



Plan Commission

335 South Broadway

Special Meeting

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

Agenda

Tuesday, October 7, 2014	7:15 PM	De Pere City Hall Council Chambers
---------------------------------	----------------	---

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 7, 2014** at **7:15 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call.
2. Review the extra territorial Final Plat Application for Carpenter's Crossing North with 12 lots and a road dedication in the Town of Lawrence. Applicant: Mau & Associates.*
3. Future agenda items.

Adjournment

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

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon on Tuesday, October 7th, 2014 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission Members
Alderspersons
News Media
Mau & Associates

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: October 7, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the extra territorial Final Plat Application for Carpenter's Crossing North with 12 lots and a road dedication in the Town of Lawrence. Applicant: Mau & Associates.*

ATTACHMENTS:

- PC_Staff Memo_extra Plat (PDF)
- PC_Extra_Plat (PDF)

Item #2: Review the extra territorial Final Plat Application for Carpenter's Crossing North with 12 lots and a road dedication in the Town of Lawrence. Applicant: Mau and Associates.*

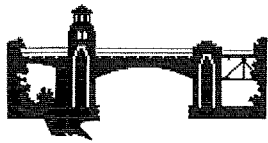
Mau and Associates has completed a Plat called Carpenter's Crossing North with 12 lots and a road dedication to the public for a new street (Mahogany Trail). The application is for both the preliminary and final plat review. The Plat has been reviewed and approved by the County. The developer will be deeding the road to the Town.

Recommendation:

Staff would recommend approval of the Plat, and that the Plat be forwarded to the Common Council for approval. The Plat needs the following corrections:

1. Plat must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Defnet, City Clerk.

2.b



CITY OF DE PERE
APPLICATION FOR
PLAT REVIEW

Fee:

\$ 890⁰⁰

Receipt #:

96884

Date:

9-30-14

Packet Pg. 4

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity) Verboort, John and Luke	Contact Person Verboort, John and Luke	Title Owners	
Mailing Address 2325 Lost Dauphin Road	City De Pere	State WI	ZIP Code 54115
Email Address john@aim-msm.com	Phone Number (incl. area code) (920) 757-6786	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Lawrence Drive, Town of Lawrence	Parcel No. L-453-3
---	-----------------------

SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☒ Final Plat	
Fee:	Preliminary Plat Fee: \$250 + (12 # of lots * \$40) Final Plat Fee: \$160	\$890
Present Use of Parcel:	Undeveloped	
Proposed Use of Lots:	Residential	

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

SECTION 5: Certification and Permission

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

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

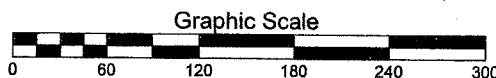
Name of Owner/Authorized Representative (please print) David J. Chrouser	Title Partner	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 09/29/2014

TO BE COMPLETED BY CITY STAFF

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

Carpenter's Crossing North

Part of Lot 72 of the recorded "William's Grant Subdivision", and all of Outlots 1 & 2, Volume 52, Certified Survey Maps, page 56, Map Number 7579, Document Number 2283695, Brown County Records, said Outlots being located in part of Lot 73 of the recorded "William's Grant Subdivision", all in the Town of Lawrence, Brown County, Wisconsin.



SURVEYOR'S CERTIFICATE

I, David J. Chrouser, Registered Land Surveyor, S-1579, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Lawrence, the City of DePere, and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Carpenter's Crossing North", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lot 72 of the recorded "William's Grant Subdivision" and all of Outlots 1 & 2, Volume 52, Certified Survey Maps, page 56, Map Number 7579, Document Number 2283695, Brown County Records, said Outlots being located in part of Lot 73 of the recorded "William's Grant Subdivision", all in the Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Lot 73 of the recorded "William's Grant Subdivision"; thence N51°17'35"W, 40.06 feet along the South line of said Lot 73 to the Southeast corner of Outlot 2, Volume 52, Certified Survey Maps, page 56, Map Number 7579, Document Number 2283695, Brown County Records, and the point of beginning; thence continuing N51°17'35"W, 897.92 feet along the South line of said Outlot 2 and Outlot 1, said Certified Survey Map, to a point being S51°17'35"E, 178 feet, more or less from the centerline of the Ashwaubenon Creek, and being the start of a meander line; thence N73°20'14"E, 267.37 feet along said meander line; thence N31°52'20"E, 206.23 feet along said meander line; thence N83°25'37"E, 72.73 feet along said meander line; thence N56°17'44"E, 79.60 feet along said meander line; thence S86°10'46"E, 57.96 feet along said meander line; thence S45°37'41"E, 27.44 feet along said meander line; thence S68°20'43"E, 90.12 feet along said meander line; thence S26°24'51"E, 211.89 feet to the Northeast corner of said Outlot 1, said point being N51°16'38"W, 9 feet, more or less from the centerline of an Ashwaubenon Creek Tributary, and being the end of said meander line; thence S35°47'07"W, 326.55 feet along an East line of said Outlot 2; thence S11°21'18"E, 262.29 feet along said East line; thence S51°17'35"E, 142.94 feet along a North line of said Outlot 2; thence S35°42'01"W, 40.00 feet along the Westerly right of way of Lawrence Drive to the point of beginning, including those lands lying between the meander line and the centerline of the Ashwaubenon Creek.

Parcel contains 390,676 square feet / 8.97 acres, more or less, including those lands lying between the meander lines and the centerlines of the Ashwaubenon Creek and a Tributary to said Ashwaubenon Creek. Road dedication contains 36,574 square feet / 0.84 acres, more or less.

David J. Chrouser
S-1579
May 02, 2014
Revised: July 11, 2014

NOTES

- The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDNR Technical Standards, to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 1-12 prior to any construction, fill, or grading activity within 300 feet of a stream.
- All public utilities to be located / installed within the public right of way of Mahogany Trail in order to maintain conformance with adjacent plot to the South and West.
- Public access to the Ashwaubenon Creek is provided at the point where the creek crosses Little Rapids Road, one half mile to the Southwest of this Plat.
- Lots 6-12 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrator's Office prior to any development activity.

RESTRICTIVE COVENANTS

- The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- Lots 1 - 12 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of floodway or 75 feet beyond the ordinary high water mark - whichever is greater, navigable waterways, and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

CERTIFICATE OF THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this ____ day of _____, 20__.

Jennifer Messerschmidt
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE

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

Ken Pabich
Director of Planning

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on Carpenter's Crossing North to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF LAWRENCE
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

John R. VerBoort

Luke VerBoort

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF BROWN } SS

CERTIFICATE OF THE BROWN COUNTY & TOWN OF LAWRENCE TREASURERS

As duly elected Brown County Treasurer and Town of Lawrence Treasurer, we hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Mary Reinhard
Brown County Treasurer

Jennifer Messerschmidt
Town of Lawrence Treasurer

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

Peter Schlein
Senior Planner

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of John R. & Luke VerBoort, Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ its _____, and countersigned by _____, its _____, at _____, this ____ day of _____, 20__.

Personally came before me this ____ day of _____, 20__, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF BROWN } SS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 25, 2014

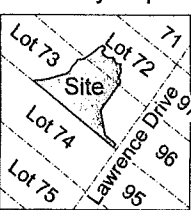
Brian M. Pong
Department of Administration

Office of the Register of Deeds
Brown County, Wisconsin

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

Cathy Wilkerson Lindsay, Register of Deeds

Vicinity Map



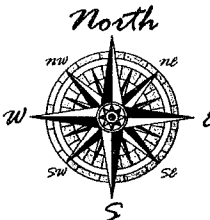
William's Grant Subdivision
Brown County, Wisconsin

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 1" iron pipe found
- Brown County monument - type noted
- all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.88 lbs./lin. foot
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- () recorded as bearing / distance
- Environmentally Sensitive Area (ESA)
- Flood Zone A & ESA

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	31.37	86.00	31.20	N28°15'25"E	20°54'00"	
2-3	48.12	63.00	46.98	N80°35'18"E	43°45'42"	N82°28'07"E
3-4	15.58	63.00	15.54	N45°47'26"E	14°10'02"	
4-5	32.54	63.00	32.18	N87°40'17"E	28°35'40"	
5-6	284.15	63.00	91.00	N61°17'35"W	287°31'24"	S05°03'17"E
6-7	70.81	63.00	67.14	N50°16'05"E	84°24'04"	
7-8	76.24	63.00	71.67	N16°36'04"W	69°20'14"	
8-9	76.25	63.00	71.68	N85°56'39"W	69°20'56"	
9-10	70.85	63.00	67.18	S27°09'49"W	84°28'10"	
10-11	48.12	63.00	46.98	S16°49'14"W	43°45'42"	
11-12	32.54	63.00	32.18	S08°44'33"W	28°35'40"	
12-13	15.58	63.00	15.54	S31°37'24"W	14°10'02"	
13-14	51.80	142.00	51.51	S28°15'25"W	20°54'00"	
14-15	49.80	142.00	49.55	S28°39'55"W	20°05'40"	
15-16	2.00	142.00	2.00	S18°12'35"W	00°48'20"	



Bearings referenced to the East line of Lot 73 of the recorded "William's Grant Subdivision", assumed to be S35°42'01"W.

Elevations referenced to the NAVD83 Elevation Datum.

SCALE
1"=60'

DRAWN BY
BAR

Carpenter's Crossing North

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

John VerBoort

PROJECT NO.
C-4402

SHEET NO.
1 of 1

DRAWING NO.
P-2216

TAX PARCEL NO. L-463-3

FILE: C-4402PML 042914.dwg

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: October 7, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Future agenda items.
