



Plan Commission

Regular Meeting

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

Agenda

Monday, November 23, 2020

7:00 PM

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 23, 2020** at **7:00 PM**.

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/DePere>

You can also dial in using your phone.

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

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

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

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

Call to Order

1. Roll Call
2. Approval of the minutes of the October 26, 2020 Plan Commission meeting.
3. Consideration and possible action on a request for a site plan to add 4,000 SF to an existing building at 650 Heritage RD (Parcel ED-F0097).
4. Consideration and possible action regarding a Rezoning Request from B-1 PDD (Central Business District with Planned Development District overlay) and R-4 (General Residence Office District) to B-1 (Central Business District) at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).*
5. Consideration and possible action to review and accept a Traffic Impact Analysis for the proposed Mulva Cultural Center at 221 S Broadway ST.
6. Consideration and possible action on a request for a site plan for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).
7. Consideration and possible action regarding a variance to permit two additional wall signs on a proposed cultural center B-1 District at 221 S Broadway ST (Parcel ED-812).
8. Consideration and possible action regarding a rezoning request from R-1 Single Family Residence to I-B-2 Industrial Business 2 at the southern end of American Boulevard (parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2).*

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Sam Winterfeldt, Keller Inc.
Allied Tube & Conduit Corporation
Rick Bilotto, Premier Resources Group
Mike Van Asten
De Pere Cultural Foundation, Inc.
De Pere Redevelopment Authority
St. Francis Xavier Congregation
Zachary Zweifler, Scannell Properties LLC
Garrity Family Real Estate LLC
R & M Garrity Farm LLC
Patricia Beaumia



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 26, 2020 Plan Commission meeting.

ATTACHMENTS:

- PC_Oct2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, October 26, 2020

7:00 PM

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the September 28, 2020 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Consideration and possible action on a request for a site plan to add 15,005 SF to an existing building at 1881 Commerce DR (Parcel ED-344-102-1).

City Planner Peter Schlein reviewed the site plan request for a building addition for Kay Distributing at 1881 Commerce Drive. He noted that a variance was granted at tonight's Board of Appeals meeting to infringe five feet into the interior side yard setback. Peter reported that the facade materials include white metal panels on the front, side and rear of the building and a seven foot tall masonry knee wall. He noted that the use of metal may be considered on the I-3 zoned property if approved by Plan Commission. Staff recommended approval of the site plan subject to the conditions outlined in the report. Mayor Boyd moved, seconded by Grant Schilling, to open the meeting. Upon vote, motion carried unanimously. Chip Kolotheski, the petitioner, addressed the commission. He stated that he is eager to get the site plan approved so construction can begin before the frost. No one had questions for the petitioner. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Ald. Raasch moved to approve the site plan, with the use of the metal materials, seconded by Mayor Boyd. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Consideration and possible action regarding a Precise Implementation Plan (PIP) for a proposed new restroom and dump station on the Brown County Fairgrounds at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*

City Planner Peter Schleinz reviewed the precise implementation plan for the Brown County Fairgrounds for a new restroom and dump station. Staff recommended approval of the PIP, subject to the conditions outlined in the report. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Mayor Boyd asked for feedback on the neighborhood open house. Matt Kriese, Brown County Parks Director, reported that about 8-10 residents attended, with no one in opposition of the development. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Mark Higgins, to approve the precise implementation plan. Upon vote, motion carried unanimously. This item will require Council approval and will be reviewed at the November 4, 2020 Common Council meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Discussion regarding the RFP process and structure alternatives for the Comprehensive Plan and Downtown Plan Updates.

Development Services Director Daniel Lindstrom addressed the commission. He reported that the Comprehensive Plan and Downtown Plan Updates which were slated to occur in 2020 have been delayed until 2021 due to COVID. He highlighted the goals of the Comprehensive Plan Update, which include: meet state requirements for an updated comprehensive plan, establish a bike and pedestrian chapter, incorporate public engagement efforts, complete the fourth update by year end 2021, more streamline, better connected to downtown and other plans. He outlined four different options for the RFP:

Option #1:

Hire 2 separate consultants; one for the Comp Plan Update and one for a West Downtown Plan.

Option #2:

Hire 2 separate consultants; one for the Comp Plan Update and one for a Downtown Plan Update.

Option #3:

Hire a single consultant for both the Comp Plan Update and the West Downtown Plan.

Option #4:

Hire a single Consultant for both the Comp Plan Update and a Downtown Plan Update with additional focus on the west side.

Development Services Director Daniel Lindstrom requested feedback of the four options from the Plan Commission members. Discussion followed with all members agreeing that they preferred the idea of a single consultant as opposed to two consultants. Everyone agreed with choosing Option #3. Daniel thanked the commission for their feedback. He added that staff will prepare the scope and bring the RFP back to the November Plan Commission meeting for approval.

RESULT: DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:48 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

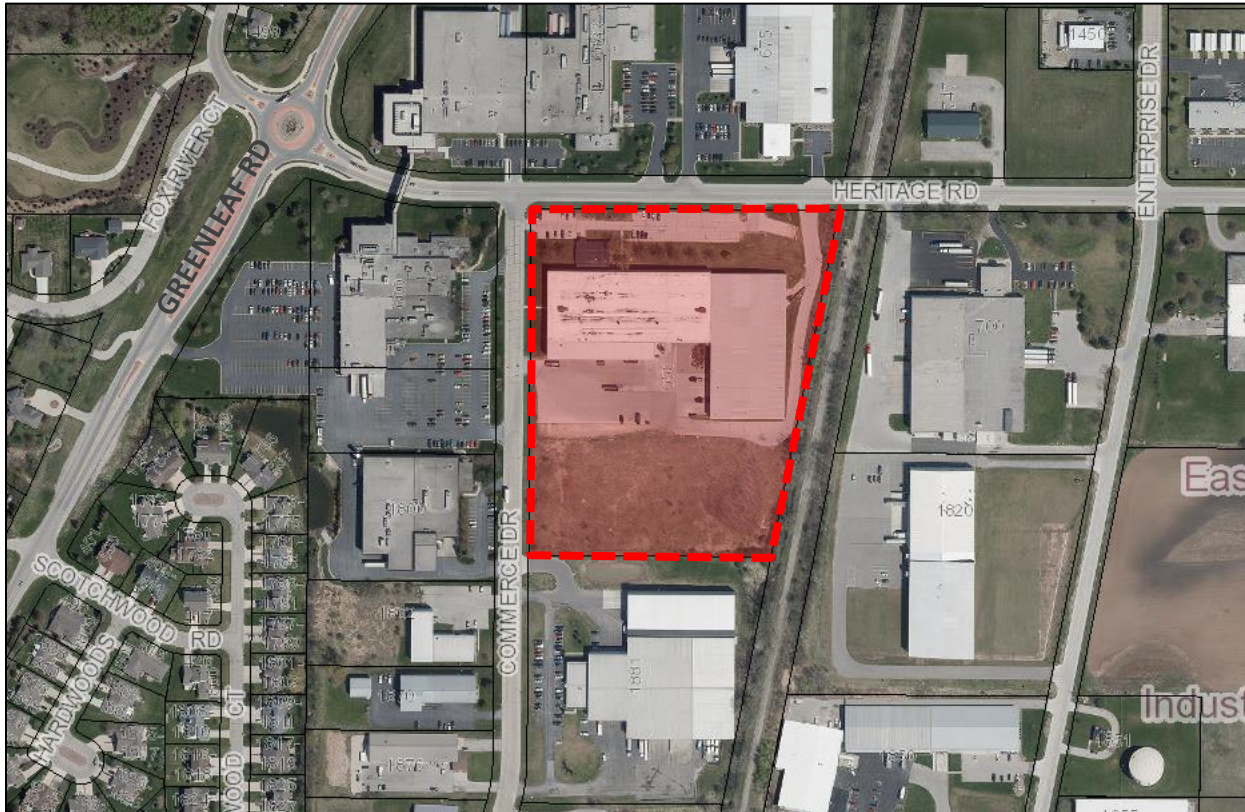
SUBJECT: Consideration and possible action on a request for a site plan to add 4,000 SF to an existing building at 650 Heritage RD (Parcel ED-F0097).

ATTACHMENTS:

- 11-23-20 PC Report - Techtron Tube (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 10 Nov 2020 (PDF)

- Item 3:** Consideration and possible action on a request for a site plan to add 4,000 SF to an existing building at 650 Heritage RD (Parcel ED-F0097).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
	Tectron Tube for a 4,000 building addition at the south end of the existing building.	
COMMON DESCRIPTION:	650 Heritage DR, located southeast of the Heritage DR and Commerce DR intersection.	
PARCEL NUMBERS:	ED-F0097	
EXISTING ZONING:	I-3 General Industrial District)	
SURROUNDING LAND USES:	Industrial (I-1) to the north and east. Fox River State Recreational Trail to the east. Industrial (I-3) to the south and west.	
COMPREHENSIVE PLAN:	Industrial Park	
APPLICANT / OWNER:	Sam Winterfeldt, Project Manager Authorized Representative Keller INC N216 State RD 55 Kaukauna, WI 54130	Allied Tube & Conduit Corporation 650 Heritage RD De Pere, WI 54115-2444

SITE HISTORY:

After a review of air photographs dating to 1938, the property has been used for agricultural purposes until the original site plan was approved in the 1990's with an addition in 2009.

On September 21, 2020 an authorized representative for the property owner proposed a 4,000 SF building expansion at the south end of the existing building.

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The 4,000 SF building addition is located in the southern "corner" of the existing building. The addition can only be seen from Commerce DR when looking to the northeast. The addition cannot be seen from Heritage RD or the Fox River State Recreational Trail.

The existing building is a light sand color. The proposed side façade materials on the south and west sides are tan-colored 26-gauge architectural wall panels (metal) with semi-concealed color-matched fasteners. There is a 14' wide by 14' high overhead door on the south facade. The proposed façade matches the side façade from the 2009 building addition.

- The use of metal on the side and rear may be considered on the I-3 District zoned property if approved by Plan Commission.

There are no new driveways, parking lots, or loading docks proposed to accommodate the expansion as it will be accessed from the existing pavement. The expansion does not increase the number of employees; however, the number of required parking stalls needs to be identified on the site plan.

The landscaping plan has not been modified for this project as the site is already considered developed from past site plans, due to being paved. Eleven existing mature trees line the front façade of the building on Heritage RD.

No new signage was proposed as part of the site plan review. The existing building has wall signage on the front facade. An existing monument sign is located on Heritage RD.

The site plan complies with the following massing and setback requirements set by the I-3- District (Code Section 14-49):

- Land Use: Warehouse (permitted)
- Lot Size: 12.0 acres (no minimum required)
- Front Yard Setback – north: ~70' (25' required)
- Interior Side Yard Setback – East (trail): ~31' (25' required)
- Corner Side Yard Setback – west (street): ~40' (40' required)

- Rear Yard Setback - east: ~320' (25' required)
- FAR: 0.27 (3.0 or less required)
- Building Height: ~28' (35'-75' maximum)
- Landscaping: 11 existing trees (42 additional trees would be required if additional landscaping was triggered due to additional developed space)

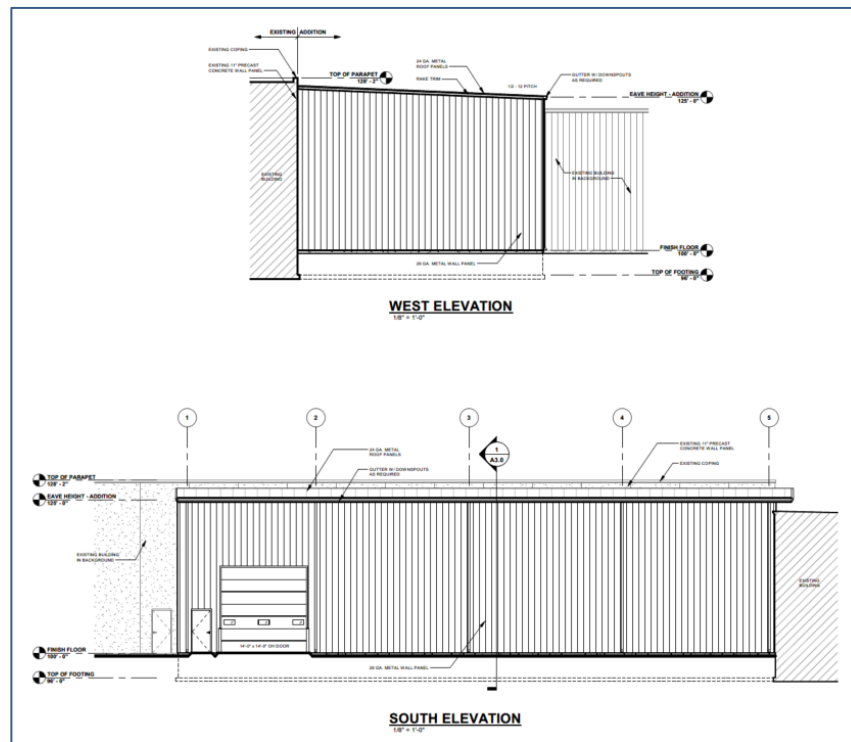
Parking requirements do not change with the building addition. The required number of stalls are one (1) space required per two (2) employees on maximum shift (considering shift changes), plus one (1) space for each company truck. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees	~72	0	30	YES
Truck: 1 space per company truck	Not Identified	0	As Needed	YES
TOTAL	72 + TRUCK	0	30 + TRUCK	YES

Proposed building addition:



Building addition west and south façade elevations:



STAFF COMMENTS:

Engineering: None.

Fire: None.

Forestry: None.

Health: None.

Planning:

1. Use of metal may be acceptable on the side façade, only if approved by Plan Commission.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a new 4,000 SF industrial building addition at 650 Heritage RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

The Plan Commission recommendation should include a reference to approval (or non-approval) of the use of metal on the building addition.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Keller, Inc.	Authorized Representative Sam Winterfeldt	Title Project Manager	
Mailing Address N216 State Road 55	City Kaukauna	State WI	ZIP Code 54130
Email Address swinterfeldts@kellerbuilds.com	Phone Number (incl. area code) 920-427-4461	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) Tectron Tube	Contact Person Justin Champine	Title Engineering Manager	
Mailing Address 650 Heritage Road	City De Pere	State WI	ZIP Code 54115
Email Address jchampine@atkore.com	Phone Number (incl. area code) 920-336-1382	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 650 Heritage Road, De Pere, WI 54115 - 4,000 SF Warehouse Addition	Parcel No. J3959-32
--	-------------------------------

SECTION 4: Project Information

Existing Zoning:	I-3 General Industrial District		
Present Use of Parcel:	Manufacturing		
Proposed Use of Parcel:	Manufacturing		
Estimated Start Date:	12-1-2020	Estimated Completion Date:	3-15-2021

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Sam Winterfeldt	Title Project Manager	Phone Number 920-427-4461
Signature of Applicant 		Date Signed 10-5-2020

TO BE COMPLETED BY CITY STAFF

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

SEE DEVELOPER COMMENTS IN RED TEXT, BASED ON
STAFF PRECONSULT OF SITE PLAN IN OCTOBER.

Good evening, Sam –

City staff was asked to perform a basic “pre-consult” type review of the site plans for Techtron Tube to help determine significant information that should be included with a formal site plan is submitted. The comments and questions we gathered are as follows:

- Confirm there is no planned utility work for this building expansion. No Electrical, Gas or Sanitary work is planned for this project. Building downspouts will connect into existing underground stormwater piping.
- Provide erosion control plans. Inlet protection will be install in the existing stormwater basin.
- Facades are a 26 ga. metal wall panel - fasteners must be concealed or semi-concealed and colored to match. Use of metal may be acceptable on side façade, only if approved by Plan Commission. South and West exterior facades are 26 gauge architectural metal wall panels with semi-concealed color match fasteners.

Please note that this is not all inclusive as it is not a complete formal site plan review. But we hope that this helps when you are ready to submit a complete site plan for your project. Many thanks!

SHEET INDEX

C1.0	CONCEPTUAL SITE PLAN
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED BUILDING ELEVATIONS
A3.0	BUILDING CROSS SECTION, FOUNDATION PLAN
T2.0	SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE
2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	137,265 S.F.	3,900 S.F.	141,165 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	137,265 S.F.	3,900 S.F.	141,165 S.F.
MEZZANINES	5,641 S.F.	----- S.F.	5,641 S.F.
FIRE AREA TOTALS	142,906 S.F.	3,900 S.F.	146,806 S.F.

HIGH PILE STORAGE YES
FIRE ALARM SYSTEM NO

OCCUPANCY

S-2, F-2
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION
SPRINKLED YES
FIREWALL NO
REFUSE & RECYCLING - INTERIOR COLLECTION

ALLOWABLE AREA

ALLOWABLE AREA PER FLOOR (S.F.): UNLIMITED

BUILDING/SITE CONTENT

BUILDING SIZE	141,265 S.F.	27.0%	FLOOR AREA RATIO .27
HARD SURFACE	124,453 S.F.	23.8%	
GREEN SPACE	257,479 S.F.	49.2%	
PARCEL SIZE (APPROX.)	523,197 S.F.	12.01 ACRES	
PARKING PROVIDED	72 EXISTING STALLS - 30 STALLS REQUIRED		

ZONING INFORMATION

ZONING: I-3
FRONT YARD SETBACK: 25 '
SIDE YARD SETBACK: 25 '
REAR YARD SETBACK: 25 '
CORNER SIDE SETBACK : 40 '
WALKING TRAIL SETBACK: 50'0" (PUBLISHED), 25'-0" (APPROVED VARIANCE)

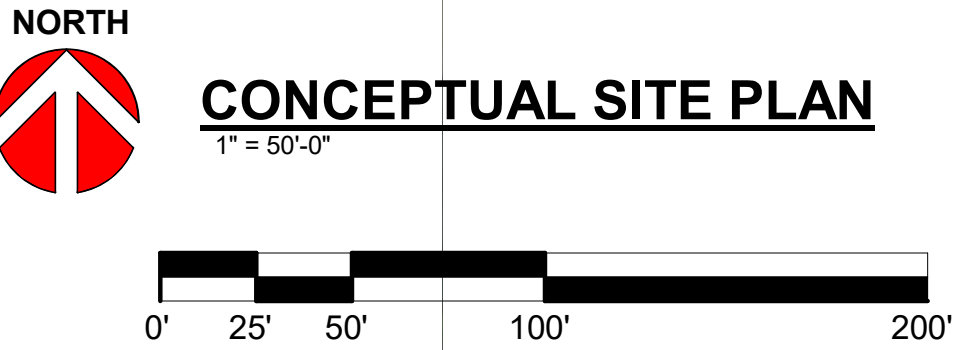
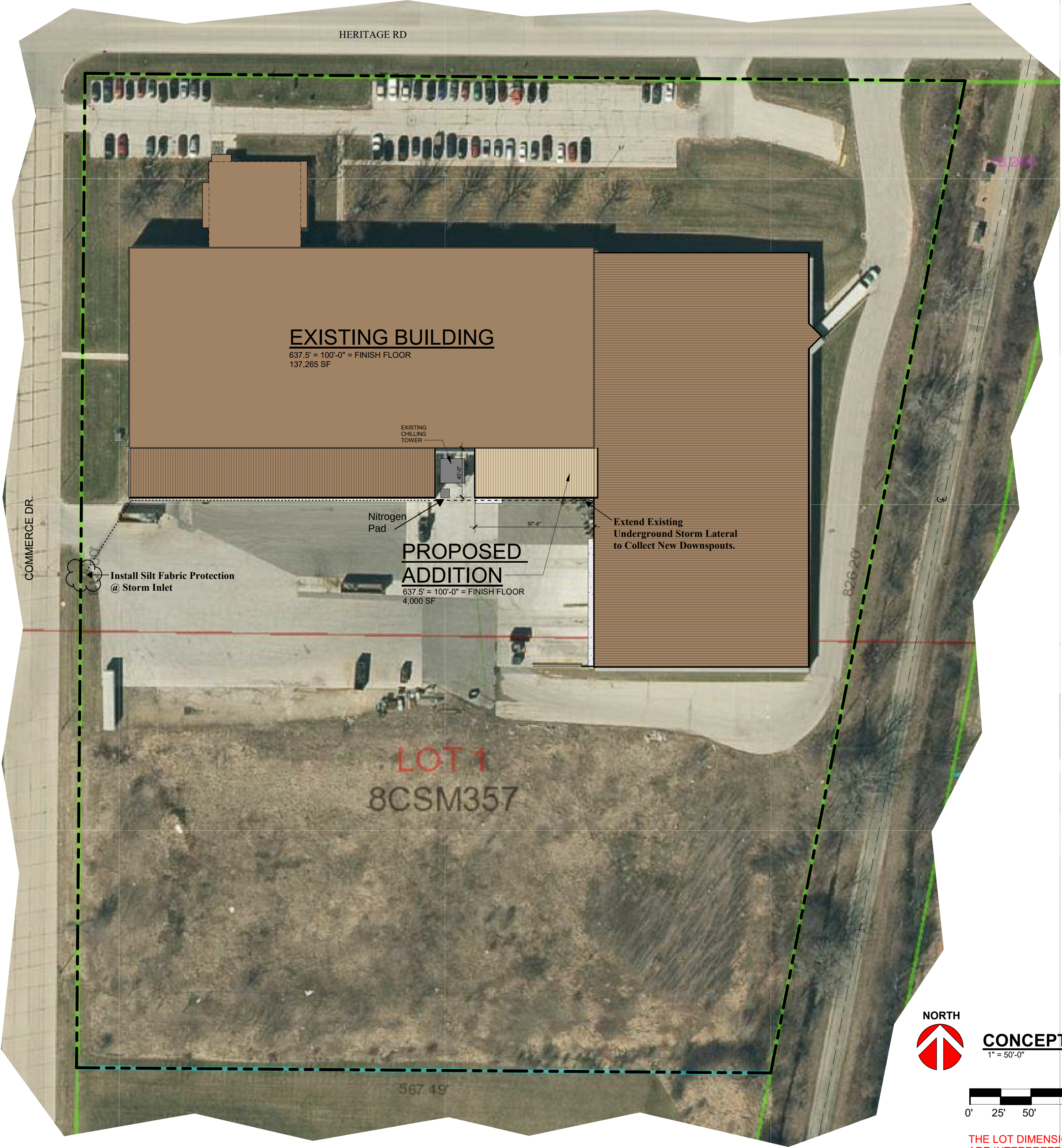
Justin Champine | Engineering and Maintenance Manager
Direct 920-336-1382 jchampine@atkore.com
650 Heritage Rd | De Pere, WI 54115



PROPOSED ADDITION FOR:

TECTRON TUBE

650 Heritage Road, De Pere, Wisconsin 54115



CONCEPTUAL SITE PLAN

1" = 50'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lake Dr. San Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:

TECTRON TUBE

650 Heritage Road, De Pere, Wisconsin 54115

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REVISIONS		
1	05.12.2020	ACM
2	06.05.2020	ACM
3	08.10.2020	ACM
4	08.26.2020	C. TEAFOE
5		
6		

PROJECT MANAGER:
S. WINTERFELDT

DESIGNER:
S. KLESSIG

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20108

CONTRACT NO:

DATE:
04.27.2020

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldsdale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

WISCONSIN

DE PERE,

PROPOSED ADDITION FOR:

TECTRON TUBE

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REVISIONS		
1	05.12.2020	ACM
2	06.05.2020	ACM
3	08.10.2020	ACM
4	08.26.2020	C. TEAFOE
5		
6		

PROJECT MANAGER:
S. WINTERFELDT

DESIGNER:
S. KLESSIG

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

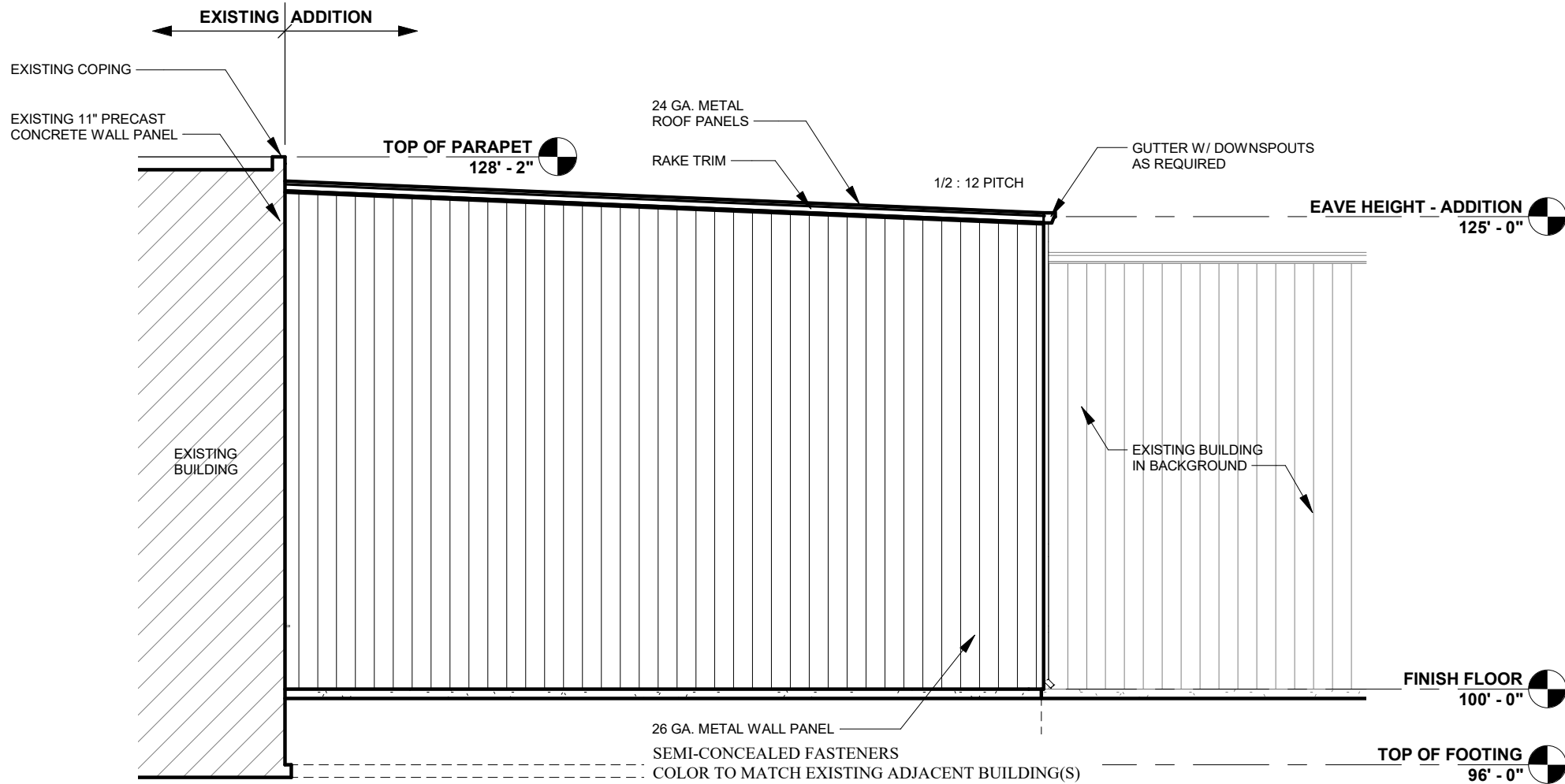
PRELIMINARY NO:
P20108

CONTRACT NO:

DATE:
04.27.2020

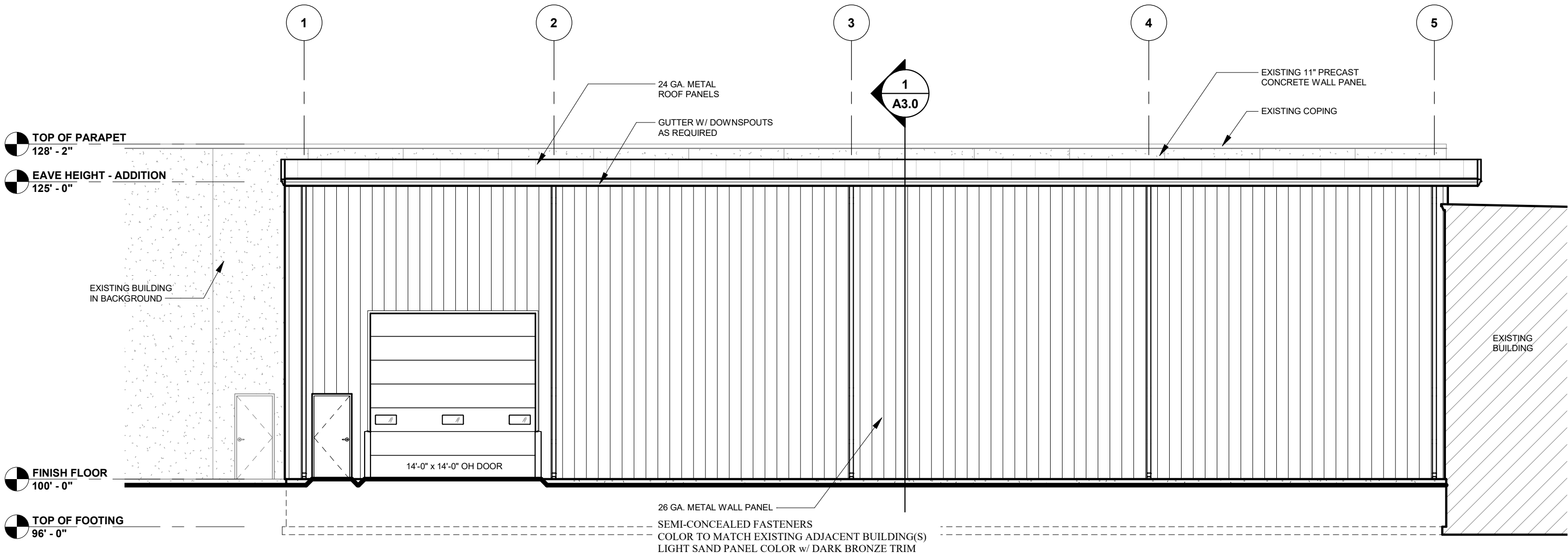
SHEET:
A2.0

PRELIMINARY - NOT FOR CONSTRUCTION



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action regarding a Rezoning Request from B-1 PDD (Central Business District with Planned Development District overlay) and R-4 (General Residence Office District) to B-1 (Central Business District) at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).*

ATTACHMENTS:

- 11-23-20 PC Report - Mulva Rezoning - Edited 11202020 (DOCX)
- Application Form from Rick Billotto -Scan 2020-11-19 15.46.24 1 (PDF)
- Legal Descriptions (DOCX)
- Public Hearing Notice - Mulva(DOCX)

- Item 4: Consideration and possible action regarding a Rezoning Request from B-1 PDD (Central Business District with Planned Development District overlay) and R-4 (General Residence Office District) to B-1 (Central Business District) at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).*



REQUESTED ACTION: Rezoning Request.

Rezone 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST from B-1 PDD and R-4 to B-1.

COMMON DESCRIPTION: 221 S Lawrence DR, 135 S Wisconsin ST and part of 200 BLK S Michigan ST, located southeast and eastward from the S Broadway ST and Wisconsin ST roundabout.

PARCEL NUMBERS:	ED-812, ED-914, part of ED-920	
EXISTING ZONING:	ED-812: B-1 PDD (Central Business District with Planned Development District overlay) ED-914: R-4 (General Residence Office District) Part of ED-920: R-4 (General Residence Office District) <i>The outdated PDD overlay on parcel ED 812 was originally created for an office development that did not come to fruition.</i>	
SURROUNDING LAND USES:	Commercial (B-1, R-4) and multi-family (R-3 PDD) to the north. Fire/Police/City Hall (R-2) and residential (R-2) to the south. Residential (R-2) to the east. Wells Park (B-1) to the west.	
COMPREHENSIVE PLAN:	Commercial, Institutional/Governmental Facilities, Transportation and Utilities. <i>The proposed use is a cultural center, which fits with the Comprehensive Plan.</i>	
APPLICANT / OWNERS:	Mike Van Asten De Pere Cultural Foundation INC PO BOX 5215 De Pere, WI 54115	Owner of Parcel ED-812 De Pere Redevelopment Authority 335 S Broadway ST De Pere, WI 54115-2593 Owner of Parcels ED-812 & pt. ED-920 St. Francis Xavier Congregation 220 S Michigan ST De Pere, WI 54115-2730
PROJECT REVIEWS:	This petition reflects a request for a rezoning; however, there are several related project reviews being simultaneously requested to allow for a cultural center development, as follows: Plan Commission and Common Council Review • Rezoning from B-1 PDD and R-4 to B-1 for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST. Plan Commission only review • Traffic Impact Analysis (TIA) for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST. • Site Plan for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST. • Sign Variance for 221 S Broadway ST to allow for two additional wall signs	
SITE HISTORY:	After an air photo review from 1936 to 2020, the site was originally developed with an opera house, residential housing, a school, a church, and a gas station. The Cook's Opera House existed within the southeast corner of today's downtown roundabout from the 1890's and ceased to exist during or shortly after the 1960's. The school expanded over the years and was closed and removed in 2020. The church was developed in the 1970's expanded in 2020,	

and still remains after an original building was constructed in 1914 but no longer exists. The west end of the site, closest to Broadway ST, had various other uses including a gas station in the early 2000's but the site was cleared when the Claude Allouez Bridge was rerouted with a roundabout at the east end. There was a proposal, including a PDD development for a dental office in the 2010's, but the development never occurred and the west end of the property remained vacant.

In 2019 a proposed development for a cultural center on the properties was announced. This rezoning petition prepares the property for the use of a museum/cultural center, which is a permitted use in either the R-4 and B-1 districts.

STAFF REVIEW:

With this request, the applicant proposes rezoning of all three parcels from B-1 PDD and R-4 to B-1 to create consistent zoning for the site. It is anticipated that the three parcels will be combined into one property in the near future. The City encourages having lots without multiple zoning categories for simplified Municipal Code enforcement.

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

Comprehensive Plan

The 2010 Comprehensive Plan text and the Future Land Uses Map (Figure 2-6) identify future uses as Commercial, Institutional/Governmental Facilities, Transportation and Utilities. There is a proposed use for a cultural center/museum type building. Both the B-1 District and the R-4 District comply with the proposed use and the Comprehensive Plan.

The B-1 District is the suggested zoning district for all three parcels. One zoning designation avoids the creation of a confusing multi-zoned parcel when all three parcels are combined into one.

Surrounding Land Uses

The land uses include commercial in the downtown (B-1 PDD and R-4), City facilities – City Hall and Fire Station (R-2), park and Fox River State Recreational Trail (B-1 and R-1), multifamily residential (R-3 PDD) and single and two-family residential (R-2).

Desired Development Patterns

The existing zoning for the property allows for a cultural center, office and residential development on the existing R-4 zoned parcels. The B-1 zoned parcel has an outdated PDD overlay that would need to be revised or removed to allow for future development. The underlying B-1 zoning allows for a cultural center and business development. This proposal is to remove the PDD overlay.

With the location being in the downtown, and the access to Broadway, the

Claude Allouez Bridge, and the Fox River State Recreational Trail, a downtown development that can accommodate the traffic access for vehicles, bicycles, and pedestrians is desired.

The site has a high level of visibility and access in an urban setting and would be ideal for a cultural center, museum type development, or other development that fits within the B-1 category.

Neighbor Outreach

All property owners within 300 feet of the subject area have been notified of this application via mail . No comments were received as of the time this report was written.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the December 1, 2020 Common Council meeting prior to a final decision by the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST from B-1 PDD and R-4 to B-1, subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

	CITY OF DE PERE APPLICATION FOR REZONING	<i>See attached form</i> Fee: \$305.00 <i>dated 2/20/2020</i> Receipt #: _____ Date: _____
---	---	--

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) DePere Cultural Foundation, Inc.	Authorized Representative Jim Mulva	Title Owner	
Mailing Address PO Box 5215	City DePere	State WI	ZIP Code 54115
Email Address jimmulva@me.com	Phone Number (incl. area code) 713-859-1322	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) Redevelopment Authority, St Francis	Contact Person Daniel Lindstrom	Title Development Services Director	
Mailing Address 335 S. Broadway	City DePere	State WI	ZIP Code 54115
Email Address dlindstrom@deperewi.gov	Phone Number (incl. area code) 920-339-4050	Fax Number (incl. area code) 920-330-9491	

SECTION 3: Project or Site Location

Project Address/Description 221 S. Broadway, 135 S Wisconsin St, Part of 220 S Michigan (200 block)	Parcel Number(s): ED-812, ED-914, ED-920
--	---

SECTION 4: Proposed Rezoning Use

Existing Zoning:	B-1 with a PDD overlay = ED-812, R-4 = ED-914 & ED-920		
Proposed Zoning:	B-1		
Adjacent Zoning: North B1 with a PDD overlay	Adjacent Zoning: South R2	Adjacent Zoning: West B1	Adjacent Zoning: East R4
Present Use of Parcel	Vacant/Parking Lot		
Proposed Use of Parcel	Cultural Center		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Jim Mulva	Title Owner	Phone Number 713-859-1322
Signature of Applicant <i>James J. Mulva</i>		Date Signed <i>11-19-20</i>

Attached additional sheets if necessary.

Print Form

	CITY OF DE PERE APPLICATION FOR REZONING		Fee: \$ 305.00
	CITY OF DE PERE RECEIVED FEB 20 2020 PLANNING DEPT.		Receipt #: 150173
			Date: 20 Feb 2020

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) DePere Cultural Foundation, Inc.	Authorized Representative Jim Mulva	Title Owner	
Mailing Address PO Box 5215	City DePere	State WI	ZIP Code 54115
Email Address jimmulva@me.com	Phone Number (incl. area code) 713-859-1322	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) Redevelopment Authority	Contact Person Daniel Lindstrom	Title Development Services Director	
Mailing Address 335 S. Broadway	City DePere	State WI	ZIP Code 54115
Email Address dlindstrom@deperewi.gov	Phone Number (incl. area code) 920-339-4050	Fax Number (incl. area code) 920-330-9491	

SECTION 3: Project or Site Location

Project Address/Description 221 S. Broadway	Parcel Number(s): ED -812
--	------------------------------

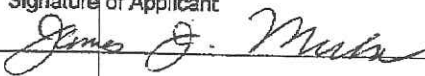
SECTION 4: Proposed Rezoning Use

Existing Zoning:	B1 with a PDD overlay		
Proposed Zoning:	R4		
Adjacent Zoning: North B1 with a PDD overlay	Adjacent Zoning: South R2	Adjacent Zoning: West B1	Adjacent Zoning: East R4
Present Use of Parcel	Vacant		
Proposed Use of Parcel	Cultural Center		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Jim Mulva	Title Owner	Phone Number 713-859-1322
Signature of Applicant 		Date Signed 2-12-20

Attached additional sheets if necessary.

CITY OF DE PERE
920-339-4050

RECH: 00150173 2/20/2020 10:36 AM
OPER: CD TERM: 003
REF#: 1648

TRAN: 110.0000 OLD VARIANCE
DE PERE CULTURAL FOUNDATION
221 S BROADWAY-REZONING
BRD OF APPEALS-ZONI 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: -----
0.00

Rezone Areas:

Parcel ED-812

All of Lot 1, Volume 54, Certified Survey Maps, Page 312, Map No. 7902, Document No. 2415438, Brown County Records, being located in part of Private Claim 33, East Side of the Fox River, City of De Pere, Brown County, Wisconsin.

Parcel ED-914

All of Lot 7, Block 26 of the recorded "Original Plat of De Pere" (Volume 1, Plats, Page 23, Document Number 17, Brown County Records), being located in part of Private Claim 32, East Side of Fox River, in the City of De Pere, Brown County, Wisconsin.

Part of Parcel ED-920

Part of Lot 3, part of Lots 7-12 and all of Lots 4-6, and the vacated alley of Block 27 of the recorded "Original Plat of De Pere" (Volume 1, Plats, Page 23, Document Number 17, Brown County Records), being located in part of Private Claims 32 and 33, East Side of Fox River, in the City of De Pere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southeast Corner of Lot 6, Block 27 of the recorded "Original Plat of De Pere" (Volume 1, Plats, Page 23, Document Number 17, Brown County Records); thence N89°21'26"W, 238.84 feet along the South line of lots 6 and 7 of said Block being the North right of way of Lewis Street; thence N1°02'40"E, 253.77 feet along the East right of way of South Wisconsin Street; thence N89°21'43"W, 3.00 feet along said right of way; thence N0°38'17"E 106.50 feet along said right of way; thence S89°21'02"E, 52.05 feet along the North line of Lot 12 of said Block being the South right of way of Charles Street; thence S30°36'48"W, 38.87 feet; thence S0°38'17"W, 5.55 feet; thence S29°20'40"E, 122.13 feet; thence S89°21'02"E, 146.44 feet; thence S0°39'14"W, 215.24 feet along the East line of lots 3- 6 of said Block being the West right of way of South Michigan Street to the point of beginning.

Publish: November 16, 2020 and November 23, 2020 in the Green Bay Press-Gazette (Class 2 Notice)

NOTICE OF PUBLIC HEARING

Notice is hereby given, that on **Tuesday, December 1, 2020** at 7:35 PM or as soon thereafter as can be heard, a public hearing will be held by the Common Council of the City of De Pere to act on the request to rezone the following property:

Parcel ED-812 at 221 S Broadway ST, approximately 0.0 feet northeast from the S Broadway ST and Lewis ST intersection, from B-1 PDD (Central Business District with Planned Development District overlay) to B-1 (Central Business District).

Parcel ED-914 at 135 S Wisconsin ST, approximately 0.0 feet northeast from the S Wisconsin ST and Charles ST intersection, from R-4 (General Residence Office District) to B-1 (Central Business District).

Part of Parcel ED-920 at 200 BLK S Michigan ST, approximately 0.0 feet northwest from the S Michigan ST and Lewis ST intersection, from R-4 (General Residence Office District) to B-1 (Central Business District).

Due to the public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either: Computer/smart phone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

A map of the proposed rezoning is available by emailing Peter Schleinz at pschleinz@deperewi.gov.

Dated this 16th day of November, 2020.

BY ORDER OF THE COMMON COUNCIL

James G. Boyd
Mayor

Carey E. Danen
City Clerk



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action to review and accept a Traffic Impact Analysis for the proposed Mulva Cultural Center at 221 S Broadway ST.

ATTACHMENTS:

- Memo to PC - Traffic Impact Analysis (TIA) for Mulva Cultural Center(DOCX)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: November 23, 2020

RE: Consideration and possible action to review and accept a Traffic Impact Analysis for the proposed Mulva Cultural Center at 221 S Broadway ST.

Summary

A Traffic Impact Analysis (TIA) was submitted to the City of De Pere by the developers for the proposed Mulva Cultural Center at 221 S Broadway ST. The TIA detailed traffic movements and service needs at and near the subject property.

A summary on document pages 9-10 identified that all six intersections for the property will operate properly during midday, evening, and peak periods. The recommendations that were identified in the TIA are noted below:

- The concept of modifying the westbound movement on Lewis ST to right-in/right-out is recommended.
- There are no other improvements required to provide LOS D or better for all traffic movements.

City Staff completed a review of the TIA and concurred with the above recommendations. For convenience, the TIA summary (document pages 9-10) is included with this memo and the following is a link to the full TIA: https://www.deperewi.gov/egov/documents/1605714008_50537.pdf

Staff Recommendation

Staff recommends that Plan Commission accept the TIA to be received and placed on file.

Table 3

Build PM Peak - RIRO at S. Broadway & Lewis St.

Location	Intersection Control	Overall Intersection		Eastbound		Westbound		Northbound		Southbound	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
S. Broadway & Lewis St.	TWSC	A	0.7			B	13.6	A	0	A	0
S. Broadway & Merrill St.	Signal	A	10	C	23.5	C	24.2	A	8.6	A	7.9
Merrill St. & Chicago St.	TWSC	A	5.2	A	3.8	A	0	C	15.8	A	9.7
Chicago St. & S. Wisconsin St.	TWSC	A	2.7			A	0	A	0	A	9
George St. & Michigan St.	TWSC	A	2.7	A	0.2	A	0.5	D	28.5	C	23.5
Lewis St. & Erie St.	TWSC	A	4	B	10.5	B	10.1	A	2.3	A	0.1

Note: Delay is reported in seconds

Summary

The analysis of the Existing Conditions shows that all six intersections operate at LOS A during the midday, PM, and Saturday peak periods. All movements operate at LOS C or better.

The analysis of the Build Conditions shows that all six intersections operate at LOS A during the midday, PM, and Saturday peak periods. All movements operate at LOS C or better during the midday and Saturday peak periods. During the PM peak period, the stop-controlled northbound approach at the intersection of Michigan Street and George Street operates at a LOS D and the stop-controlled westbound approach at the intersection of S. Broadway and Lewis Street operates at a LOS F based on HCM TWSC delay output. This is an increase over existing conditions of 7.5 seconds northbound on Michigan Street and 103 seconds westbound on Lewis Street.

During the Existing AM peak, review of the Miovision videos showed network operations were largely affected by the roundabout at Main Avenue and S. Broadway. Since this intersection was not part of the study area, these impacts were not seen through the Synchro analysis. Northbound traffic from the roundabout was viewed queueing back on S. Broadway through the intersection of S. Broadway and Lewis Street for the entire observed 15-minute peak and at times the queue reached back to the center of the intersection of S. Broadway and Merrill Street. Although queued traffic left gaps at the intersection of S. Broadway and Lewis Street, this poses a safety issue for westbound left-turning traffic due to the inability to see past the northbound queued traffic to observe vehicles coming southbound in the right lane.

During the Existing PM peak, review of the Miovision videos showed similar effects from the roundabout at Main Avenue and S. Broadway, including long northbound queues through the intersection of S. Broadway and Lewis Street posing a safety issue for left-turning traffic. The 95th percentile queue length for the southbound through/left movement at the intersection of S. Broadway and Lewis Street, as reported from SimTraffic, extends 170 feet. This is within 12 feet of

the crosswalk on the south leg of the roundabout at Main Avenue and S. Broadway. During the 2021 PM peak under Build conditions, the 95th percentile queue length at this same location extends 204 feet and the queue would now back up through the crosswalk. The proximity of these two intersections, in conjunction with southbound queuing at Lewis Street, poses a safety issue for westbound left-turning traffic at Lewis Street due to the inability to easily see past the queuing to observe the large volume of southbound traffic coming from the roundabout in the right lane. It also poses a safety issue for southbound traffic exiting the roundabout with the potential lane changes required to avoid the stopped traffic wishing to turn left at Lewis Street. And finally, it poses a safety issue for pedestrians wishing to cross the south leg of the roundabout.

To address the proximity of the intersection of S. Broadway and Lewis Street with the roundabout at Main Avenue, an analysis was completed for the PM peak with the westbound movement on Lewis Street modified to right-in/right-out only. Background and development traffic were redistributed to surrounding intersections. The analysis shows that all six intersections operate at LOS A during the PM peak period. All movements operate at LOS C or better except for the northbound approach at the intersection of Michigan Street and George Street which operates at a LOS D. Delay for this stop-controlled northbound movement on Michigan Street increased by less than 5 seconds with the additional traffic from the redistribution.

The concept of modifying the westbound movement on Lewis Street to right-in/right-out is recommended. The Miovision video at the intersection of S. Broadway and Lewis Street showed that during peak periods, the westbound movement is already operating as a de facto right-out due to the proximity of Lewis Street to the roundabout at Main Avenue. Drivers are choosing or have learned to avoid attempts at a left-out movement. The overall data shows only one vehicle making a left turn from Lewis Street onto S. Broadway on a weekday between the hours of 11:00 AM – 6:00 PM, none during AM or PM peak times. On Saturday, two vehicles made this left turn between 11:00 AM – 3:00 PM. Making this modification will provide for increased overall network safety by eliminating both the southbound queue and the left turn movements. Left turning vehicles are redistributed to the traffic signal at S. Broadway and Merrill Street to the south or become right turns at the intersection of Michigan Street and George Street resulting in safer access to the desired corridors.

There are no other improvements required to provide LOS D or better for all traffic movements.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on a request for a site plan for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).

ATTACHMENTS:

- 11-23-20 PC Report - Mulva Cultural Center - Edited 11202020 (DOCX)
- Site Plan - REVISED PRELIMINARY 2 - 02 Nov 2020 (PDF)

- Item 6: Consideration and possible action on a request for a site plan for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Proposed Mulva Cultural Center, a 77,436 SF new building with three levels (including basement) and two parking lots located to the east and northeast of the building. The interior public spaces are 35,559 SF of the new building.

See the related rezoning staff report for general property information.

PROJECT REVIEWS:

This petition reflects a request for a **site plan**; however, there are several related project reviews being simultaneously requested to allow for a cultural center development, as follows:

Plan Commission and Common Council Review –

- **Rezoning** from B-1 PDD and R-4 to B-1 for 221 S Broadway ST, 135 S Wisconsin ST, and part of 200 BLK S Michigan ST.

Plan Commission only review –

- **Traffic Impact Analysis (TIA)** for 221 S Broadway ST, 135 S Wisconsin ST, and part of 200 BLK S Michigan ST.
- **Site Plan** for 221 S Broadway ST, 135 S Wisconsin ST, and part of 200 BLK S Michigan ST.
- **Sign Variance** for 221 S Broadway ST to allow for two additional wall signs

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The 77,436 SF building addition is proposed to be located southeast from the roundabout at S Broadway ST S Wisconsin ST. The building will be visible to pedestrian, bicycle, and motor vehicle traffic on all four sides.

The proposed building is white/grey in color. The proposed side façade materials on all four sides of the building are identified as glass and limestone, which are permitted façade materials. The trim on the edge of the roofline is aluminum, which is permitted when used as trim.

There are four driveways that will be used for the development that are at or near four existing curb cuts:

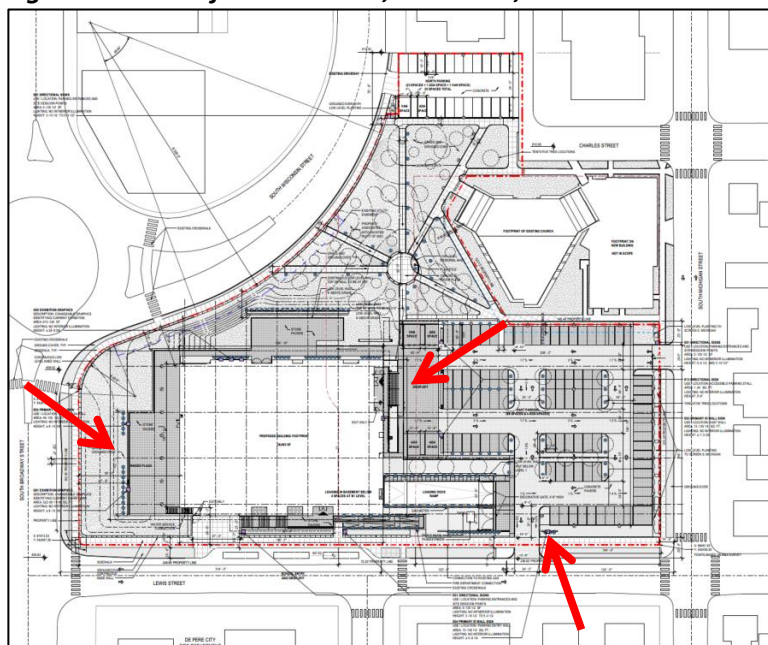
1. The existing parking lot at 135 S Wisconsin ST has two existing drives that will remain. The drives connect the parking lot to Wisconsin ST and to an alley.
2. The proposed redesigned parking lot at the 200 BLK S Michigan ST has two drives that nearly align with two drives that already existed for a former school on the site. The drives connect the parking lot to Michigan ST and to Lewis ST.

A concept landscaping plan was included with the site plan; however, a detailed landscaping plan was not included with the site plan. The site is proposed to be entirely rezoned to B-1, which does not require landscaping, except parking lot screening. Because the site is impacting both public and private spaces in downtown, the continued sharing of concept landscaping plans with staff is encouraged.

The exterior of the building and the site has a total of 13 signs. The location of each sign is identified with a purple square on the site plan:

1. Eight of the signs are “directional” signs, identifying parking areas for the cultural center, and accessible parking stalls. Directional signs typically are reviewed by the Inspection Division, not Plan Commission, to verify if a permit is needed.
2. Three of the building signs are “wall” signs that indicate the building name.
 - a. The west-facing sign (Broadway ST) is 48.9 SF, meeting the design criteria for a wall sign.
 - b. The south-facing sign (Lewis ST) is 13.9 SF, meeting the design criteria for a wall sign.
 - c. The east-facing sign (parking lot/Michigan ST) is 13.9 SF, meeting the design criteria for a wall sign.
3. There are two additional large changeable “wall” signs, facing north and west, which are part of a separate sign variance request for review by the Plan Commission on November 23, 2020. Any Plan Commission approval of this site plan does not guarantee a sign variance approval.

Sign locations Referenced in 2a, 2b and 2c, above.



Sample of wall sign #2a, view from Broadway ST.



The site requires a right-of-way discontinuance, rezoning to B-1, and a

parcel combination (in progress). The site plan complies with the following massing and setback requirements set by the B-1 District (Code Section 14-43) assuming that the each of the aforementioned steps are successfully completed:

- Land Use: Cultural Center (galleries permitted)
- Lot Size: 3.7 acres (no minimum required)
- Front, corner side, rear Setbacks(0' required)
 - Building north (Wisconsin ST) = ~167'
 - Building south (Lewis ST) = ~8'
 - Building east (Michigan ST) = ~2778'
 - Building west (Broadway ST) =47'
- FAR: 0.18 (no maximum required)
- Building Height: ~65' (2-4 floors per Cultural District Master Plan)
- Landscaping: Not available (Required and shown along Michigan/Lewis Streets for a parking lot.

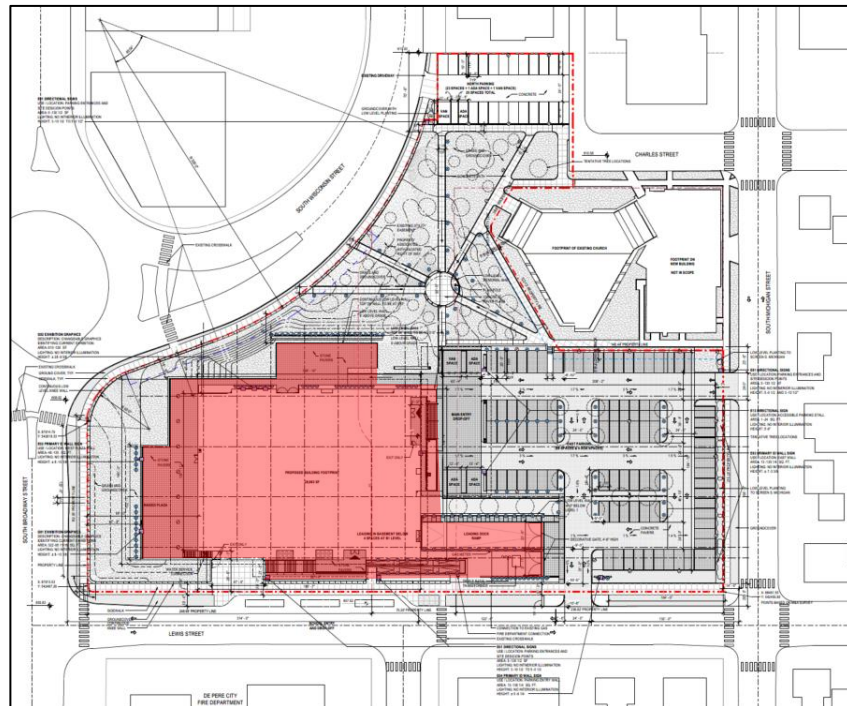
Parking was calculated by staff, based on the Municipal Code, to required 120+ parking stalls using the building gross square footage. However, the building designers identified that only 35,559 SF of the total X SF building are public spaces and there will at most ever be 35 employees at any given time. Thus, the building was recalculated based on the maximum possible employees and the gross SF of public areas. This eliminated storage areas and areas and most of the basement. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Public Spaces	0	103	90	YES
Employees	0	18	18	YES
TOTAL	0	121	108	YES

Building façade elevations:



Proposed building addition:



STAFF COMMENTS:

City staff recently met with the Mulva Team to discuss this list and concluded the majority of these items are technical clean up items and could be accomplished during the next round of revisions. The applicant and staff will present the proposed revision during the verbal report.

Engineering:

1. SHEET ASK-072B PLANNING SITE PLAN:

- a. No project elevations or proposed grades are provided per General Note #1. Site grading cannot be verified. Contours are only provided in landscaped areas, not site-wide as required in the City's municipal code.
- b. City staff only counts 111 regular parking spaces. 5 parking spaces missing in the parking summary. If the parking summary is correct, there is still a math error in the total spaces. ($116+6=122$).
- c. Pavement marking striping shall be 4-inch wide. Provide a standard detail for pavement marking striping and symbology for accessible stalls.
- d. Clarify if the curb line along Lewis Street is being moved further out into the street. Clarify if the street is being narrowed.
- e. Curb and gutter on-street should carry straight through driveways and not wrap up the driveway approach as drawn.
- f. The sidewalk section should carry through the driveway approaches. The drawing has different hatching through the sidewalk area at the driveway approaches. The City recommends an 8-inch thick sidewalk section and driveway approach.
- g. No legend information is provided for the different pavement hatching types. No detail or typical section is provided for any hard surface shown for this site. This includes asphalt surfaces, driveway approaches, sidewalk sections, concrete parking lot, curb, and gutter.
- h. Use a visual, measurable scale.

- i. The crosswalk across Lewis Street is not aligned with the sidewalk continuing south on S. Wisconsin Street.
 - j. No traffic signs are shown in the concept renderings within the right-of-way. Clarify which signs are proposed to remain and which are to be removed.
 - k. The bicycle access ramp along S Broadway Street isn't shown on the drawing; clarify if the ramp is proposed to be removed. The ramp is a required fixture at the end of the bike lane and an alternative would need to be provided.
 - l. Per the developer's agreement discussions, It is the City's understanding that the decorative concrete terrace and terrace trees along S. Wisconsin Street north/east of the roundabout will be removed and replaced with a grassed terrace. Clarify on the site plan.
 - m. Per the developer's agreement discussions, It is the City's understanding that the decorative street lighting is to be removed along S. Broadway Street and S. Wisconsin Street. The overhead street lights at the pedestrian crosswalks will remain. Clarify on the site plan.
 - n. Note the bench is to be removed at the roundabout on the backside of the sidewalk.
 - o. Clarify if the terrace trees are to be removed along S. Michigan Street.
 - p. The City is considering pedestrian crosswalk bump-outs at the intersection of Lewis Street and S. Wisconsin Street. No cost to the developer.
 - q. The northern parking lot is being paved as concrete. Clarify how this will match into the existing asphalt alley.
 - r. The crosswalk is not aligned correctly at the intersection of Lewis ST and Michigan ST (north side of the intersection).
 - s. The following specific project-related items would typically be install by the City as part of the applicant's project related costs. Any financial related installation decisions shall be addressed under the redevelopment agreement between the City (Common Council) and the De Pere Cultural Foundation, Inc (Mulva Cultural Center).
 - i. Sidewalks and stamped concrete replaced around the entire site. The City needs to verify the design and cost.
 - ii. Cultural Center bus drop-off along Lewis Street. The City needs to verify the design and cost.
 - iii. Right-in/Right-out at the intersection of S Broadway and Lewis Street in accordance with the project-related TIA. The City needs to verify the design and cost.
 - iv. Charles Street dead-end redesign and construction. The City needs to verify the design and cost.
2. SHEET ASK-027C PARKING COUNT SUMMARY:
 - a. Parking stall calculations are incorrect as outlined in sheet ASK-072B comments.
 3. SHEET ASK-027F UTILITY PLAN:
 - a. Clarify if a second trench drain is being installed on the west end of the loading dock. Identify where this is connected to the storm sewer system.
 - b. No communication lines are shown on this plan (Fiber optic or telephone). Identify locations.
 - c. No connection details are provided for storm sewer connections to

- pipe on S. Michigan Street or inlet on S. Broadway Street.
- d. No north arrow is shown.
 - e. Use a visual, measurable scale.
 - f. No details are provided for the storm sewer chamber system proposed, the outlet control boxes, the upflow filters, the nyloplast catch basins, or the trench drains.
 - g. The City will extend the sanitary sewer and will stub out the sanitary sewer lateral and water lateral to the locations indicated on this drawing. The water service valve is typically located on the property line. Moving the water service valve to the terrace will lengthen the water line to be owned and maintained by the Mulva Center. The City only maintains the water line to the valve box.
 - h. Identify if a curb is being proposed for the entire parking lot. Also, clarify if the parking stalls are different material than what is drawn as the site plan is unclear.
 - i. Identify what the dots are that are drawn throughout the southern parking lot.
 - j. The depth of the storm sewer on S. Michigan Street should be verified prior to connection.
 - k. The outlet control structure #2 indicates an invert to the west and north. There are three inverts going east, west, and south.
 - l. No pipe length, slope, diameter or material is provided for the pipe leaving the catch basin to the north of the Mulva Center building near the Hydrant provided by the City of De Pere.
 - m. No grades are provided to confirm the drainage of the parking lot or landscaped areas.
 - n. No easements are shown on this drawing.
 - o. Identify the size water meter that is required for this facility. If the water meter is greater than 1-inch, a minimum of one-month advance notice is required so the Water Department can order the meter.
 - p. A comment should be listed stating that additional testing will be required on the private water service prior to the valve being turned on. This includes pressure and safe sample testing.
 - q. Record drawing for stormwater management facilities will be required as well as an Engineer's certificate of final construction's compliance with the plans.
 - r. This project will need to enter into a stormwater maintenance agreement with the City for the Storm Water facilities used to treat and reduce flow leaving the site.
 - s. A comment should be listed stating that any excavation within the City right-of-way will require an excavation permit through the City of De Pere Public Works Department.
4. GENERAL SITE PLAN COMMENTS:
- a. An internal discussion will be required for the knee wall and City operations around this structure.
 - b. Identify where the erosion control plans and details are.
 - c. Per the developer's agreement: Need a utility easement for former Charles Street to Wisconsin Street.
 - d. Per the developer's agreement: Need an easement to shift the public sidewalk onto private property along Lewis Street.
 - e. At the time of water installation, the water main won't be relayed and the developer will be tying into the existing cast iron water main.

5. STORMWATER MANAGEMENT PLAN COMMENTS:

- a. The soil loss/sediment discharge calculations do not have a corresponding map.
- b. Identify the filter replacement frequency as calculated by WinSLAMM to maintain that shown treatment percentage.
- c. WinSLAMM calculations are only shown for the site under the developed condition. No calculations are shown for the predeveloped site without control. The total treatment is based off the developed site TSS reduction in comparison to the predeveloped site without controls, not the developed site without controls.

Fire: None.

Forestry:

1. There is landscaping shown on the drawings, but none yet in the site plan.

Health: None.

Planning:

1. Site is zoned B-1 PDD and R-4. Parcels ED-812, ED-920, and ED-914 need to be rezoned to B-1.
2. The project crosses into the right-of-way. Wisconsin ST and Charles ST need to be vacated.
3. The project crosses property lines. Parcels ED-812, ED-920, and ED-914 need to be combined.
4. The original site plan review identified a need for 123+ parking stalls based on gross area, per Code. The developer calculated parking need based on net area and maximum staffing requirements, identifying a need for 108 parking stalls and 121 stalls are reported to be shown. The variation in parking needs/requirement requires Plan Commission approval.
5. Sheet ASK-072B and elevations: The plans show 131 signs. Plan Commission reviews concept sign locations as part of the site plan and any variances as part of the sign variance. Separate sign permit(s) is required through the City Inspection Division.
6. The sidewalk and right-of-way that appears to be within the property line needs to be clarified, potentially with either easements or dedications.
7. The first page elevation shows a car parked adjacent to the north building facade. May be an incorrect graphic shown as a parking area.

Inspection:

1. The site is over an acre of soil disturbance, therefore a copy of the WDNR/NOI is required prior to a soil erosion control permit is issued.
2. A sign permit and review is required with full details to all signage to the building and property.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S

Wisconsin ST, and part of 200 BLK S Michigan ST, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Site Information					
			Existing zoning - (Planning)	SOM: REFER TO RIGHT HAND SIDE OF ASK-072B - SITE PLAN	
			Existing setbacks - (Planning)	SOM: NOTED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Existing easements - (Planning)	SOM: NOTED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Connection fees - (Inspection)		
			Site plan review fees - (Planning)		
			Landscape Plans - (Planning and Parks)		
			Off Street Parking -Section 14-55 and 14-56 - Number of stalls (Planning)	SOM: REFER TO RIGHT HAND SIDE OF ASK-072B - SITE PLAN AND TO ASK-72C - PARKING COUNT SUMMARY	
			Is the plan part of a PPD? If so, BOPW approval is required for storm drainage, sanitary sewerage disposal, and water system plans. (Engineering)		
Design Standard Objectives - Section 14-60(2) (All Departments)					
			Provide for safe efficient vehicular and pedestrian circulation.(a)	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Provide for screening, landscaping, signage, and lighting.(b)	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Ensure efficient, safe, and attractive land development.(c)	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Develop proper safeguards to minimize the impact on the environment.(e)	SOM: REFER TO FULL STORMWATER REPORT	
			Ensure the provision of adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and	SOM: REFER TO FULL STORMWATER REPORT	
			Encourage modern and innovative design, construction, technology, and planning methods.(g)		
			Advance and promote sound growth and continued development within the City.(h)	SOM: REFER TO FULL STORMWATER REPORT	

	Project:	
	Location:	
	Prepared By:	Date:
	Checked By:	Date:

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Plan Submittal Requirements - Section 14-60(9)2					
			Name of project/development (Engineering)	SOM: NOTED ON SHEET, REFER TO ASK-072A - COVER SHEET	
			Location of project development by street address (Engineering)	SOM: NOTED ON SHEET, REFER TO ASK-072A - COVER SHEET	
			Name and mailing address of developer/owner (Engineering)	SOM: NOTED ON SHEET, REFER TO ASK-072A - COVER SHEET	
			Name and mailing address of engineer/architect (Engineering)	SOM: NOTED ON SHEET, REFER TO ASK-072A - COVER SHEET	
			North point indicator (Engineering)	SOM: NOTED ON PLAN, REFER TO BOTTOM RIGHT OF ASK-072B - SITE PLAN	
			Scale (Engineering)	SOM: NOTED ON PLAN, REFER TO BOTTOM LEFT OF ASK-072B - SITE PLAN	
			Boundary lines of property with dimensions (Engineering)	SOM: NOTED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Location of open space (Planning)	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Site statistics, including: (Planning and Inspection)	SOM: REFER TO RIGHT HAND SIDE OF ASK-072B - SITE PLAN, ADDITIONAL INFORMATION IN STORMWATER REPORT	
			- Site square footage		
			- Percent site coverage		
			- Percent open space		
			- Floor area ration		
			Location and dimensions of proposed outdoor display areas - Ken	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Architectural rendering of the proposed structures and buildings including:	SOM: REFER TO ASK-072B - SITE PLAN & ASK-072D - EXTERIOR RENDERINGS	
			- All dimensions (Planning)		
			- Gross square footage of existing and proposed buildings and structures (Planning)		
			- Description of all exterior finish materials (Planning)		
			Erosion control plans (Engineering)	SOM: REFER TO C-003 EROSION CONTROL PLAN	
			Inlet protection Type D only. (Engineering)	SOM: NOTED ON PLAN, REFER TO C-003 EROSION CONTROL PLAN, BOTTOM RIGHT	
			Staging plans (Planning and Engineering)	SOM: REFER TO ASK-072H - STAGING PLAN	

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Plan Submittal Requirements - Locate, Identify, and Dimension Existing and Proposed - Section 14-60(9)2)h (Engineering)					
			Topographic contours (two foot contour minimum)	SOM: INDICATED ON PLANS, REFER TO C-004 GRADING PLAN AND ASK-072B - SITE PLAN	
			Adjacent streets and rights-of-way	SOM: INDICATED ON PLANS, REFER TO ASK-072B - SITE PLAN	
			On site streets and rights-of-way	SOM: INDICATED ON PLANS, REFER TO ASK-072B - SITE PLAN	
			Utilities and Utility Easements:	SOM: INDICATED ON PLANS, REFER TO ASK-072F - SITE UTILITY PLAN	
			- Electric		
			- Natural Gas		
			- Telephone		
			- Water		
			- Sewer (sanitary and storm)		
			- Fiber optic lines		
			- Other transmission lines		
			All buildings and structures	SOM: INDICATED ON PLANS, REFER TO ASK-072B - SITE PLAN	
			Parking facilities		
			Water bodies and wetlands		
			Surface water holding ponds, drainage ditches, and drainage patterns		
			Sidewalks, walkways, and driveways		
			Off street loading areas and docks		
			Fences and retaining walls		
			All exterior signs		
			Exterior refuse collection areas		
			Exterior lighting		
			Traffic flow on and off site		

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Landscaping - Section 14-60(10) (Planning and Parks)					
			Location and dimension of proposed open space areas	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Identification of all proposed vegetation:	SOM: TO BE PROVIDED IN FUTURE LANDSCAPE SITE PLAN	
			- Symbols, quantities, common names, and size of all plant materials and whether plant is balled burlapped, potted, or bare root		
			- Showing all species to scale of mature crown diameter or spread		
			All existing vegetation to be saved		
			Typical sections of berms, fences, retaining walls, planter boxes, ets.		
			Ground cover - Front yard and 1/3 of side yard to be sod-14-60(10)(d)1)		
			Minimum size of plantings:		
			- Deciduous trees 1/5" diameter as measured 6" above the ground		
			- Coniferous trees 6' in height		
			- At least 20% of the required number of trees shall be hardwood deciduous trees		
			- Evergreen shrubs used for screening purposes shall be a minimum of 24" in height		
			Species:		
			- All trees used shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.		
			- All plan material shall conform to "American Standards for Nursery Stock", latest edition.		
			District Requirements - 14-60(10)(e)		
Regulations of Signs - Section 14-60(11)					
			By Building Inspector		

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Off-Street Parking Requirements - Section 14-60(12) (Engineering and Planning)					
			Parking lot sizes - 14-60(12)(e)	SOM: NOTED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Internal circulation between bays is provided	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Driveway requirements:		
			- Offstreet parking shall have access from driveways, not public streets		
			- Driveway access curb opening on a public street shall not be located less than 40 feet from each other.		
			- Number and location of curb cuts shall be as determined by the building inspector in consultation with the director of public works.		
			Adequate drainage	SOM: REFER STORMWATER REPORT	
			Asphalt or concrete surface	SOM: INDICATED ON PLAN, REFER TO ASK-072B - SITE PLAN	
			Minimum 4" width striping		
			Minimize light reflection into residential areas	SOM: REFER TO ASK-072G - PHOTOMETRIC PLAN	
			Minimize sign obstruction that restrict sight lines	SOM: REFER TO ASK-072B - SITE PLAN FOR SIGN LOCATIONS	
			All offstreet parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that runoff from the parking lot will not cause erosion or adversely affect adjacent properties.	SOM: REFER TO ASK-072B - SITE PLAN AND STORMWATER REPORT	
			Parking lot landscaping - 14-60(12)(o)	SOM: REFER TO ASK-072B - SITE PLAN	
			Parking lot screening for externally stored vehicles		
			Number of spaces	SOM: NOTED ON PLANS, REFER TO RIGHT HAND SIDE OF ASK-072B - SITE PLAN AND ASK-072C - PARKING COUNT SUMMARY	
Off-Street Loading Requirements - Section 14-60(13) (Engineering and Planning)					
			May be required for large facilities as approved by the planning commission		
			Location:		
			- Shall be off-street and on the same lot as the facility	SOM: REFER TO ASK-072B - SITE PLAN - INDICATED AS IN B1	
			- Shall not occupy the front yard	SOM: REFER TO ASK-072B - SITE PLAN - INDICATED AS IN B1	
			- If on the site of the building, shall not conflict with pedestrian movements	SOM: REFER TO ASK-072B - SITE PLAN - INDICATED AS IN B1 DETAILS NOT INDICATED	
			- If on the side of the building, shall not obstruct the view of the public right-of-way from off-street parking access		
			Size is 55 feet long, exclusive of aisle and maneuvering space		
			Vertical clearance of 15 feet		
			Asphalt or concrete surface		
			Shall be screened from adjacent uses		
			Verify that no on-street loading zones are being placed.		

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Sanitary Sewer Information (Engineering)					
			Sanitary sewer available	SOM: REFER TO ASK-72E FOR SITE SURVEY AND STORMWATER REPORT INCLUDING C-004 SITE UTILITY PLAN	
			Sanitary sewer has capacity		
			Sanitary sewer location shown		
			Sanitary sewer depth		
			Sanitary sewer connection size		
			Sanitary sewer clean-outs		
			Excavation Permit needed? If cutting in the right-of-way, add to comments		
			Is there a comment to call Engineering Staff prior to lateral connection?		
Water Main Information (Engineering)					
			Water service available	SOM: REFER TO ASK-72E FOR SITE SURVEY AND STORMWATER REPORT INCLUDING C-004 SITE UTILITY PLAN	
			Water system flow and pressure adequate		
			Water main location shown		
			Water service size		
			Water meter size (If greater than a 1", one month advance notice required so Water Department can order the meter)		
			Water Service size smaller than 4"? Will need additional testing if larger (i.e. pressure, safe sample). If NO, add to comments		
			Old water services are to be abandoned by disconnecting the service at the corporation and closing the corporation at the main. If the main is PVC, remove the saddle and replace with a solid sleeve coupling.		
			Separate Curb Stop for each building/condominium unit - Verify if a Master Meter is Required.		
Storm Sewer Information (Engineering)					
			Storm sewer service available	SOM: REFER TO ASK-72E FOR SITE SURVEY AND STORMWATER REPORT INCLUDING C-004 SITE UTILITY PLAN	
			Storm sewer has capacity		
			Storm sewer location shown		
			Storm sewer depth		
			Storm sewer connection size		
			Storm structures (manholes, inlets)		
			Excavation Permit needed? If cutting in the right-of-way, add to comments		
			Is there a comment to call Engineering Staff prior to lateral connection?		
			Comment that record drawings / as-builts will need to be provided as well as an Engineer's Certificate of final construction's compliance to the plans.		

	Project:			
	Location:			
	Prepared By:		Date:	
	Checked By:		Date:	

Site Plan Review Checklist

Y	N	N/A	Review Item	Completed By:	Checked By:
Stormwater Management Information (Engineering)					
			Best management practices	↑	
			Sites with a cumulative addition of 20,000 square feet or greater of impervious surfaces after the adoption date February 3, 2009, of this chapter are required to satisfy the performance standards - Section 28-7 (c)(2)(c)		
			Evaluate site for Protective Areas - Section 28-7 (c)(4)	↓	
			On-site or regional facility		
Other/Miscellaneous Items (Engineering)					
			Soil boring locations	SOM: REFER TO STORMWATER REPORT	
Transportation/Access/Driveway (Engineering)					
			Access restrictions		
			Driveway - BOPW approval may be required -Section 22-15(a).		
			Concrete Driveway Apron - Section 22-15(c)(1)		
			Driveway Width - Section 14-55(8)(a)1		
			Driveway Separation - Section 14-55(8)(a)3		
			Driveway (Number) - Section 14-55(8)(a)4		
			TIA Required		
			Conform to master plan		
			WisDOT long range plan		

Miscellaneous Comments:	

MULVA CULTURAL CENTER

SITE PLAN



PROJECT DIRECTORY:

CLIENT: DE PERE CULTURAL FOUNDATION, INC
Rick Bilotto, rick@theprgteam.com
Mike Van Asten, mvanasten@mulvacenter.org
Dan McKenna, dmckenna@mulvacenter.org

ARCHITECT/ENGINEER: SKIDMORE, OWINGS & MERRILL
Jorge Rovira, jorge.rovira@som.com
Alejandro Fernandez, alejandro.fernandez@som.com

VERTICAL TRANSPORTATION: FORTUNE SHEPLER SALING
Scott Shelper, scott.shelper@fs2ec.com

ACOUSTICAL DESIGN, A/V, IT, LIGHTING, SECURITY:ARUP
Ryan Biziorok, ryan.biziorek@arup.com

CODE/FIRE/LIFE SAFETY/ADA: JENSEN HUGHES
Jeff Harper, jharper@jensenhughes.com

BUILDING MAINTENANCE: LEE HERZOG
Phil Shumway, pshumway@leeherzogconsulting.com

FOOD SERVICE: CINI LITTLE
Kenneth Patronski, KPatronski@cinilittle.com

SHEET LIST:

ASK-072A	PROJECT TITLE, SHEET INDEX, LOCATION MAP
ASK-072B	PLANNING SITE PLAN
ASK-072C	PARKING COUNT SUMMARY
ASK-072D	EXTERIOR RENDERINGS
ASK-072E	SITE SURVEY
ASK-072F	UTILITY PLAN
ASK-072G	PHOTOMETRIC PLAN
ASK-072H	STAGING PLAN

PROJECT LOCATION MAP:



14.60 MUNICIPAL PLAN

SITE STATISTICS:

SITE ZONING: B-1 PDD

SITE AREA: 162,643 SF

% SITE COVERAGE (BUILDING): 18%

% OPEN SPACE: 33%

FLOOR AREA RATIO: .476 INCL. BASEMENT
.298 EXCL. BASEMENT

BUILDING STATISTICS:

BUILDING FOOTPRINT:	LEVEL 2:	20,171 SF
	LEVEL 1:	28,234 SF
	LEVEL B1:	29,031 SF

BUILDING HEIGHT: 55' FROM FF 0'-0" = 621.5
B1 = -20'0" = 601.50

PARKING SUMMARY:

REGULAR SPACES 116

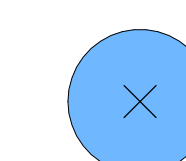
ACCESSIBLE SPACES 6

TOTAL	121
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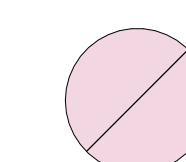
GENERAL NOTES:

1. PROJECT ELEVATIONS ARE RELATIVE TO THE DE PERE/WISCONSIN SURVEY CONTROL MARKERS (NAME) DATUM. PROJECT ELEVATION +0.00 = 621.50
2. PROJECT NORTH IS 0.6 DEGREES WEST FROM TRUE NORTH.
3. THE OWNER WILL MAKE AVAILABLE A SURVEY OF THE SITE, EXISTING UTILITIES AND EXISTING CONSTRUCTION. THE SURVEY REPRESENTS ALL CONDITIONS KNOWN TO THE OWNER. OTHER CONSTRUCTION, OF WHICH NO RECORDS ARE AVAILABLE, MAY BE ENCOUNTERED. THE CONTRACTOR SHALL FORMULATE HIS OWN CONCLUSIONS AS TO THE EXTENT OF SUCH CONSTRUCTION, AND SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IF THE SURVEY APPEARS TO BE AT VARIANCE WITH THE ACTUAL CONDITIONS ENCOUNTERED. THE SURVEY WAS PREPARED BY THE FOLLOWING SURVEYOR: TRONNES SURVEYS (1976) LTD.
4. FINAL LOCATION AND IDENTIFICATION OF VEGETATION TO BE CONFIRMED IN FINAL SOFTSCAPE APPROVAL.

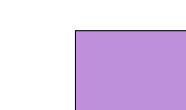
LEGEND:



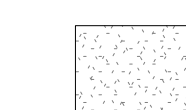
LOW LEVEL SITE LIGHTING



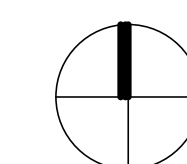
HIGH LEVEL SITE LIGHTING



EXTERIOR SIGNAGE



GRASS, GROUNDCOVER, TREES



PROJECT NORTH (0.6
DEGREES FROM TRUE
NORTH)

PARKING CALCULATIONS

Based on De Pere Code Ordinance 14-56: Specific Requirements for Off-Street Parking

3. Public Libraries, Art Galleries, Museums, and Aquariums: 1 Parking Space shall be provided for each 2 employees, plus 1 parking space per 400 SF, or fraction thereof, of gross floor area.

REQUIREMENTS

PUBLIC SPACES
(GROSS AREA)

Level 2 Area: 14,815 SF
Level 1 Area: 20,434 SF
B1 Area: 310 SF

TOTAL: 35,559 SF

35,559/400 = 90 Spaces

STAFF SPACES
(BY NUMBER OF STAFF)

35 Staff Members

NOTE: 35 is an estimation of the highest number of staff in the building for common use. This number may change, most likely to a lower estimation.

35/2 = 18 Spaces

PROVIDED

TOTAL REQUIRED SPACES: 108 Spaces
TOTAL PROVIDED SPACES: 121 Spaces

AREA CHART

	<u>PUBLIC OCCUPIEABLE SPACES</u>	<u>STAFF SPACES</u>	<u>BOH AND SERVICE SPACES</u>	<u>TOTAL</u>
<u>LEVEL 2</u>	14,815 SF	0 SF	5,356 SF	20,171 SF
<u>LEVEL 1</u>	20,434 SF	1,982 SF	5,818 SF	28,234 SF
<u>LEVEL B1</u>	310 SF	907 SF	27,814 SF	29,031 SF
<u>TOTAL</u>	35,559 SF	2,889 SF	38,988 SF	77,436 SF



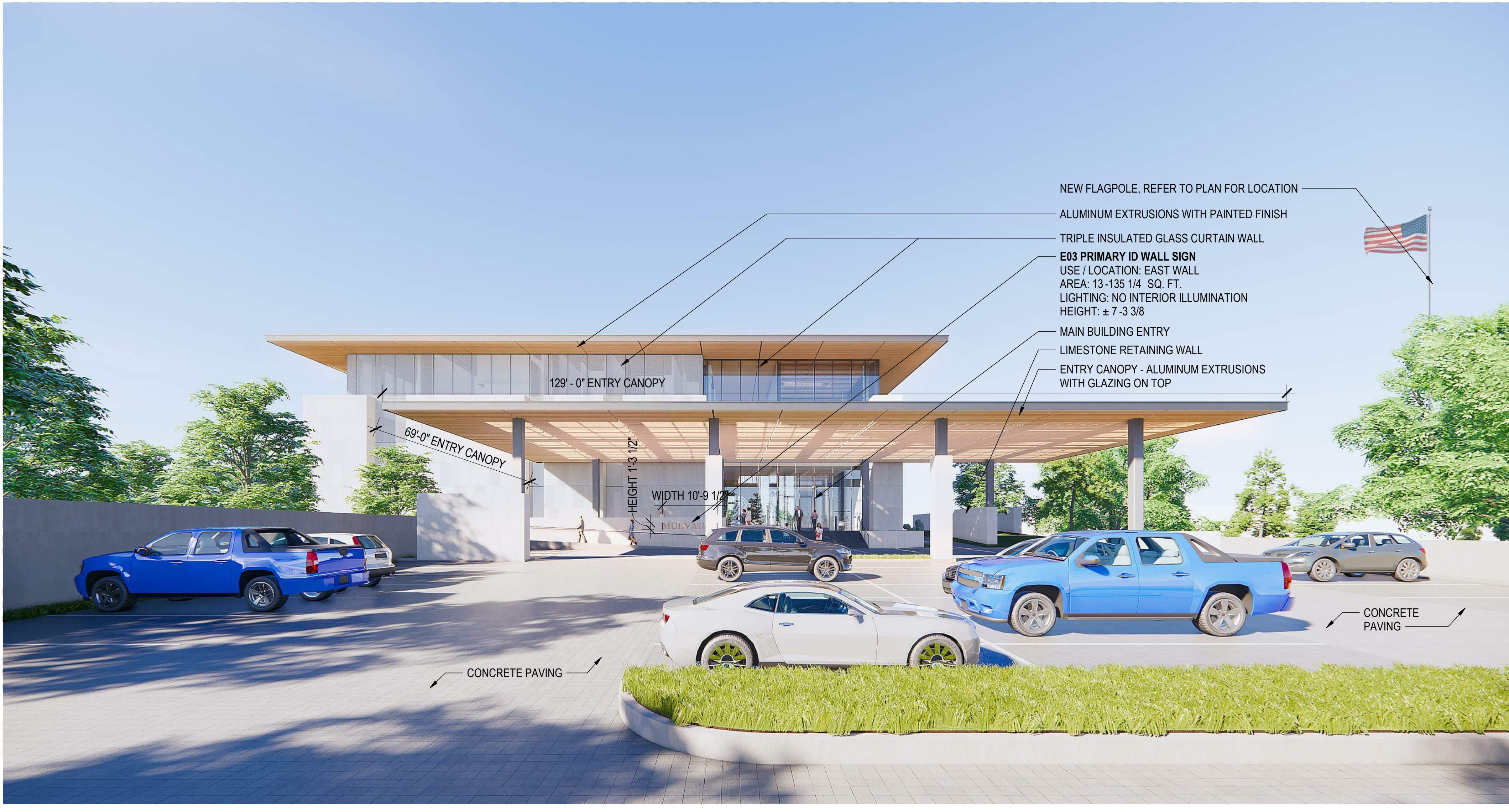
3 WEST EXTERIOR RENDERING



1 NORTH EXTERIOR RENDERING



4 SOUTH EXTERIOR RENDERING



2 EAST EXTERIOR RENDERING

SCALE
1"=20'

DRAWN BY
BAR

Site Survey

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

Mulva Cultural Center

PROJECT NO.
P-7516

SHEET NO.
1 of 1

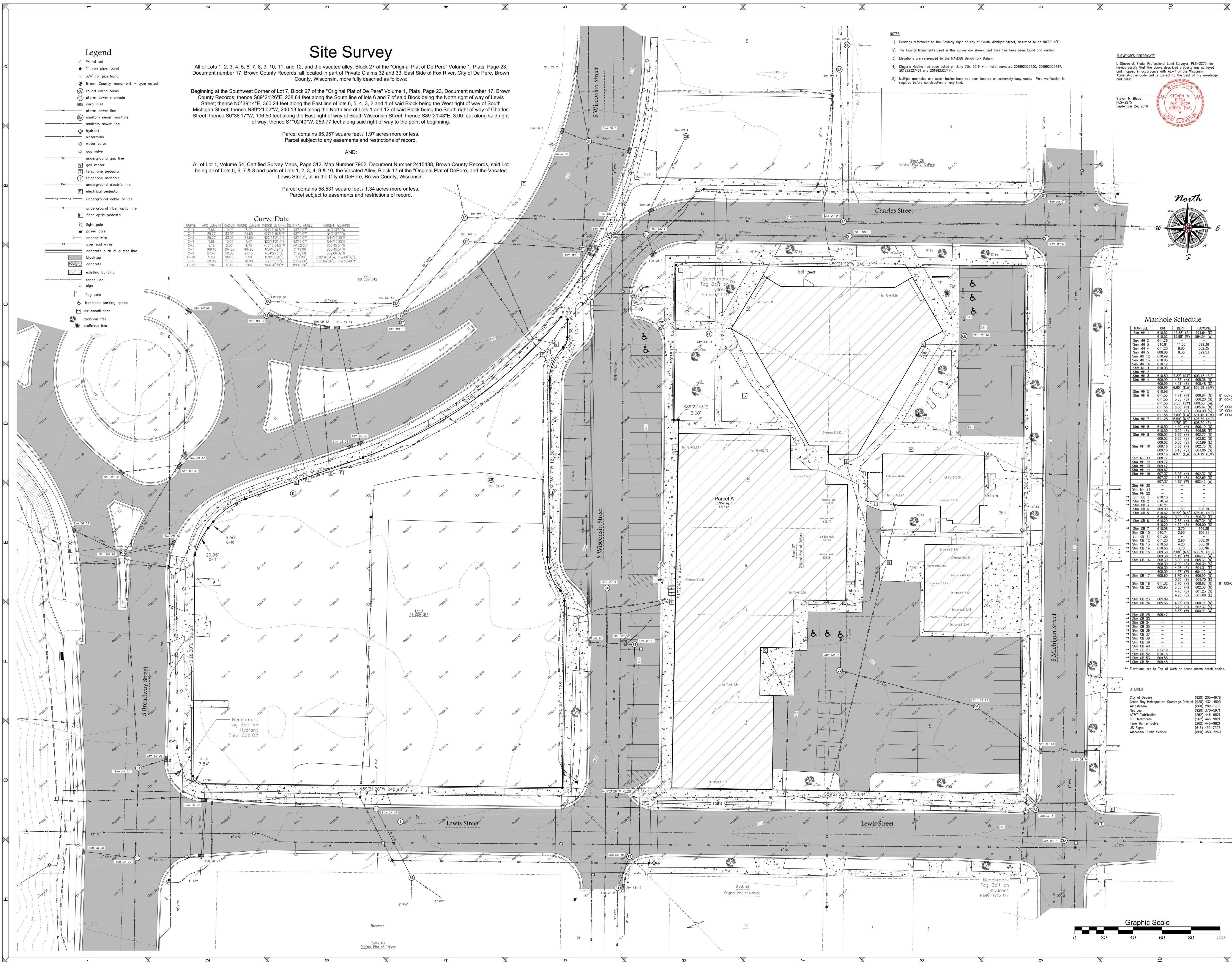
DRAWING NO.
O-163

SHEET TITLE

ASK-072E REV01

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Packet Pg. 51



SHEET TITLE
SITE SURVEY

SHEET NO.

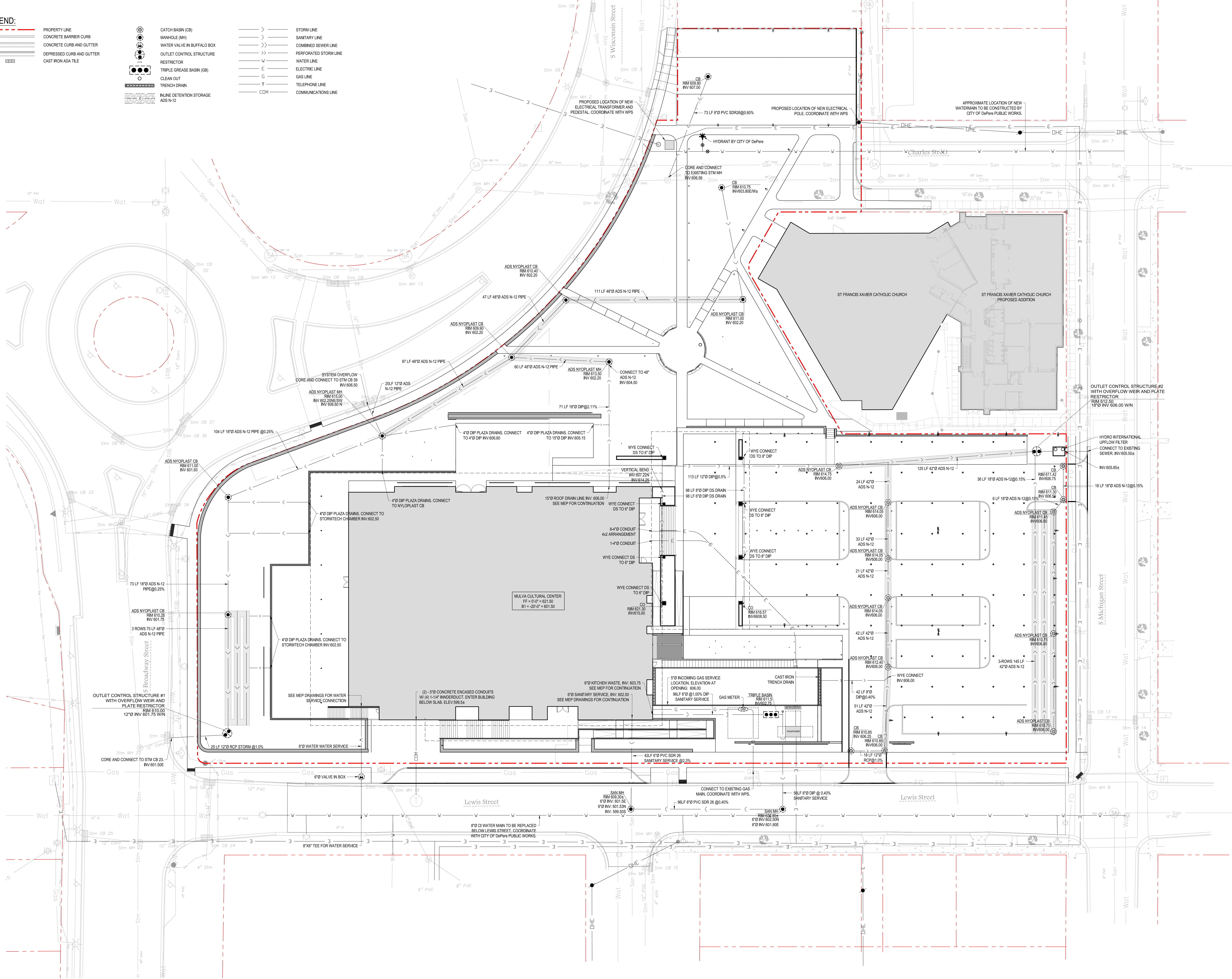
ASK-072E REV01

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Packet Pg. 51

LEGEND:

	PROPERTY LINE		STORM LINE
	CONCRETE BARRIER CURB		SANITARY LINE
	CONCRETE CURB AND GUTTER		COMBINED SEWER LINE
	DEPRESSED CURB AND GUTTER		PERFORATED STORM LINE
	CAST IRON ADA TILE		WATER LINE
	CATCH BASIN (CB)		ELECTRIC LINE
	MANHOLE (MH)		GAS LINE
	WATER VALVE IN BUFFALO BOX		TELEPHONE LINE
	OUTLET CONTROL STRUCTURE		COMMUNICATIONS LINE
	RESTRICTOR		
	TRIPLE GREASE BASIN (GB)		
	CLEAN OUT		
	TRENCH DRAIN		
	INLINE DETENTION STORAGE ADS N-12		



1 SITE UTILITY PLAN
1" = 20'-0"

2020-10-26 Arup
Mulva Cultural Center - Photometric Site Plan

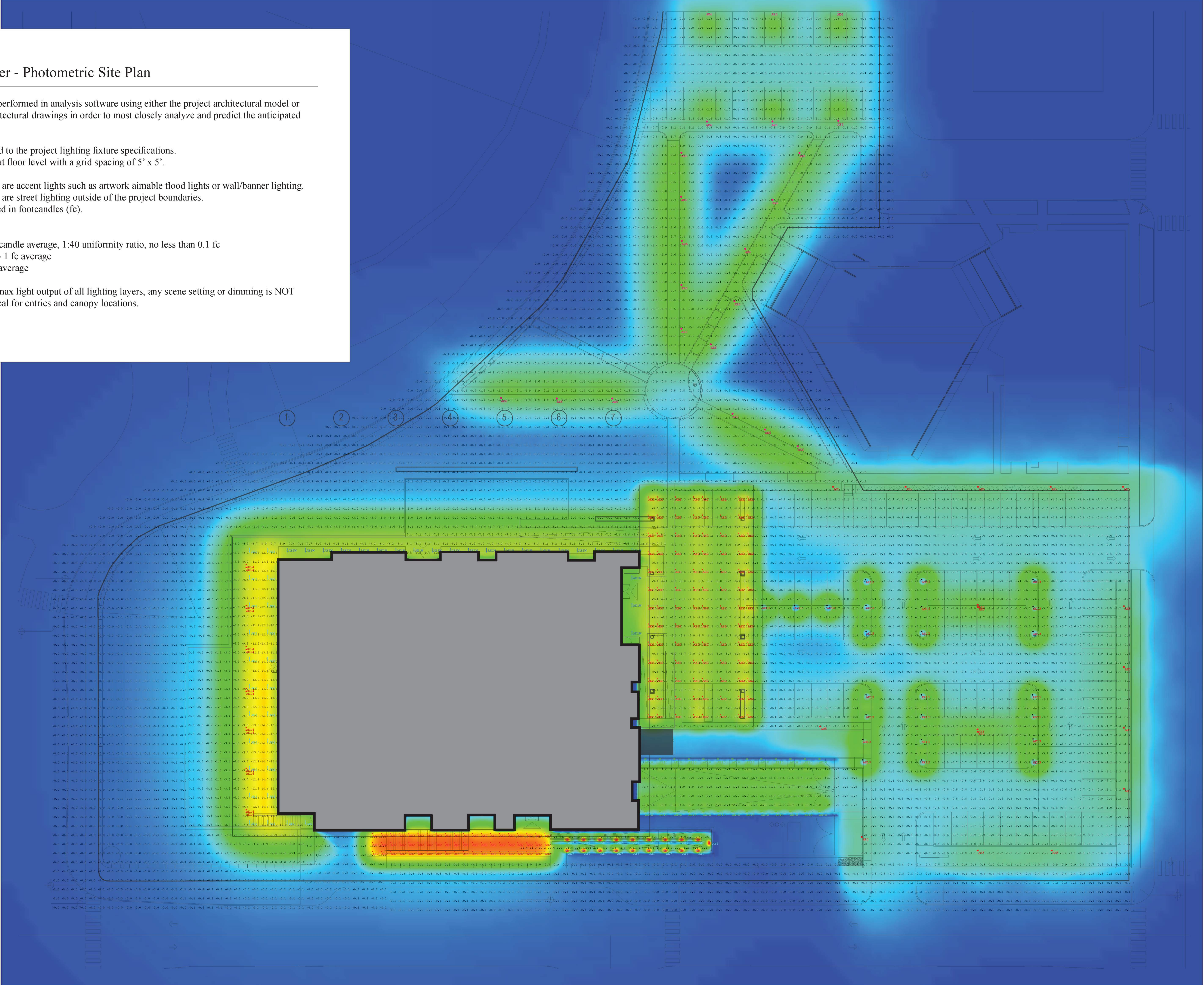
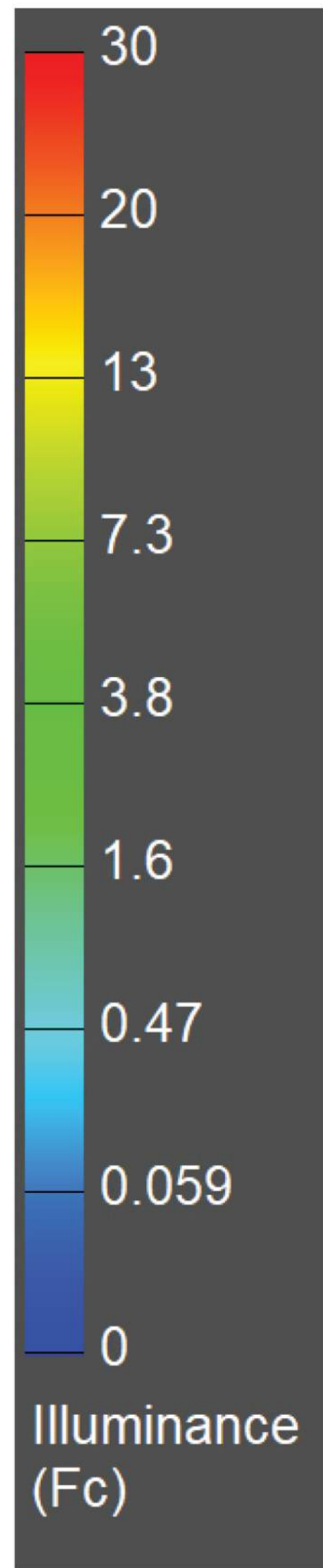
Illuminance calculations were performed in analysis software using either the project architectural model or modeled from the issued architectural drawings in order to most closely analyze and predict the anticipated light levels.

Lighting fixture tags correspond to the project lighting fixture specifications.
Calculation planes are located at floor level with a grid spacing of 5' x 5'.

Excluded from the calculations are accent lights such as artwork aimable flood lights or wall/banner lighting.
Excluded from the calculations are street lighting outside of the project boundaries.
Illuminance values are displayed in footcandles (fc).

Illuminance Design Targets:
Egress Paths/Walkways: 1 footcandle average, 1:40 uniformity ratio, no less than 0.1 fc
Uncovered Parking Areas: 0.5 - 1 fc average
Entry Canopy/Entries*: 3-5 fc average

*Lighting is modeled to show max light output of all lighting layers, any scene setting or dimming is NOT illustrated. Scene settings typical for entries and canopy locations.







City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

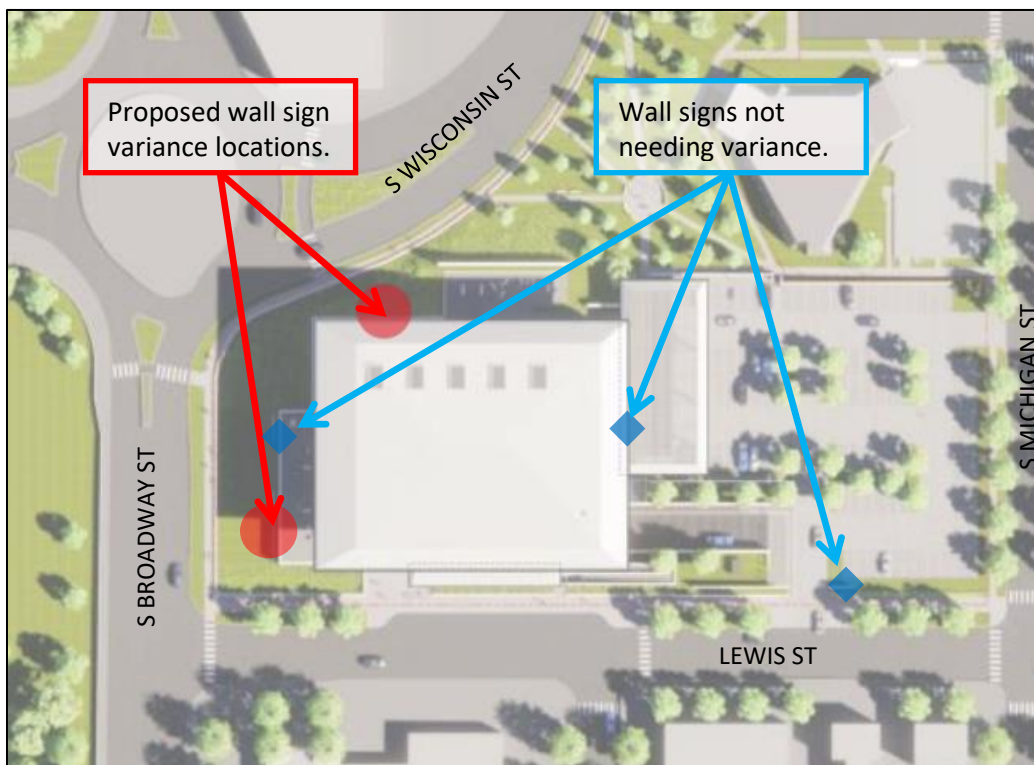
SUBJECT: Consideration and possible action regarding a variance to permit two additional wall signs on a proposed cultural center B-1 District at 221 S Broadway ST (Parcel ED-812).

ATTACHMENTS:

- 11-23-20 PC Report - Sign Variance (DOCX)
- MCCD_2020.10.16_Ext Signage Zoning email(PDF)

- Item 7: Consideration and possible action regarding a variance to permit two additional wall signs on a proposed cultural center B-1 District at 221 S Broadway ST (Parcel ED-812).

SITE MAP



REQUESTED ACTION: Sign Variance Request.

Two wall-mounted signs for a proposed cultural center in the proposed rezoned B-1 District:

1. *A wall sign for changeable exhibition graphics on the north façade, facing S Wisconsin ST and B-1 PDD Business.*
2. *A wall sign for changeable exhibition graphics on the west façade, facing S Broadway ST and B-1 Wells Park.*

See the related rezoning staff report for general property information.

PROJECT REVIEWS:

This petition reflects a request for a **sign variance**; however, there are several related project reviews being simultaneously requested to allow for a cultural center development, as follows:

Plan Commission and Common Council Review –

- **Rezoning** from B-1 PDD and R-4 to B-1 for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST.

Plan Commission only review –

- **Traffic Impact Analysis (TIA)** for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST.

- **Site Plan** for 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST.
- **Sign Variance** for 221 S Broadway ST to allow for two additional wall signs

STAFF REVIEW:

In October 2020, City Development Services recognized that two of 13 signs, proposed for the exterior of a cultural center will be denied due to size and potential location if the property is successfully rezoned to B-1 (a rezoning is in progress). The two wall mounted signs would be denied for the following reasons (in summary):

- **Number of permitted signs** -- Per Municipal Code Section 98-15(e), B-1 zoned properties in the Main Street Overlay District are permitted to have up to four signs (less directional signs).
 - The site has three proposed name identification signs.
 - The site also has eight proposed directional signs.
 - One of the two additional wall signs are not permitted without a variance as the total will be five wall signs.
- **Signage square footage** -- Per Municipal Code Section 98-15(e), the maximum square footage for each wall sign is 50 SF.
 - The north-facing wall sign is ~642 SF.
 - The west-facing wall sign is ~349 SF.
 - The signs are designed for changeable exhibit graphics. Signage of this nature for large scale modern cultural centers/museums is not specifically addressed in the Sign Ordinance, thus the signs are not permitted without a variance.
- **Maximum signage height** -- Per Municipal Code Section 98-15(e), the maximum sign height is below the height of second-floor windows or 20', whichever is less.
 - The top of the sign facing S Wisconsin ST is ~29' high. Signage exceeding the second floor for large scale modern cultural centers/museums is not specifically addressed in the Sign Ordinance, thus the signs are not permitted without a variance.
 - The top of the sign facing S Broadway is less than 9' high. Sign height for this sign is not part of the variance request.

Variance Request, in Summary:

1. Sign Facing North (S Wisconsin ST).
 - a. Sign square footage of ~642 SF, exceeding 50 SF.
 - b. Sign height of ~29', exceeding 20' high.
2. Sign facing west (Broadway ST).
 - a. Sign square footage of ~349 SF, exceeding 50 SF.
 - b. The fifth sign, exceeding the maximum number of four signs on the entire site.

Rendering of proposed wall sign facing north (S Wisconsin ST).



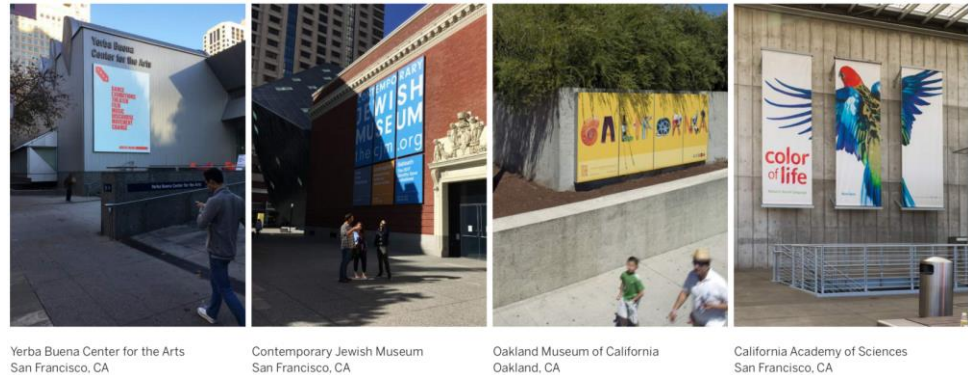
Rendering of proposed wall sign facing west (S Broadway ST).



Rendering of BOTH above proposed wall signs (view from roundabout).



Samples of four cultural center/museum locations that use similar signage.



When reviewing a sign variance, the following five hardship criteria must adequately be addressed, per Municipal Code 14-27(3). The response to each criterion is listed in italics:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
 - *The Sign Ordinance allows for a maximum of four signs per property. The subject property, once all parcels and vacated streets are combined, will sit on nearly two city blocks. The large size of the lot for one building/business, and the large building facing four street blocks, makes a limitation of four signs impractical.*
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications.
 - *The uniqueness is related to the proposed use for the property. The Sign Ordinance has a maximum size for signage and was written for small and mid-sized buildings with typical and traditional designs. The Sign Ordinance does not address the specialized needs of a large scale cultural center / museum, nor does the Sign Ordinance address the needs of a modern designed building that may be different from a traditional building.*
3. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property.
 - *The Sign Ordinance has a temporary sign section that allows for the property to have a 32 SF sign for 30 days, up to three times per year. The Sign Ordinance does not provide any direction for a large scale cultural center /museum that is in need of changeable exhibition graphics on the façade of the building.*
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in

which the property is located.

- *The two proposed signs face B-1 zoned property to the north and west. The signs are to be attached to a proposed cultural center on the property, which exceeds the required 0' building setback criteria for the B-1 District. Internal lighting is not proposed. Signage is allowed to be external or halo lit.*
5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- *The signage is proposed to be attached to the building façade and the final sign design will require a signage permit(s) from the City Inspection Division to verify compliance with the Sign Ordinance.*

In combination with a rezoning notification, staff notified property owners within 100 feet of the variance request site. No public comments were received at the time this report was written.

REVIEW PROCESS:

For sign variance applications, the Plan Commission reviews the variance and hardship criteria and makes a final decision. Sign variances are not reviewed by the Common Council.

STAFF RECOMMENDATION:

Staff does not provide recommendations for variance requests. Rather, staff provides report information regarding potential Code compliance, potential Code violations, and potential hardships.

Plan Commission should specifically identify the hardship(s) if a recommendation of approval is made. For example, consider referencing Items #1, #2, and #3 from the hardship section of the 'Staff Review.'

MULVA CULTURAL CENTER

EXTERIOR SIGNAGE

10/16/2020



PROJECT DIRECTORY:

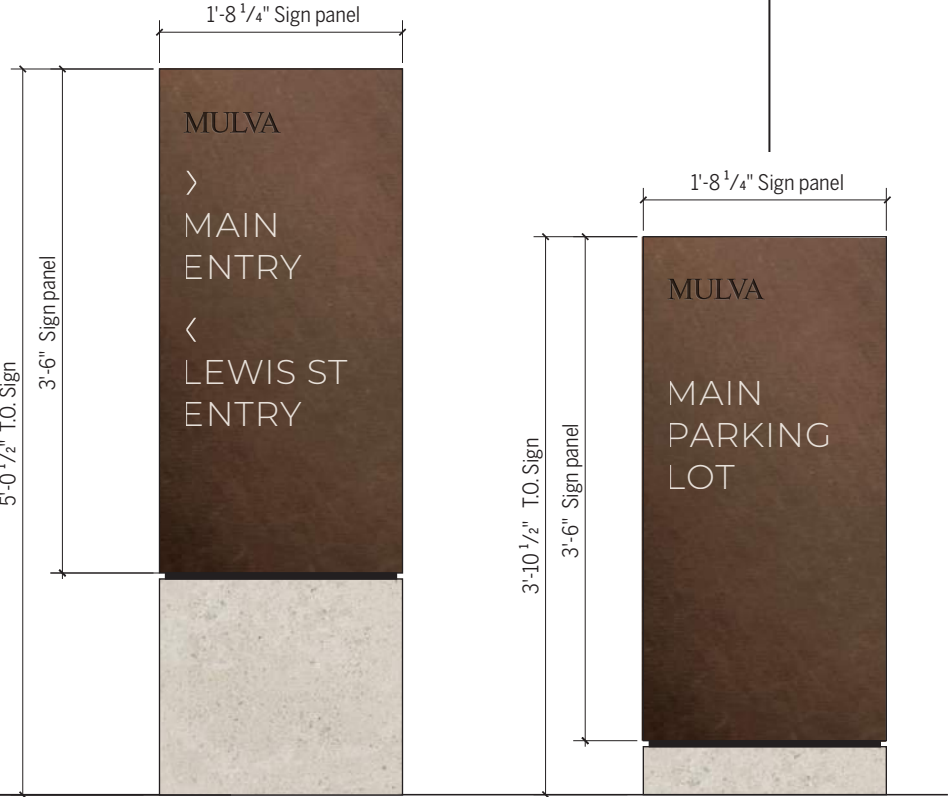
CLIENT	DE PERE CULTURAL FOUNDATION, INC
ARCHITECT/ENGINEER:	SKIDMORE, OWINGS & MERRILL
VERTICAL TRANSPORTATION:	FORTUNE SHEPLER SALING
ACOUSTICAL DESIGN, A/V, IT, LIGHTING, SECURITY:	ARUP
CODE/FIRE/LIFE SAFETY/ADA:	JENSEN HUGHES
BUILDING MAINTENANCE:	LEE HERZOG
FOOD SERVICE:	CINI LITTLE

SHEET LIST:

GSK-001A	PROJECT TITLE, SHEET INDEX, LOCATION MAP
GSK-001B	E01 DIRECTIONAL SIGN
GSK-001C	E02 PRIMARY ID WALL SIGN
GSK-001D	E03 PRIMARY WALL ID SIGN
GSK-001E	E04 PRIMARY WALL ID SIGN
GSK-001F	E13 DIRECTIONAL SIGN
GSK-001G	G01 EXHIBITION GRAPHICS
GSK-001H	G02 EXHIBITION GRAPHICS
GSK-001I	PRECEDENT GRAPHICS AT SIMILAR INSTITUTIONS

PROJECT LOCATION MAP:





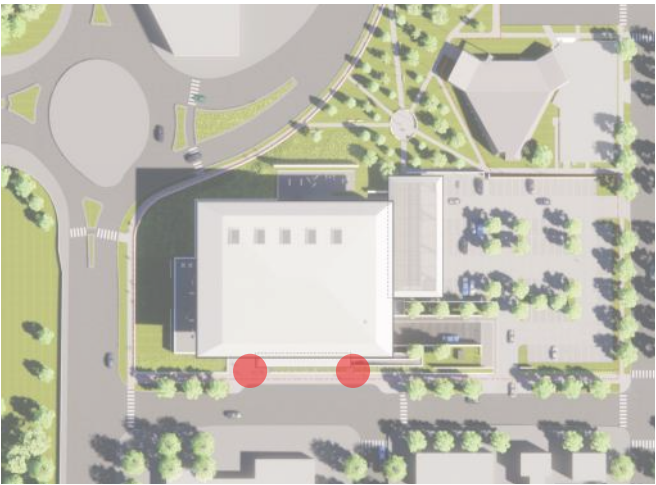
E01
DIRECTIONAL SIGN

USE / LOCATION
Parking entrances and site decision points

AREA
5'-130 1/2" sq. ft.

LIGHTING
No interior illumination

HEIGHT
5'-0 1/2"
3'-10 1/2"





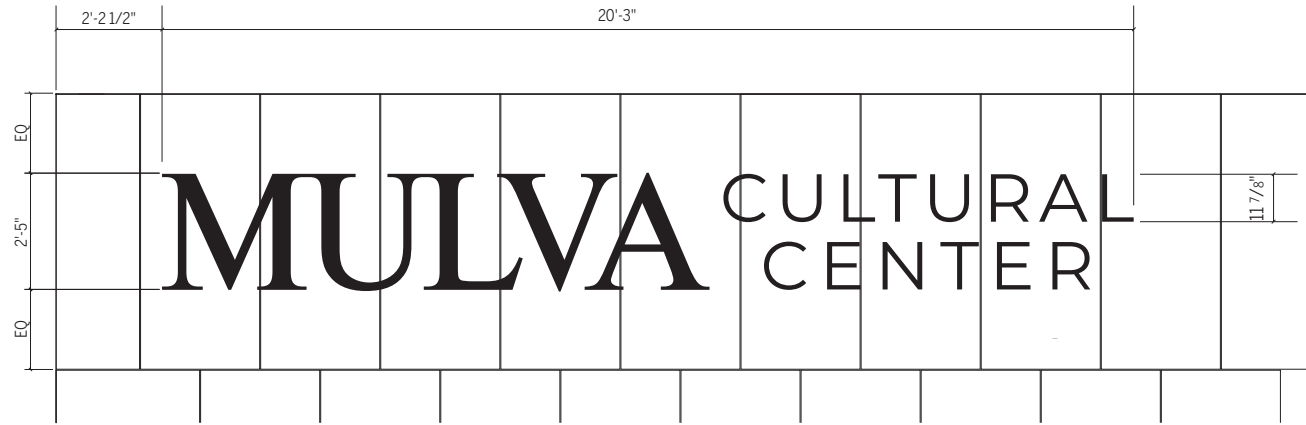
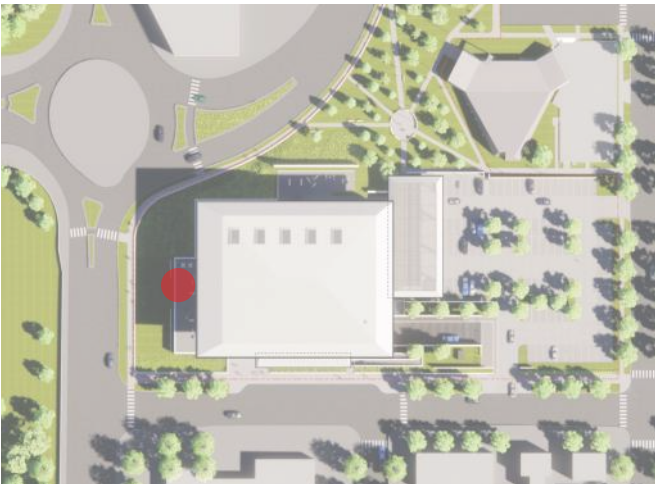
E02
PRIMARY ID
WALL SIGN

USE / LOCATION
West Plaza Wall

AREA
48'-135" sq. ft.

LIGHTING
No interior illumination

HEIGHT
± 8'-10 1/8"





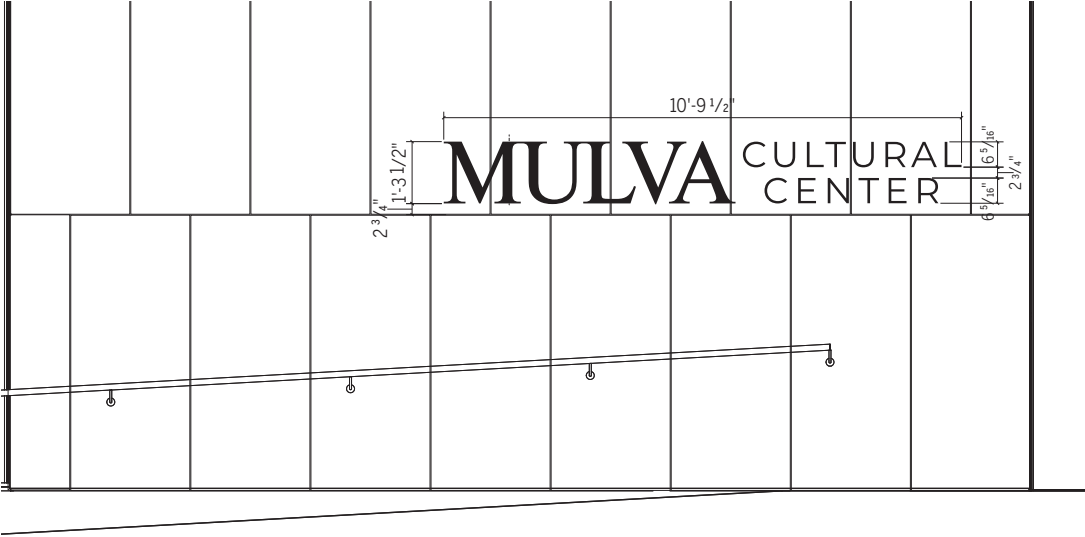
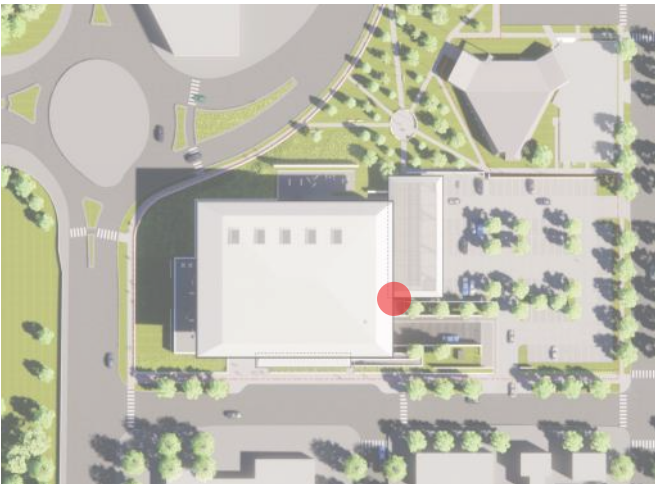
E03
PRIMARY ID
WALL SIGN

USE / LOCATION
East Wall

AREA
13'-135 1/4" sq. ft.

LIGHTING
No interior illumination

HEIGHT
± 7'-3 3/8"





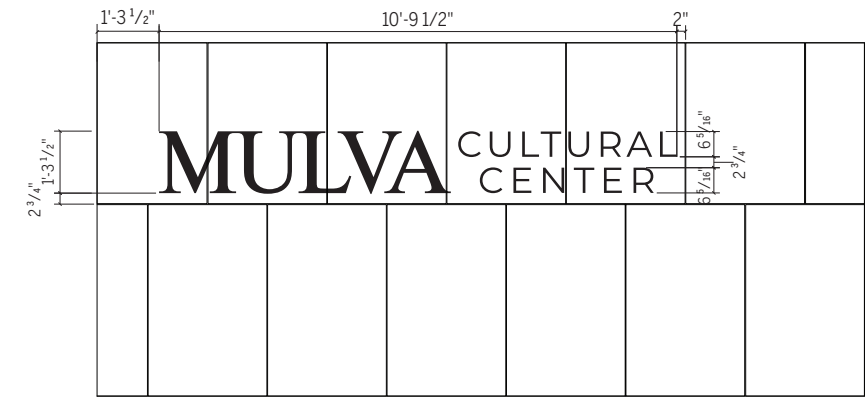
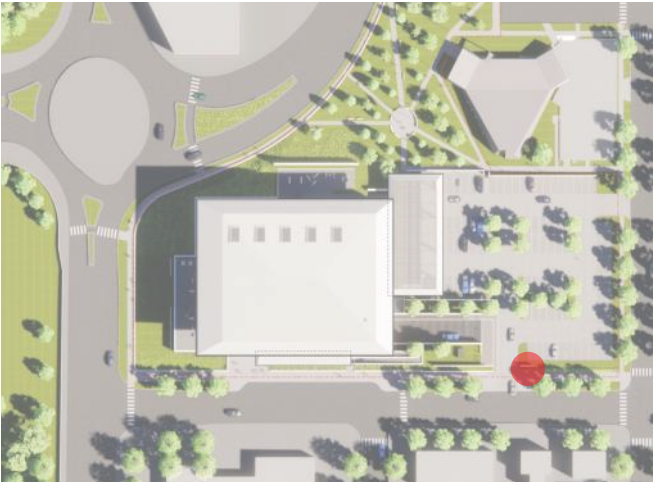
E04
PRIMARY ID
WALL SIGN

USE / LOCATION
Parking Entry Wall

AREA
13'-135 1/4" sq. ft.

LIGHTING
No interior illumination

HEIGHT
± 5'-6 1/4"



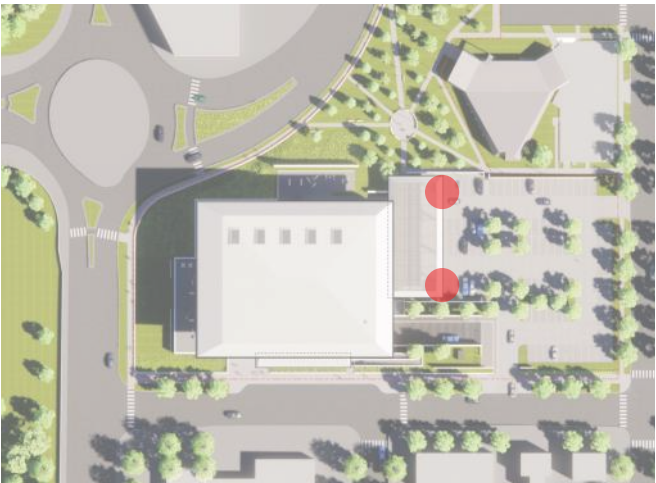
E13
DIRECTIONAL SIGN

USE / LOCATION
Accessible parking stall

AREA
1'-24" sq. ft.

LIGHTING
No interior illumination

HEIGHT
5'-6"





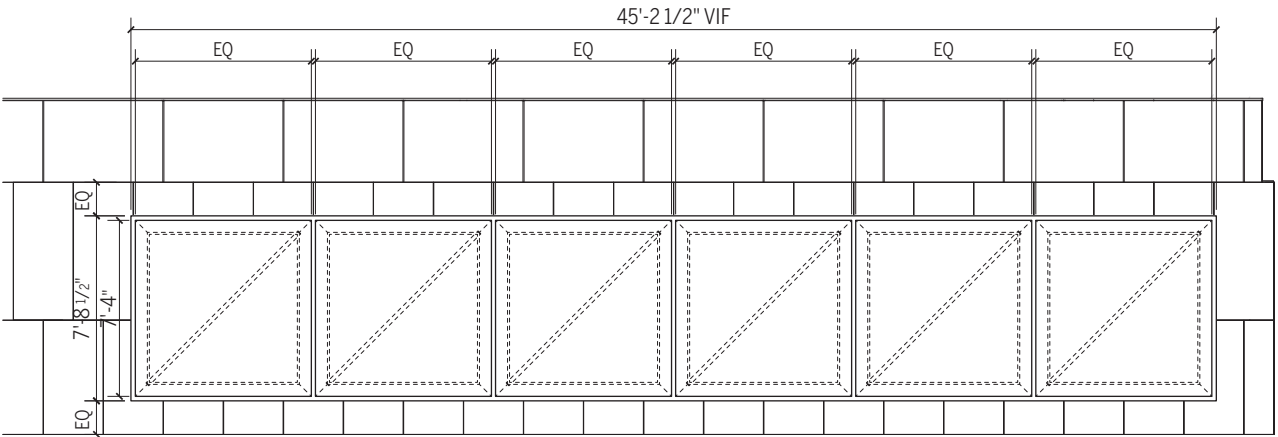
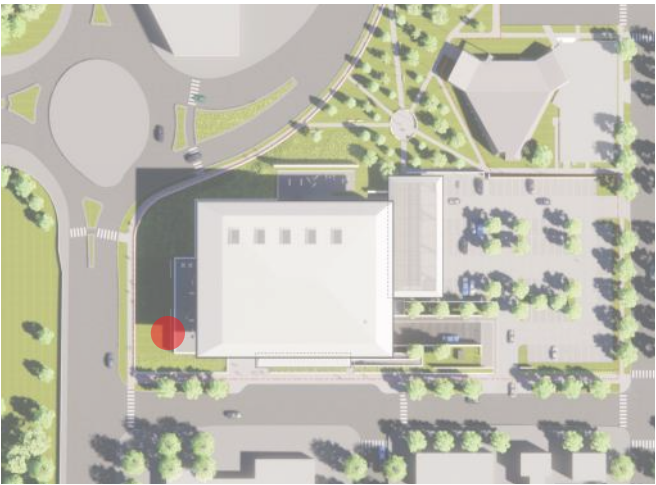
G01
EXHIBITION GRAPHICS

DESCRIPTION
Changeable graphics identifying
current exhibitions

AREA
322'-95 11/16" sq. ft.

LIGHTING
No interior illumination

HEIGHT
± 8'-10 1/8"





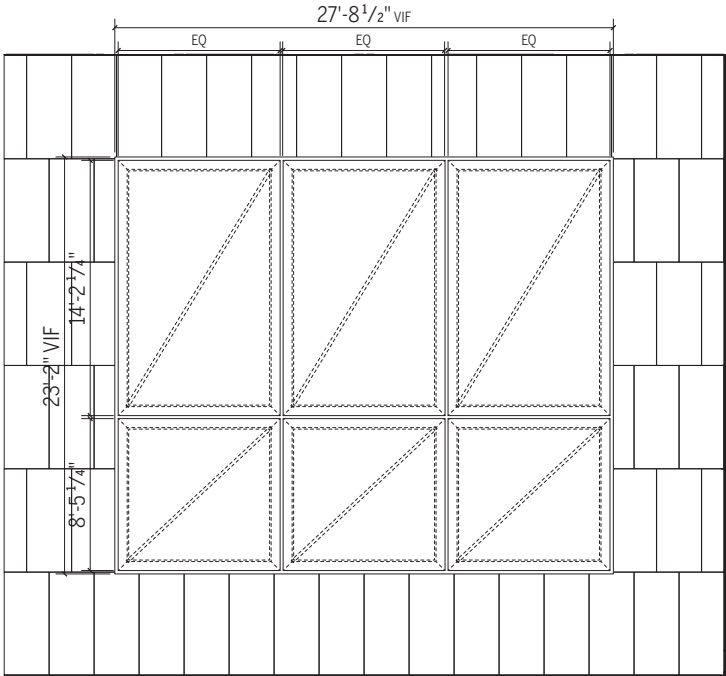
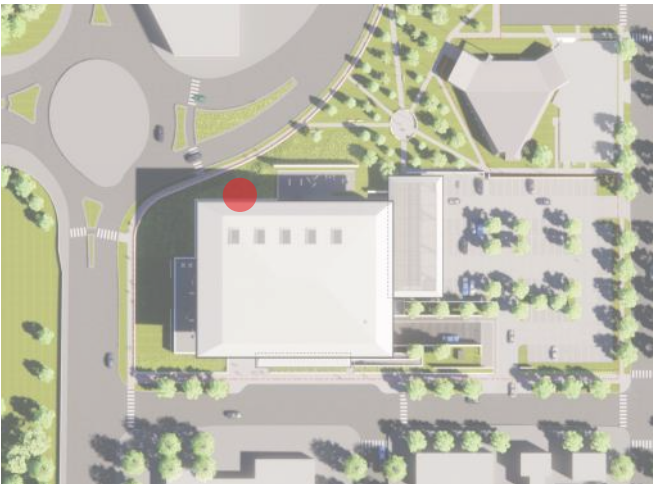
G02
EXHIBITION GRAPHICS

DESCRIPTION
Changeable graphics identifying
current exhibitions

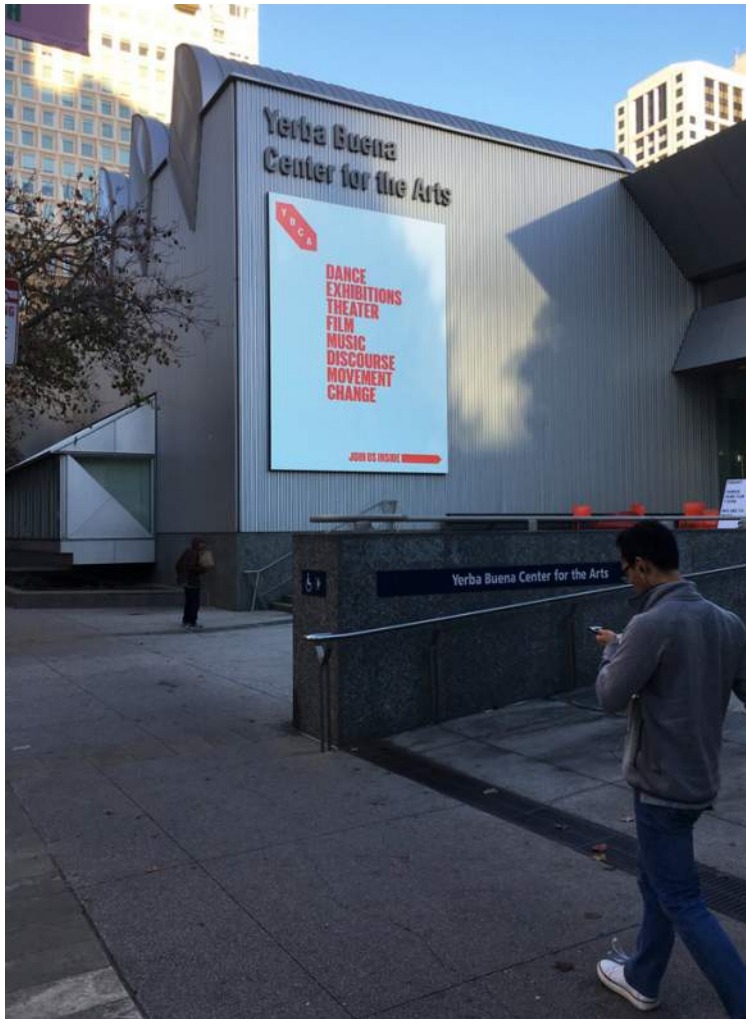
AREA
610'-126" sq. ft.

LIGHTING
No interior illumination

HEIGHT
± 28'-9 5/8"



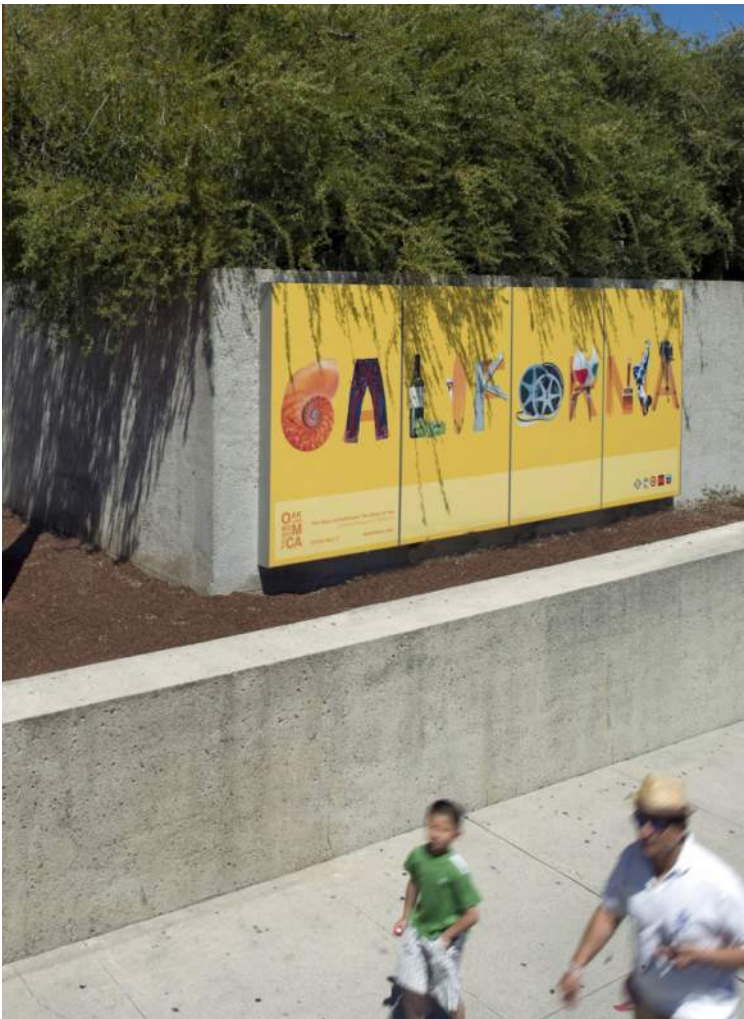
PRECEDENT GRAPHICS AT SIMILAR INSTITUTIONS



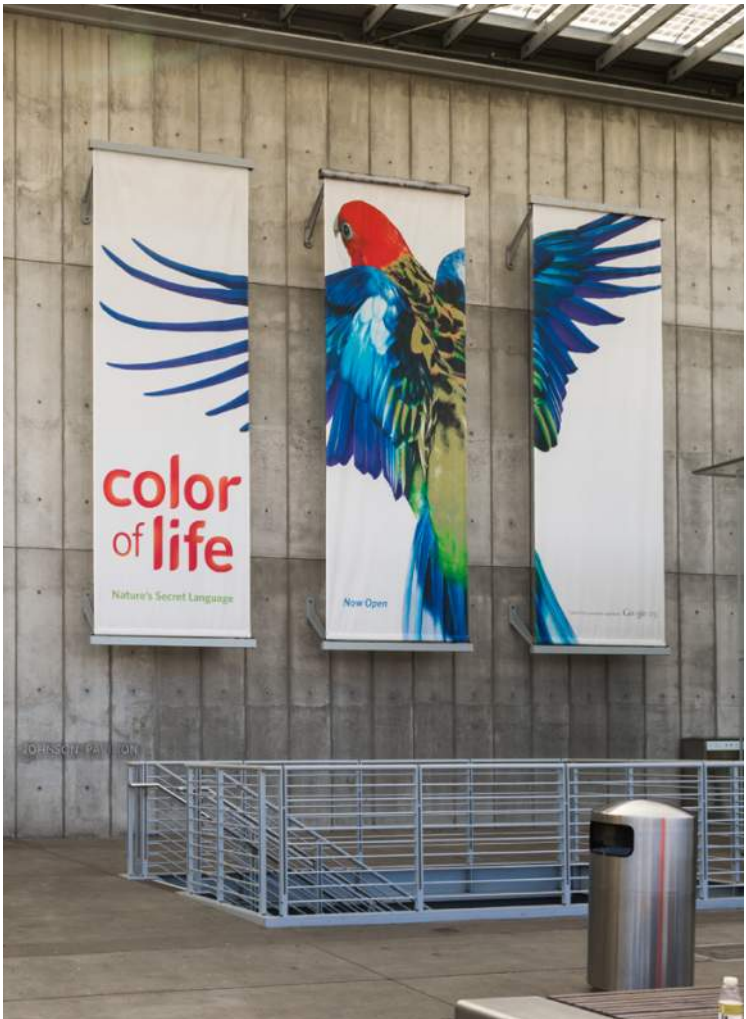
Yerba Buena Center for the Arts
San Francisco, CA



Contemporary Jewish Museum
San Francisco, CA



Oakland Museum of California
Oakland, CA



California Academy of Sciences
San Francisco, CA



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 23, 2020

DEPARTMENT: Planning

FROM: Daniel Lindstrom

SUBJECT: Consideration and possible action regarding a rezoning request from R-1 Single Family Residence to I-B-2 Industrial Business 2 at the southern end of American Boulevard (parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2).*

ATTACHMENTS:

- 11-23-20 PC Report -West Business Park Expansion (Garrity) (DOCX)
- Application Form and attachments (PDF)
- CurrentZoning (PDF)
- Proposed Rezoning (PDF)

- Item 8:** Staff recommendation and possible action regarding a rezoning request from R-1 Single Family Residence to I-B-2 Industrial Business 2 at the southern end of American Boulevard (parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2).*

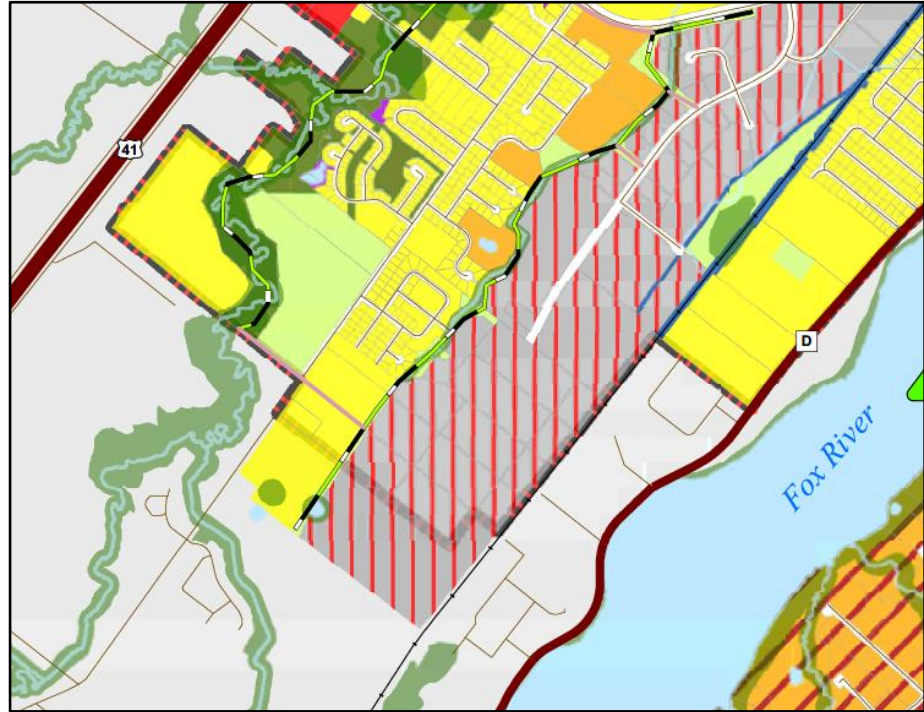
SITE MAP



- REQUESTED ACTION:** Rezoning Request.
Rezone all of Parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2 from R-1 (Single Family Residence District) to Industrial Business Two (I-B-2)
- COMMON DESCRIPTION:** Southern end of American BL in the West De Pere Business Park
- PARCEL NUMBERS:** WD-2021 (Owner: R & M GARRITY FARM LLC)
WD-L482-2 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L483-1 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L484-1 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L485 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L486 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L510 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L511 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L514 (Owner: GARRITY FAMILY REAL ESTATE LLC)
WD-L515 (Owner: GARRITY FAMILY REAL ESTATE LLC)
- SURROUNDING LAND USES:** North: Farm/Agricultural Lands, WPS Station, and business park uses (I-B-2)
South: Farm/Agricultural Lands (Town of Lawrence)

East: CN Railroad and single-family residential (Town of Lawrence)
West: Single-family residential, multi-family residential, stormwater pond, and farm/Agricultural Lands (R-1, R-3, I-B-2 PDD)

COMPREHENSIVE PLAN: The 2010 Comprehensive Plan text and the Future Land Uses Map (Figure 2-6) identify future land use as Business Park Uses



The proposed business park use is in accordance with the the Comprehensive Plan Future Land Use Map, reflecting desired development patterns.

APPLICANT / OWNER:

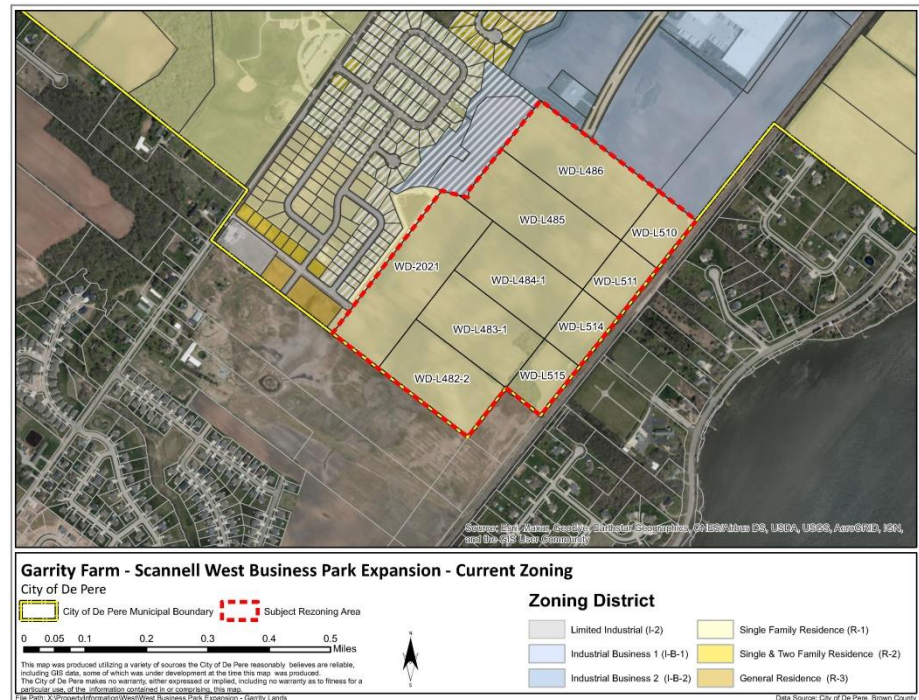
Applicant:
SCANNELL PROPERTIES, LLC
Zachary Zweifler, Development Associate
Authorized Representative
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN, 46240

Owners:
GARRITY FAMILY REAL ESTATE LLC
Patricia Beaumia
Authorized Representative
3173 Trentonn Lane
Green Bay, WI 54313

R & M GARRITY FARM LLC
Patricia Beaumia
Authorized Representative
3173 Trentonn Lane
Green Bay, WI 54313

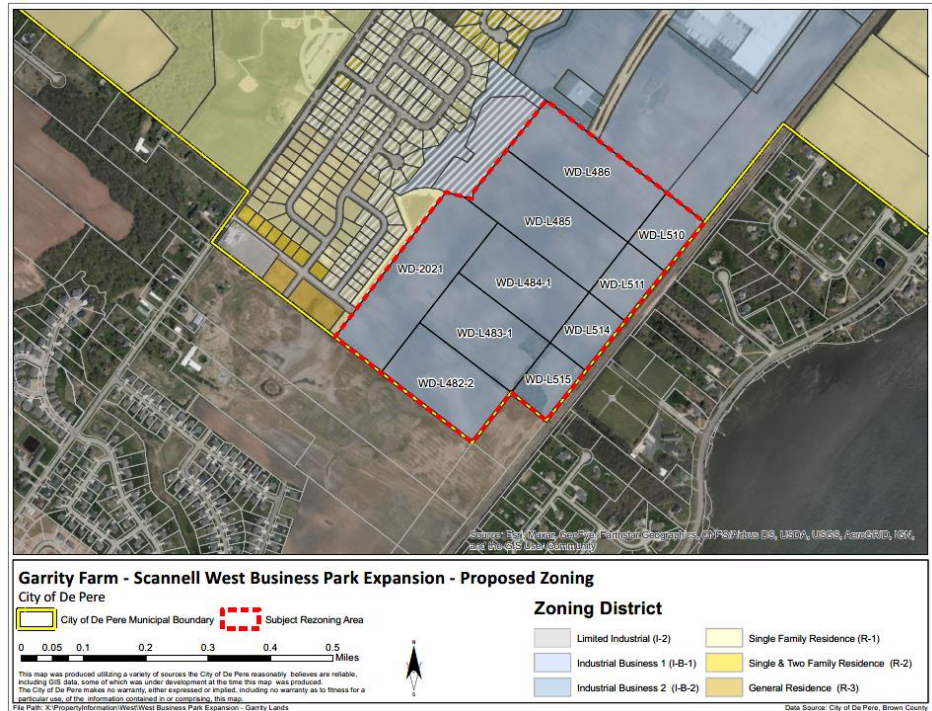
EXISTING ZONING:

R-1 - Single Family Residence District



PROPOSED ZONING:

I-B-2 – Industrial Business 2 District



PROJECT REVIEWS:

This petition reflects a request for a rezoning of the lands to match the current business park and comprehensive plan.

STAFF REVIEW:

With this request, the applicant proposes rezoning of all 10 parcels from R-1 Single Family Residential to Industrial Business Two (I-B-2) to match the

existing business park and Comprehensive Plan.

Typically, the City has been the land owner to the business park properties and this is the first large scale private development of business park properties in the City of De Pere business parks and tax increment districts. Scannell Properties is a privately owned real estate development and investment company that focuses on build-to-suit and speculative development projects throughout the United States, Canada and Europe. More information about the company can be found here: <https://www.scannellproperties.com/about>.

It is anticipated that the applicant will present individual projects as either build-to-suit or speculative development projects on a case by case basis with the Plan Commission, similar to if the City of De Pere was the land owner. The City also anticipates working with the applicant to continue the extension of American Boulevard. These are later steps in the process. The zoning code does provide assurances to buffer non-residential uses from residential zoned lands bedevloped to the west. The applicant has stated it is important to buffer the business park uses from the residential uses and proposes to offer smaller uses and proposes similar sized commercial uses as those built around American Court.

Site History

After an air photo review from 1936 to 2020, the site continues to be managed as a farm fields for agricultural operations.

Neighbor Outreach

All property owners within 300 feet of the subject area have been notified of this application.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the December 15, 2020 Common Council meeting prior to a final decision by the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2 at the southern end of American Boulevard from R-1 - Single Family Residence District to I-B-2 – Industrial Business 2 District., subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

	CITY OF DE PERE APPLICATION FOR REZONING	Fee: \$ 305.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Scannell Properties, LLC	Authorized Representative Zachary Zweifler	Title Development Associate	
Mailing Address 8801 River Crossing Boulevard, Suite 300	City Indianapolis	State IN	ZIP Code 46240
Email Address	Phone Number (incl. area code) 763-331-8857	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) Garrry Fmly RE AND R&M Garrry Farm	Contact Person Patricia Beaumia	Title	
Mailing Address 3173 Trenton Lane	City Green Bay	State WI	ZIP Code 54313
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description North of the Town of Lawrence and West of CN Railroad	Parcel Number(s): See attached.
--	--

SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-1 -SINGLE FAMILY RESIDENCE		
Proposed Zoning:	I-B-2 INDUSTRIAL BUSINESS 2		
Adjacent Zoning: North I-B-2	Adjacent Zoning: South Town of Lawrence	Adjacent Zoning: West Town of Lawrence	Adjacent Zoning: East R-1 PDD
Present Use of Parcel	Agricultural lands		
Proposed Use of Parcel	Manufacturing, Assembly, Distribution, Storage		

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) Zachary Zweifler	Title Development Associate	Phone Number 763-331-8857
Signature of Applicant 		Date Signed November 13, 2020

Attached additional sheets if necessary.

November 13, 2020

Letter of Intent

Applicant/Developer: Scannell Properties, LLC
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Property: Parcels WD L-482-2, WD L-483-1, WD L-484-1, WD L-485, WD L-486, WD L-510, WD L-511, WD L-514, WD L-515, and WD-2021 City of De Pere, WI

Proposed Use:

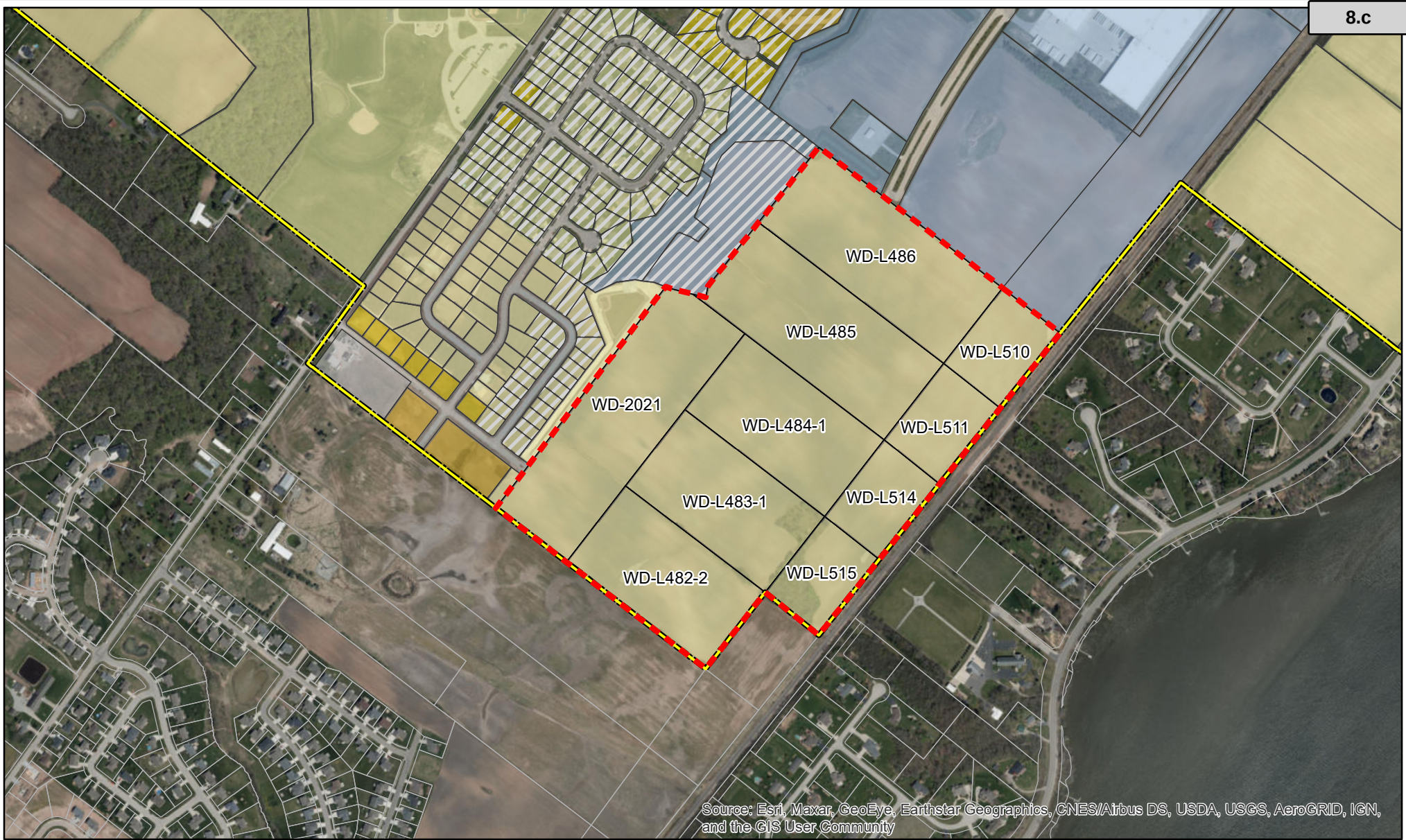
Scannell Properties has agreed to acquire approximately 105.4 north of the Town of Lawrence and west of CN Railroad, subject to zoning approvals. The planned construction would consist of multiple buildings in a continuation of the existing Business Park with appropriate truck docks, trailer storage, and employee parking.

Existing Zoning: Single Family Residence (R-1)

Existing Future Land Use: Business Park

Zoning Classification Requested: Industrial Business 2 (I-B-2)

Acreage of Zoning Request: 105.4 acres



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Garrity Farm - Scannell West Business Park Expansion - Current Zoning

City of De Pere

 City of De Pere Municipal Boundary  Subject Rezoning Area

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

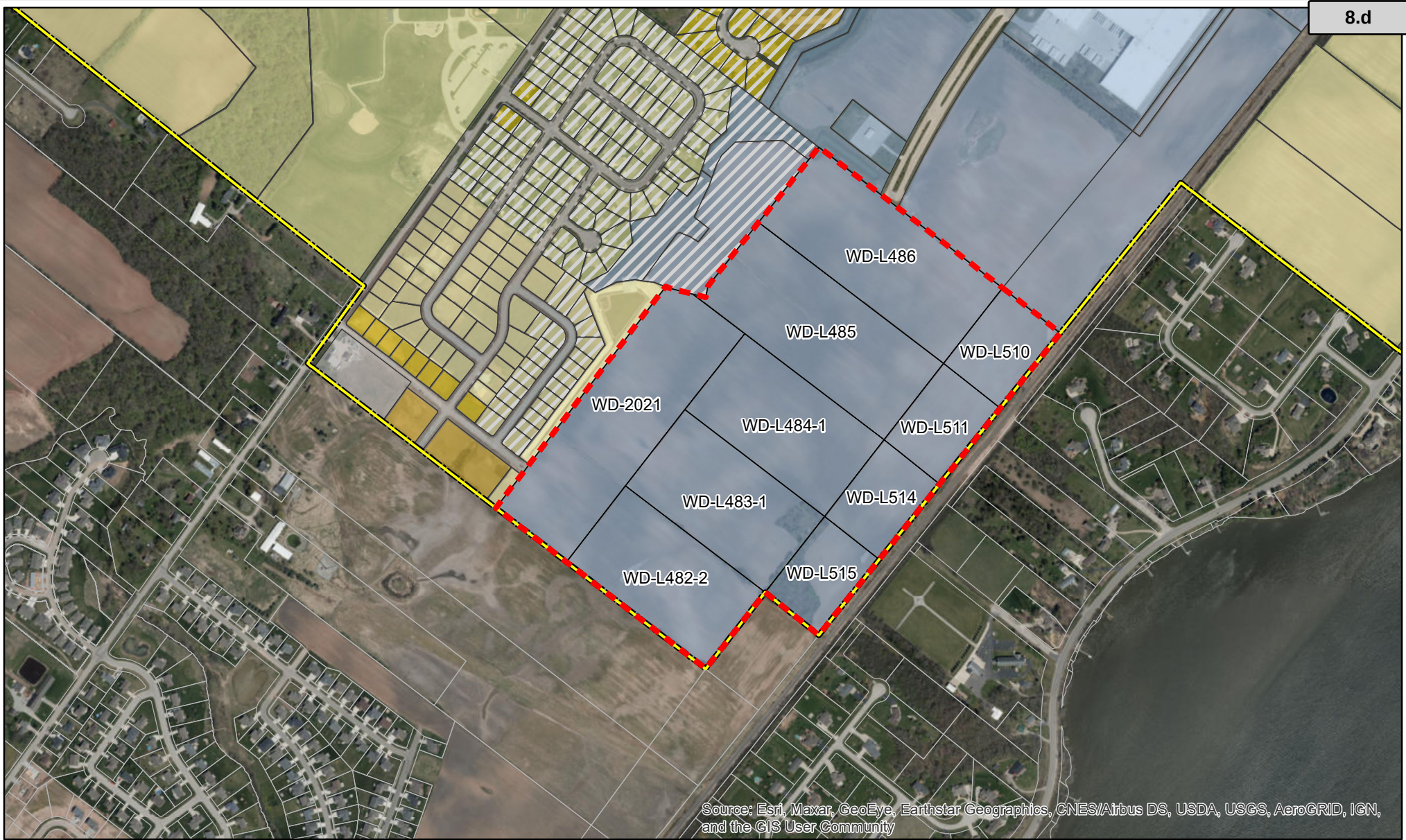
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.



Zoning District

	Limited Industrial (I-2)		Single Family Residence (R-1)
	Industrial Business 1 (I-B-1)		Single & Two Family Residence (R-2)
	Industrial Business 2 (I-B-2)		General Residence (R-3)

Data Source



Garrity Farm - Scannell West Business Park Expansion - Proposed Zoning

City of De Pere

 City of De Pere Municipal Boundary  Subject Rezoning Area

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

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Zoning District

 Limited Industrial (I-2)	 Single Family Residence (R-1)
 Industrial Business 1 (I-B-1)	 Single & Two Family Residence (R-2)
 Industrial Business 2 (I-B-2)	 General Residence (R-3)

Data Source