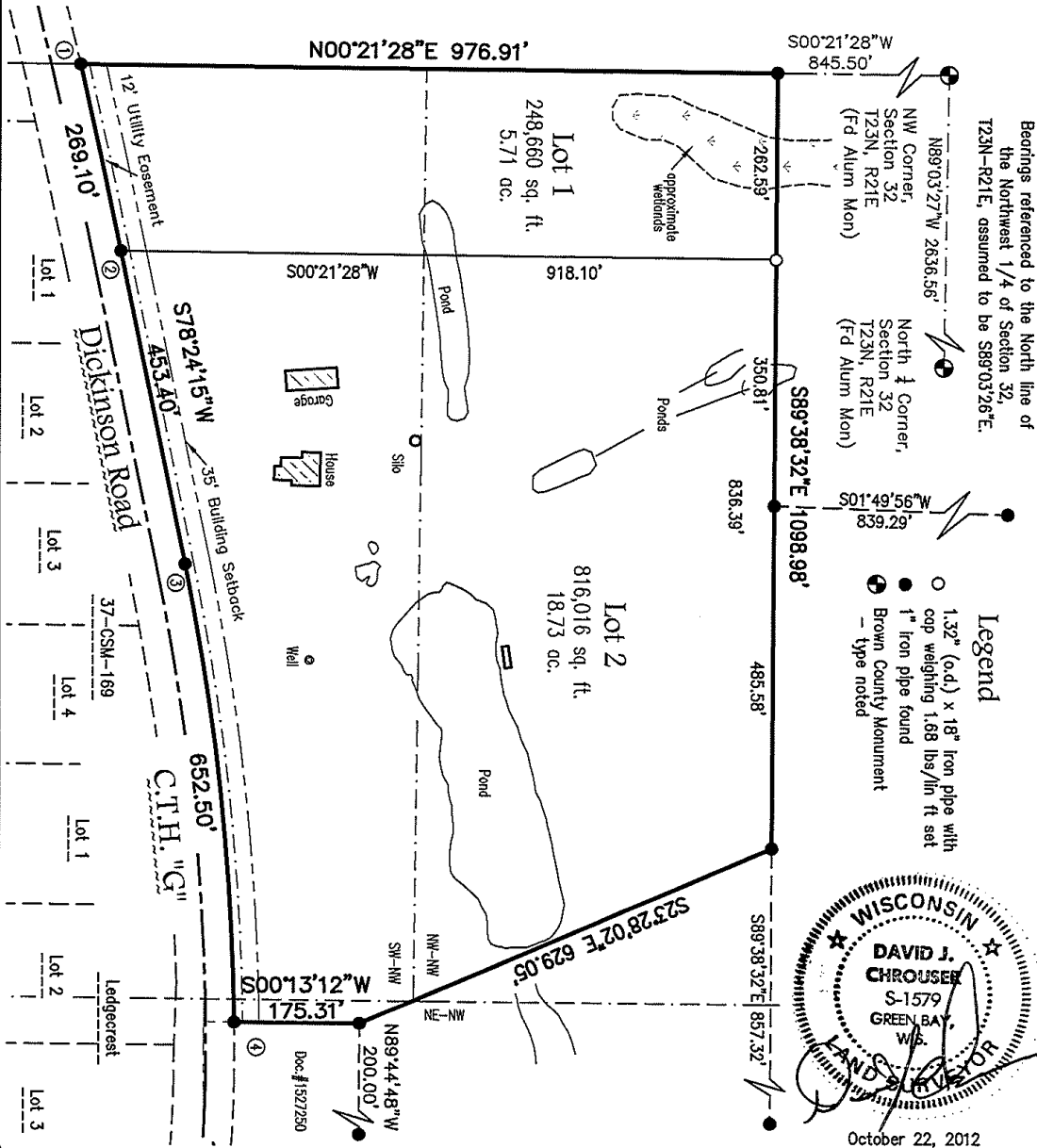


200 100 0 200



Curve Data

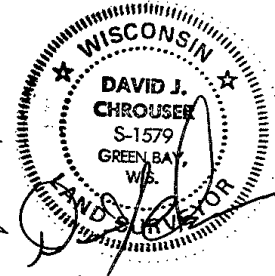
Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	269.10	11499.16	269.09	S77°44'02"W	01°20'26"	S77°44'49"W
3-4	652.50	3410.34	651.50	S83°53'07"W	10°57'44"	N89°21'59"E



Bearings referenced to the North line of the Northwest 1/4 of Section 32, T23N-R21E, assumed to be S89°03'26"E.

Legend

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



Client: Linda McAllister
 Drafted By: JMP
 File: M-8309CSM 101912.dwg

Scale: 1"=200'
 Tax Parcel Numbers
 D-226

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

Sheet One of
 Project No.: M-8309
 Drawing No.: L-8309

As Owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Linda J. Mc Allister

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

My Commission Expires _____

_____ a corporation duly organized and existing under and by virtue of the
(name of bank)
laws of Wisconsin, mortgagee of the above described land, does hereby consent to the
surveying, dividing, mapping and dedication of the land described on this plat and does
hereby consent to the above certificate of _____ Owner(s). IN WITNESS
(name of property owner(s))
WHEREOF, _____ has caused these presents to be signed by
(name of bank)
_____ its _____ and countersigned by
(print name #1 above) (print title #1 above)
_____ its _____ at _____ this _____ day of
(print name #2 above) (print title #2 above) (city) (state) (day)
_____(month)_____(year)

Personally came before me this ____ day of _____, _____, the above named
 officers of said corporation to me known to be the persons who executed the foregoing
 instrument and to me known to be such officers of said corporation, and acknowledged
 that they executed the foregoing instrument as such officers as the deed of said
 corporation, by its authority. _____ Notary Public

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

Sheet Three of Three
Project No.: M-8309
Drawing No.: L-8309

Item #7b: Review the three (3) lot extraterritorial CSM request west of STH 57, north of Wrightstown Rd in the Town of Rockland. Surveyor: Steven E Zeitler.

Steven E Zeitler has submitted a three (3) lot extraterritorial CSM request. Lot 1 is 11.251 acres (490,050 square feet). Lot 2 is 52.027 acres (2,266,296 square feet). Lot 3 is 90.356 acres (3,935,907 square feet). The CSM divides Section 20, T.22 N.-R.20 E., in the Town of Rockland. The seller has outlined restrictive covenants on these lots for any future development.

Under our review, the City ensures that a CSM meets the standards of Chapter 46 which governs our Platting and Division of Land. For areas within our urban reserve, the code, as written, sets out general requirements, design standards and use standards.

In June of 2010, the Wisconsin legislature changed how a municipality can review a Plat or CSM by taking away the ability to look at proposed use of an extraterritorial plat. Specifically 2010 Wisconsin Act 399 states:

“236.45(3) (b) Notwithstanding par. (a) and subs. (1) and (2), a municipality may not deny approval of a plat or certified survey map under this section or s. 236.10 or 236.13 on the basis of the proposed use of land within the extraterritorial plat approval jurisdiction of the municipality, unless the denial is based on a plan or regulations, or amendments thereto, adopted by the governing body of the municipality under s. 62.23 (7a) (c).”

Based on Act 399, the City cannot consider using the land use standards set out in §46-4(h). However, the standards set forth in §46-4(g), which do not look at proposed use as review criteria, still apply. Under §46-4(g) the proposed CSM does meet the following:

1. Section 46-4 (g) 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. Section 46-4 (g) 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.

Based on these provisions, the proposed CSM does meet the 10 acre minimum lot size and all three lots meet the minimum lot frontage.

Recommendations

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



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: 27448

Date: 11/7/12

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Steven C. Hibbard, Karen M Hibbard
 Mailing Address: 1617 Wrightstown Rd, De Pere WI 54115
 Phone: 920-621-9832 Fax #: _____
 Email: Shibb2002@yahoo.com

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

Agent:

Name: Steven E Zeidler
 Mailing Address: 7410 Hidden Valley Rd. Maribel, Wis
 Phone: 920-863-8411 Fax #: 11 54227
 Email: Zeidler99@aol.com

B. Property Information

Address/Location of Property: West of STH "57" - North of Wrightstown Rd

Parcel #: R-286, R-287, R-297, R-296-3, R-298, R-300

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

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

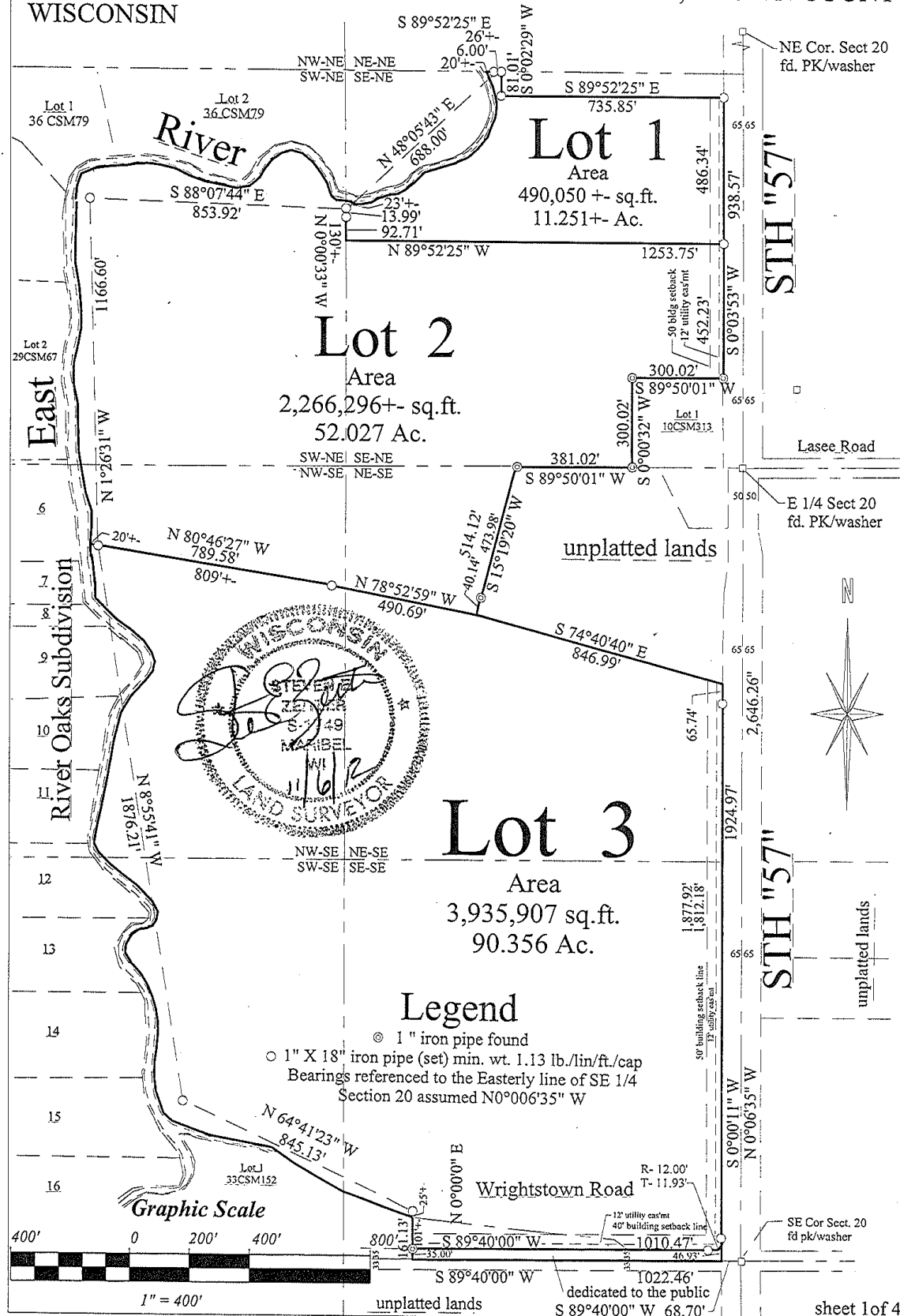
Owner Signature

Date

Agent Signature

Date

PART OF THE SW-NE, SE-NE, NW-SW, NE-SE, SW-SE, AND SE-SE OF
SECTION 20, T.22 N.- R.20 E. , TOWN OF ROCKLAND, BROWN COUNTY,
WISCONSIN

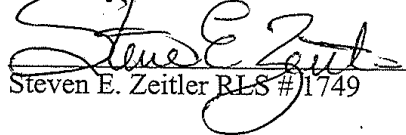


CERTIFIED SURVEY MAP

PART OF THE SW-NE, SE-NE, NW-SW, NE-SE, SW-SE, AND SE-SE OF
SECTION 20, T.22 N.- R.20 E., TOWN OF ROCKLAND, BROWN COUNTY,
WISCONSIN

Surveyors Certificate:

I, Steven E. Zeitler, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction of the owners listed hereon; and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes, the Town of Rockland, and the Brown County Planning Commission in surveying, dividing and mapping the heron described parcel of land and that the map hereon is a true and correct representation of the exterior boundary and the division of it.

 11/6/12
Steven E. Zeitler RLS #1749 Date

Description

Part of the Southwest 1/4 of the Northeast 1/4, Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Northwest 1/4 of the Southeast 1/4, Northeast 1/4 of the Southeast 1/4, Southwest 1/4 of the Southeast 1/4, Southeast 1/4 of the Southeast 1/4 of Section 20, T.22 N.- R.20 E., Town of Rockland, Brown County, Wisconsin described as;

Commencing at the Southeast Corner of Section 20; thence along the southerly line of the SE 1/4 South 89°40'00" East 68.70 feet to the point of beginning; thence continuing along said line South 89°40'00" West 1,022.46 feet; thence North 0°00'00" East 161.13 feet to a point on a meander line of a drainway; said point lying North 0°00'00" East 25 feet more or less from the waters edge; thence along said meander line North 64°41'23" West 845.13 feet to a point on a meander line of the East River; said point lying North 90°00'00" East 80' more or less from the waters edge; thence along said line North 8°55'41" West 1,876.21 feet; thence continuing North 1°26'31" West 1,166.60 feet; thence South 88°07'44" East 853.92 feet; thence continuing North 48°05'43" East 688.00 feet to a point at the end of said meander line; said point lying South 89°52'25" East 20 feet more or less to the waters edge; thence South 89°52'25" East 6.00 feet; thence South 0°02'29" West 81.01 feet; thence South 89°52'25" East 735.85 feet to the westerly line of STH "57"; thence along said line South 0°03'53" West 938.57 feet; thence South 89°50'01" West 300.02 feet; thence South 0°00'32" West 300.02 feet; thence South 89°50'01" West 381.02 feet; thence South 15°19'20" West 514.12 feet; thence South 74°40'40" East 846.99 feet to the westerly line of STH. "57"; thence along said line South 0°00'11" West 1,924.97 feet to the point of beginning.

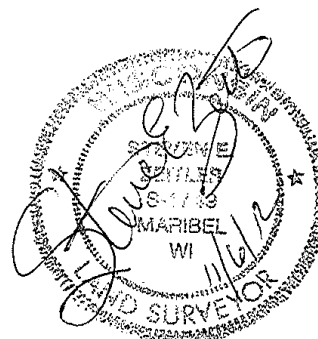


CERTIFIED SURVEY MAP

PART OF THE SW-NE, SE-NE, NW-SW, NE-SE, SW-SE, AND SE-SE OF
SECTION 20, T.22 N.- R.20 E. , TOWN OF ROCKLAND, BROWN COUNTY,
WISCONSIN

RESTRICTIVE COVENANTS

1. A. Shoreline permit from the Brown County Zoning Administrator's Office is required for Lot 1, Lot 2, and Lot 3 prior to any construction, fill or grading activity within 300 feet of a stream.
2. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (Available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation related activities.
3. No development shall occur on Lot 1, Lot 2, and Lot 3 until such time that public sewer and water is available or the construction of structures which rely upon onsite sewage disposal systems for sanitary waste disposal shall be prohibited on the remnant unplatted lands until all state, county, and municipal regulations have been met and a sanitary permit has been issued by the Brown County Zoning Administrator's Office.
4. The land on all lot lines shall be graded by the owner and maintained be abutting property owners to provide for adequate drainage of surface water.
5. If and when Lot 2 is to be further subdivided , the access to STH. "57" from Lot 1 shall be provided by the developer of Lot 2



CERTIFIED SURVEY MAP

PART OF THE SW-NE, SE-NE, NW-SW, NE-SE, SW-SE, AND SE-SE OF
SECTION 20, T.22 N.- R.20 E. , TOWN OF ROCKLAND, BROWN COUNTY,
WISCONSIN

OWNERS CERTIFICATE:

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

Steven C. Hibbard

Karen M. Hibbard

STATE OF WISCONSIN)
BROWN COUNTY)SS

Personally came before me this ____ day of _____, 2004 the above named owners,
to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

My commission expires

TOWN OF ROCKLAND APPROVAL:

Approved by the Town of Rockland, Brown County
Wisconsin, on the ____ day of _____, 2012.

Toni Carter

Town Clerk

CITY OF DE PERE APPROVAL:

Approved by the City of De Pere, Brown County, Wisconsin
on the ____ day of _____, 2012

Kenneth Pabich Planning & Economic Development Director

BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission
this ____ day of _____, 2012

Peter Schleinz

Senior Planner

TREASURER'S CERTIFICATE

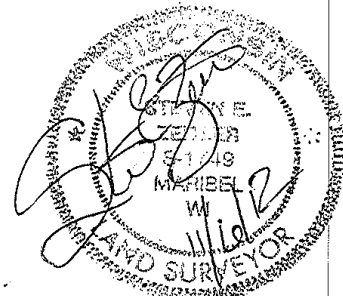
As duly elected Brown County Treasurer, we hereby certify that the records in our office show no unpaid taxes; no unredeemed tax sales and no unpaid special assessments affecting any of the lands included as of the date listed below.

Kerry M. Blaney

Date

Brown County Treasurer

for recording



Item #7c: Review the two (2) lot extraterritorial CSM request on Old Military Rd, in the Town of Rockland. Surveyor: Dennis Reim.

Dennis Reim has submitted a two (2) lot extraterritorial CSM request. Lot 1 is 10 acres (435,628 square feet). Lot 2 is 28.913 acres (1,259,465 square feet). The CSM divides Section 20, T.22 N.-R.20 E., in the Town of Rockland.

Under our review, the City ensures that a CSM meets the standards of Chapter 46 which governs our Platting and Division of Land. For areas within our urban reserve, the code, as written, sets out general requirements, design standards and use standards.

In June of 2010, the Wisconsin legislature changed how a municipality can review a Plat or CSM by taking away the ability to look at proposed use of an extraterritorial plat. Specifically 2010 Wisconsin Act 399 states:

“236.45(3) (b) Notwithstanding par. (a) and subs. (1) and (2), a municipality may not deny approval of a plat or certified survey map under this section or s. 236.10 or 236.13 on the basis of the proposed use of land within the extraterritorial plat approval jurisdiction of the municipality, unless the denial is based on a plan or regulations, or amendments thereto, adopted by the governing body of the municipality under s. 62.23 (7a) (c).”

Based on Act 399, the City cannot consider using the land use standards set out in §46-4(h). However, the standards set forth in §46-4(g), which do not look at proposed use as review criteria, still apply. Under §46-4(g) the proposed CSM does meet the following:

1. Section 46-4 (g) 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. Section 46-4 (g) 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.

Based on these provisions, the proposed CSM does meet the 10 acre minimum lot size and both lots meet the minimum lot frontage.

Recommendations

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



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: The Orville H. Vande Hey Trust dated 11/5/98Mailing Address: N502 County Road Q Denmark WI 54208Phone: 544-3606 Fax #: _____

Email: _____

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

Agent:Name: Dennis E Reim @ Robert E Lee & Assoc., Inc.Mailing Address: 4664 Golden Pond Park Ct. Hobart, WI 54155Phone: 662-9641 Fax #: 662-9141Email: dreim@releeinc.com**B. Property Information**Address/Location of Property: 1422 Vande Hey Drive, Town of Rockland SW-NW, Sec. 20, T22N R20EParcel #: R-290

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

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

Owner Signature

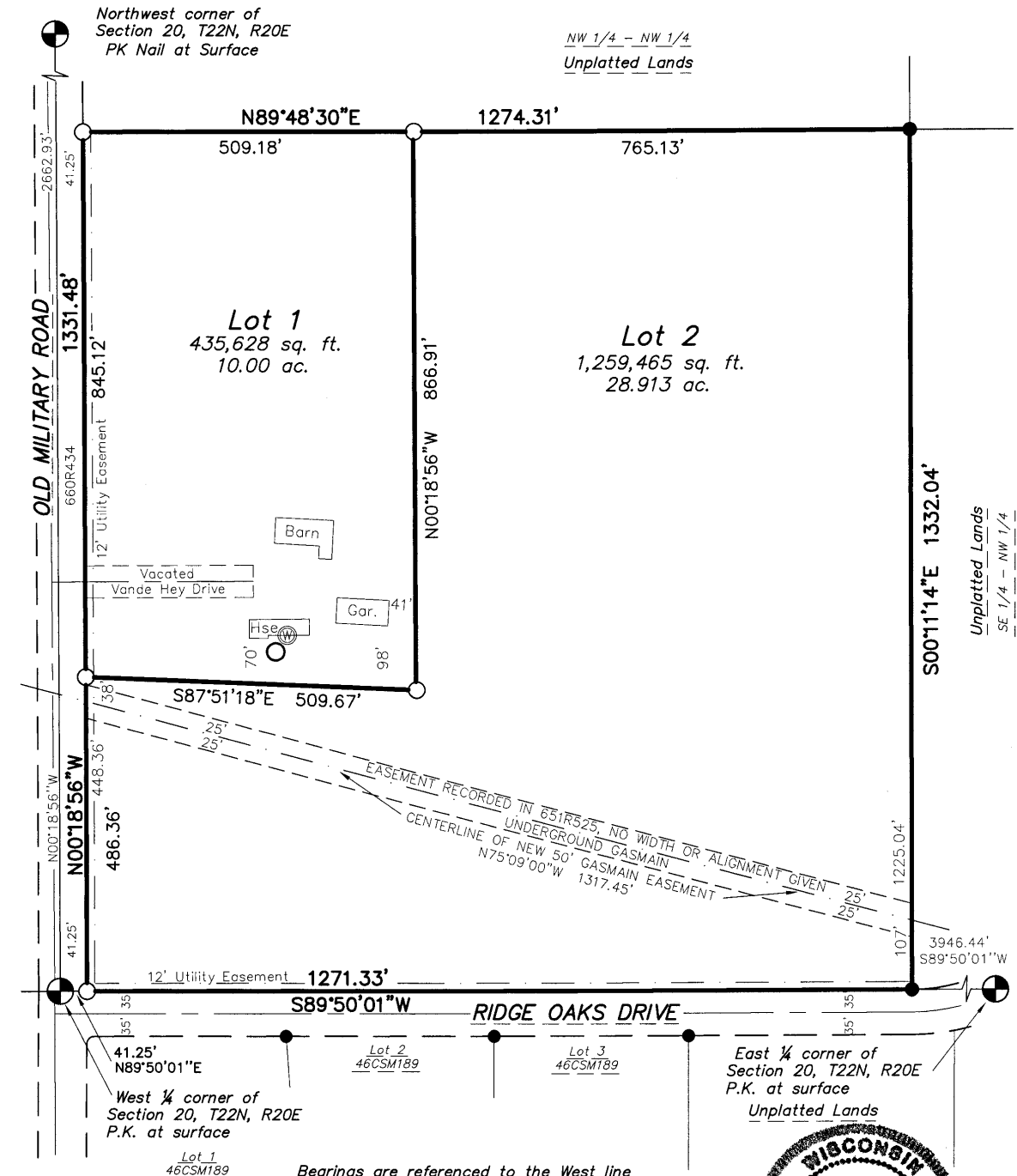
Agent Signature

Date

11/29/2012
Date

CERTIFIED SURVEY MAP

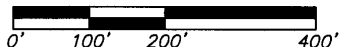
PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 20, T22N, R20E, TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN.



LEGEND

- Existing 1" ϕ Iron Pipe, Unless otherwise noted
- Set 1" x 18" Iron Pipe weighing 1.34 lb/lin. ft.
- Recorded County Monument

SCALE: 1" = 200'



Bearings are referenced to the West line of the Northwest $\frac{1}{4}$ of Section 20, T22N, R20E, Recorded to Bear N00°18'56"W



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
HOBART, WI 54155
INTERNET: www.releeinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141



SURVEYOR'S CERTIFICATE

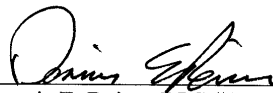
I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Kevin Vande Hey, I have surveyed, divided and mapped a parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 of Section 20, T22N, R20E, Town of Rockland, Brown County, Wisconsin, described as follows:

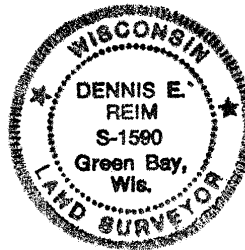
Commencing at the West 1/4 corner of said Section 20;
thence N89°50'01"E, 41.25 feet along the south line of the said Southwest 1/4 to the Point of Beginning;
thence N00°18'56"W, 1331.48 feet along the east right of way of Old Military Road;
thence N89°48'30"E, 1274.31 feet along the north line of the said Southwest 1/4 of the Northwest 1/4;
thence S00°11'14"E, 1332.04 feet along the east line of the said Southwest 1/4 of the Northwest 1/4;
thence S89°50'01"W, 1271.33 feet along the south line of the said Southwest 1/4 of the Northwest 1/4 to the Point of Beginning.

Said parcel contains 1,695,093 square feet or 38.913 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of Brown County, the City of De Pere and the Town of Rockland in the surveying and mapping of the same.

Dated this 20 day of November, 2012.


Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC.



RESTRICTIVE COVENANTS

1. The land on all lot lines shall be graded by the subdivider and maintained by the owner to facilitate the drainage of surface water.
2. The land in the rear and the sides of all lots shall be graded in such a manner as to not interfere with the drainage of storm water.

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved by the Brown County Planning Commission this _____ day of _____, 2012.

Peter Scheinz, Senior Planner

CITY OF DE PERE BOARD APPROVAL

Approved for the City of De Pere this _____ day of _____, 2012.

Charlene Peterson, Clerk-Treasurer

OWNERS CERTIFICATE

As owners, we the undersigned hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. We also certify that this plat is required by S-236.10 or S236.12 to be submitted to the following for approval or objection: CITY OF DE PERE, TOWN OF ROCKLAND, BROWN COUNTY PLANNING

THE ORVILLE H. VANDE HEY TRUST DATED 11-5-98
ORVILLE H. VANDE HEY

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this _____ day of _____, 2012, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name)
Brown County, Wisconsin.
My commission expires: _____



CERTIFICATE OF THE TOWN OF ROCKLAND

Approved by the Town Board of the Town of Rockland this _____ day of _____, 2012.

Toni Carter
Rockland Town Clerk

CITY OF DE PERE BOARD APPROVAL

Approved for the City of De Pere this _____ day of _____, 2012.

Charlene Peterson, Clerk-Treasurer

TREASURER'S CERTIFICATE

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

Kerry M. Blaney, Brown County Treasurer

Date

Item 8: Review request by Board of Appeals to review the zoning code for driveway widths in residential districts.

The Board of Appeals recently had a variance request for a driveway that was installed too wide at the property line. As part of the review, the owner requested that the standard be reviewed and the Board asked that staff and the Plan Commission review the code related to driveway widths in residential districts.

The code states the following for R-1 and R-2 zoning:

<u>Zone</u>	<u>Maximum Width at Property Line</u>	<u>Maximum Flare</u>	<u>Maximum Opening</u>
Residential Zones	25'	5'	35'
Residential Zones (Single Driveway Duplex) (Driveway width shall not exceed 50% of lot width)	40'	2.5'	45'

The standard for changing the code would usually fall under two primary circumstances. These are:

1. When the standard is no longer consistent with preferred practices or is dated based on various standards;
or
2. When the Board of Appeals has been consistently approving variances exceeding the standard which shows the standard is out of date.

Based on staff research, neither criterion has been met. Based on a cursory review of our code with other communities, it is very consistent with existing standards. In fact, many communities are becoming more restrictive on the amount of impervious surface that can be installed due to the increased standards for storm water treatment. In reviewing the Board of Appeals cases over the past five years, there is no evidence that supports that the standard needs to be changed.

----- Update from October Meeting -----

Staff completed an initial analysis of the driveway widths in the City. We looked at single family driveways that are located in in R-1 and R-2 districts. We did analysis of 5,869 parcels. Of these parcels, 350 single family driveways were found to be over 25.5' which represents 5.96% of the total.

Our ordinance was amended to further address driveway widths and staff will provide the date of the amendment at the meeting. Of these driveways, staff is not able to determine when these driveways were installed since we did not have specific driveway permits. Thus, we are not able to determine out of the 350 driveways which would be considered grandfathered or installed illegally.

From the staff perspective, we believe there are two issues that can be discussed. One is the design of the driveway on the property. The second is the design of the driveway in the City right of way. On the property side, the owner is to provide a flare from the 25' with to the maximum width. Staff could look at other communities to see how this standard is applied to see if our code should be amended. Within the City right of way, staff would still recommend that the standards remain in place.