



Plan Commission

Regular Meeting

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

Agenda

Monday, September 28, 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 **September 28, 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:

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

You can also dial in using your phone.

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

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

Access Code: 154-883-285

THIS MEETING 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 www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 24, 2020 Plan Commission meeting.
3. Discussion and possible action on a request to amend the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial' at the east end of a parcel addressed at 347 Libal ST (ED-649-H-3-2), but generally located along Chicago Street.*
 - A. Staff Report and Presentation.
 - B. Resolution PC20-04: Recommending Amendment #1 of the 2010 City of De Pere Comprehensive Plan Update.
 - C. Action by the Plan Commission.
4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*
5. Staff recommendation and possible action regarding a site plan request to expand a parking lot, modify loading docks and remove part of a street fronted berm for a new driveway, at 2107 American BL (Parcel WD-1042).
6. Staff recommendation and possible action regarding a site plan request for a new 18,200 SF industrial building with a parking lot at 1899 Commerce DR (Parcel ED-344-102-5).

7. Staff recommendation and possible action regarding an ordinance to amend Municipal Code Chapter 46 (Platting and Division of Land), related to applicability to condominiums.*

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

Maria Grishina, SimonCRE LLC

Saint Annes Protestant Episcopal Church

Douglas Woelz, PLS, McMahon Associates

Patrick Wetzel, Town of Lawrence

Ben Bukowiec, Robinson Metals Inc

Realco Limited Partnership

Mark Nysted, Keller Inc

Ann Song, Song Industries Inc.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 24, 2020 Plan Commission meeting.

ATTACHMENTS:

- PC_Aug2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, August 24, 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 Schleinz, and members of the public.

2. Approval of the minutes of the July 27, 2020 Plan Commission Meeting.

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

3. Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at the 3300 BLK Eiler RD in the Town of Rockland (Parcels R-224, R-229).*

City Planner Peter Schleinz reviewed the 4 lot CSM in the town of Rockland. The proposal is to divide the parcel into four equal lots approximately 20 acres in size. Staff recommended approval, subject to conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously. Common Council will review this item on September 1, 2020.

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

4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 5041 Sportsman DR in the Town of Ledgeview (Part of Parcel D-417).*

City Planner Peter Schleinz reviewed the 2 lot CSM in the Town of Ledgeview. Staff recommended approval, subject to conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously. Common Council will review this item on September 1, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 Scheuring RD (Parcel WD-D0048-1).

City Planner Peter Schleinz reviewed the site plan for 1155 Scheuring Road for an outdoor storage area. He noted that this item was reviewed by the Plan Commission in June, and was tabled. The petitioner has come to the conclusion that the gravel areas will be paved. In addition, a number of trees have been added to both the north side of the property as well as the west side by the fence. Staff recommended approval, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Grant Schilling, to approve the site plan. Upon vote, motion carried unanimously.

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

6. Staff recommendation and possible action regarding a site plan request for a new training center for dogs at 760 Millennium CT (Parcel ED-2313-1).

City Planner Peter Schleinz reviewed the site plan for a training center for dogs at 760 Millennium Court. The City-owned land is in the process of being purchased by the petitioner. He reported that the facade materials on the front facade are approvable brick and glass, but the use of metal panels on the side and rear of the building requires Plan Commission approval. Staff recommended approval of the site plan, subject to the conditions in the report. Derek Beiderwieden stated that he will abstain from voting since a family member works here. Mayor Boyd moved, seconded by Ald. Raasch, to approve the site plan, including the use of metal on three sides of the building. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [6 TO 0]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Schilling
ABSTAIN:	Derek Beiderwieden

7. Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industrial District with a Planned Development District overlay) to revised I-3 PDD at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*

City Planner Peter Schleinz reviewed the rezoning request at 1500 Fort Howard Avenue. He noted that the pre-consultation occurred last month. Brown County is in the process of reaching out to neighbors for a neighborhood open house regarding the project. Staff recommended approval of the rezoning, subject to the conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Kevin Chevalier from McMahon Associates was present to answer any questions. He addressed the issue about moving the dump station further east. He stated that the master plan includes adding some additional campsites to the east, so Brown County wants to keep the station where it is. Mark Higgins asked why the hard

surface area is being changed to a gravel base. Kevin replied that a gravel surface would meet their immediate needs, but the goal is to pave the area once the master plan is approved. Mark asked if that can be put in writing in the master plan and Kevin said he will discuss it with Brown County. Mayor Boyd moved, seconded by Brenda Busch, to close the meeting. Upon vote, motion carried unanimously. Mark Higgins moved, seconded by Ald. Carpenter, to approve the rezoning, with the condition that the pavement of the areas be written into the master plan. Upon vote, motion carried unanimously. City Planner Peter Schleinz noted that the rezoning could be reviewed by the Common Council as early as September 28, 2020, depending on how soon the neighborhood open house takes place.

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

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:33 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Discussion and possible action on a request to amend the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial' at the east end of a parcel addressed at 347 Libal ST (ED-649-H-3-2), but generally located along Chicago Street.*



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: A. Staff Report and Presentation.

ATTACHMENTS:

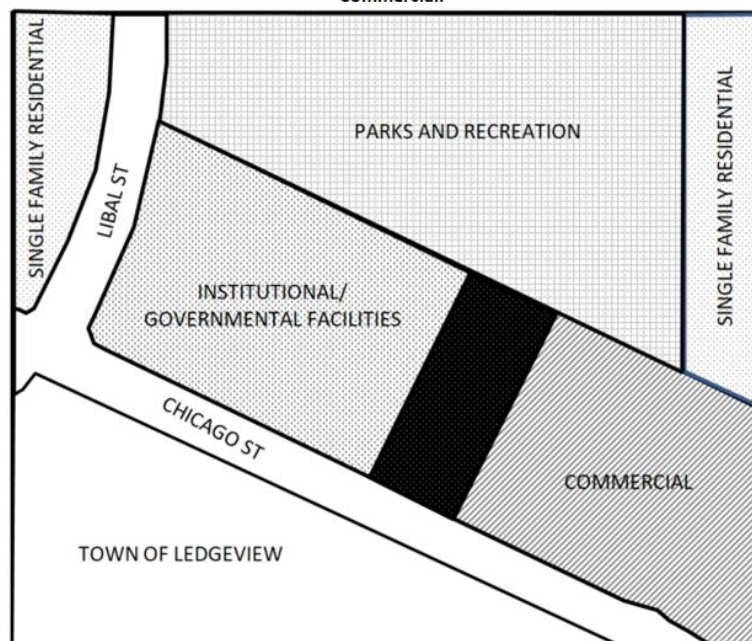
- 09-28-20 PC Report - Comp Plan Amendment - Version in MinuteTraq (DOCX)
- Email Application (DOCX)
- Property Boundary Map from Petitioner - De Pere WI (PDF)
- Adjacent Owner Letter & Public Hearing Notice (PDF)
- Petition - Objection (PDF)
- Map - ED-649-H-3-2_withSignaturesperParcel (PDF)
- Change of land use Parcel ED-649-H-3-2 - email objection (MSG)
- OPPOSE REZONING AMENDMENT at 347 Libal Street - email objection (PDF)
- Proposed O'Reilly Auto Parts - email objection (MSG)

- Item 3: Discussion and possible action on a request to amend the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial' at the east end of a parcel addressed at 347 Libal ST (ED-649-H-3-2), but generally located along Chicago Street.*

SITE MAP



Comprehensive Plan Future Land Uses
Proposed change shown in SOLID BLACK from Institutional/Governmental Facilities to Commercial.



REQUESTED ACTION:	Amendment to the 2010 City of De Pere Comprehensive Plan Update.	
	<i>The requested action is to change the Future Land Use designation on Figure 2-6 to 'Commercial.' If approved the applicant intends to submit requests for a land division, rezoning to B-2 (General Business District), and site plan to develop an auto parts store.</i>	
COMMON DESCRIPTION:	Part of 347 Libal ST, located north from the Chicago Street and Redbird CI "T" intersection.	
PARCEL NUMBER(S):	ED-649-H-3-2	
EXISTING ZONING:	R-1 (Single-Family Residential District)	
	<i>Businesses are not permitted in the R-1 District.</i>	
SURROUNDING LAND USES:	North – Public park (R-1) South (across Chicago ST) – Town of Ledgeview businesses East – Clinic (B-2 PDD) West – Church and residential (R-1)	
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities	
APPLICANT / OWNER:	Maria Grishina, Project Manager Authorized representative SimonCRE LLC 6900 E 2 nd ST Scottsdale, AZ 85251	Saint Annes Protestant Episcopal Church Property Owner 347 Libal ST De Pere, WI 54115
SITE HISTORY:	The parcel was used for agricultural purposes until a church was developed in 1984 and expanded in 1988. At that time the church parcel extended between Libal ST and Brule RD, however, the two streets did not exist until the 1990's. In 1996 the parcel was divided into two parcels. The church retained the westernmost parcel and sold the easternmost parcel for the development of a clinic via a Planned Development District (PDD) and Precise Implementation Plan (PIP) in 1996. <i>NOTE: The 2020 proposed amendment area is part of the church parcel to the west, not the clinic parcel to the east.</i> In 2013 a building was added at the north end of the church property. The lawn area to the east of the church driveway remains undeveloped. Also in 2013, an amendment to the PDD/PIP occurred for the adjacent clinic property. The amendment included a 5,105 SF building addition and a ~42 stall parking lot addition. On July 22, 2020 a developer under contract for the site proposed an amendment to the Comprehensive Plan to change the Future Land Use (Figure 2-6) for part of Parcel ED-649-H-3-2 from 'Institutional/Governmental Facilities' to 'Commercial.' The request was made with future intentions of land dividing, rezoning, and site planning for an auto parts store if the amendment is approved.	

STAFF REVIEW:

The City Development Services Department staff does not make recommendations for petitioner requests to amend the Comprehensive Plan as the Plan was a document prepared with public input and approved by the Plan Commission and Common Council. Rather, the staff review includes a summary of information submitted by the petitioner regarding the request, research regarding past actions on or near the property, and information and reactions provided by the public. It is also the intent of the Development Services Department to identify recommendations and directives found in various Plans and the Municipal Code. The Plan Commission and Common Council can then determine if it is in the best interest of the public to change the Comprehensive Plan or to continue to follow the existing recommendations.

Reason for the petitioner's request.

The request was made in order for the petitioner to request the following petitions:

- Land divide the church property into two lots.
- Rezone the new lot at the east end to B-2 (General Business District) which allows a variety of business-related uses.
- Submit a site plan for an auto parts store.

Information found in the Comprehensive Plan.

The Land Use chapter of the Comprehensive Plan has two maps. The 2009 Land Uses Map (Figure 2-2) identifies existing land uses with the subject area being 'Institutional/Governmental.' The Future Land Uses Map (Figure 2-6) also identifies future land uses with the subject area being 'Institutional/Governmental Facilities.'

- The Comprehensive Plan includes references to varied neighborhoods with parks, churches or schools, and neighborhood commercial. Although there are existing street fronted sidewalks, initial sketch designs may not identify references to pedestrian comfort and interest (e.g. there is no designated walkway to the door without walking through automobile drive lanes and parking lot).
- The site is not a designated mixed-use neighborhood commercial note, but if it was it should have minimal signage and limited traffic with pedestrian walkability.
- General land use recommendations that may support the request include:
 - Develop small, mixed-use neighborhood centers to serve the surrounding neighborhood.
 - Emphasize connectivity for pedestrians, bicyclists, and vehicles.

Petitioner's actions to inform the public about an amendment.

Development Services staff suggested the petitioner hold a neighborhood meeting to hear thoughts and opinions about a change to the Comprehensive Plan. The petitioner held a virtual meeting on September 8, 2020. Development Services staff asked for a recording of the meeting so that the meeting could be shared with interested elected officials, but was not able to be provided.

The petitioner, using their own mailing list, mailed out a letter dated August 26,

2020. A copy of the letter is included in this report. Eight people/households attended the hosted meeting: Three represented the petitioner, two were Development Services staff, and three were public attendees.

Resident questions and reactions during the virtual neighborhood meeting.

The following is a summary of the questions that were asked during the petitioner facilitated neighborhood meeting, along with the responses provided during the meeting:

- A resident asked how many letters were sent out for the neighborhood meeting, noting a concern that addresses may have been missed.
 - The petitioner stated that approximately 20 letters were sent using a list from the City for a 500' radius. Note: City staff clarified during the meeting that the petitioner's distribution list was not generated by the City.
- A resident asked about the construction timeline.
 - The petitioner noted that if approved they have a spring 2021 target to start construction.
- A resident asked why the property was wanted by the petitioner, instead of another location.
 - The petitioner stated they conducted a market study to find sites and identified the property in question as a targeted location.
- A resident (stating they had the lot closest to the rear of the subject site) had concerns about the visual look, noise, trees, etc.
 - The petitioner noted that the landscaping features for a site plan will have landscaping that meets minimum City standards.
 - Note: A sketch plan was shown during the meeting, however, no formal site plan has been submitted for City review related to landscaping.
- A resident asked about signage.
 - The petitioner stated there will be a pylon sign.
 - Note: No formal site plan was submitted for City review related to signage.
- A resident asked about lighting.
 - The petitioner stated there would be 2-3 poles that surround the property with no light spill. They had a photometric sample but could not show during the meeting.
 - Note: No formal site plan was submitted for City review related to exterior lighting.
- A resident asked about traffic increases.
 - The petitioner stated that a traffic memo (study) will be part of the site plan.
 - The property operates only from 8:00a-9:00p.
 - The petitioner confirmed verbally that there will be no apparent

traffic increase.

- A resident stated that past accommodations for a clinic included their understanding that the area would remain a parking lot with no additional buildings.
 - The petitioner was unable to respond to the statement. After the neighbor meeting, research from City staff concluded that past City meetings included a significant amount of neighbor conversation and objections related to the adjacent clinic parcel when the adjacent site was reviewed as a PDD and PIP in 1996. However, the 1996 PDD and PIP reviews did not include the land adjacent to the clinic parcel.
- A resident stated not being in favor of the project, and would be reaching out to alderpersons.
- A resident stated a desire for the site to remain the way it is.

The City's actions to inform the public about an amendment.

Following appropriate steps from Municipal Code and State Statutes regarding amendments to the Comprehensive Plan, staff notified the public in the following ways:

- A Class 1 (30 day) public hearing notice, with map, was published on September 5, 2020 in the Green Bay Press Gazette, which provided regional notification about a potential public hearing before Common Council on October 6, 2020.
- A copy of the public hearing notice was mailed to clerks from Town of Lawrence, Town of Ledgeview, Town of Rockland, Village of Allouez, Village of Ashwaubenon, and Village of Bellevue because the communities are adjacent to the City.
- A copy of the public hearing notice was mailed to administrators from De Pere School District and West De Pere School District, being the two school districts in the City.
- A nearby property owner letter with a copy of the Comprehensive Plan Future Land Use Map, and public hearing notice and map, was mailed to 28 property owners located within 300' of the subject parcel on September 10, 2020.

Follow-up concerns from the public and elected officials.

Two alderpersons reached out to staff noting that two members of the public expressed their concerns. Some residents questioned why the City uses a 300' notification area for amendment petitions when a larger area was used for a 1996 PDD and PIP project related to the adjacent clinic.

City staff researched historic notification areas related to the adjacent clinic PDD

and PIP. In 1996 the notification area was smaller at 100'. A second PDD and PIP, from 2013, which allowed for an expansion to the clinic and parking lot had a notification area of 300'. The notification area for amendments remains 300'. Neighbors in a larger area were likely notified in the past due to communicating with each other. For example, in 1996 for the adjacent clinic project, a petition was circulated by the neighbors.

City staff received a petition for Plan Commission from the public, that objects to the amendment request, The petition had 52 names from 34 addresses. Also, three emails were received; one of the emails was an address on the petition. The petition and emails are included with the staff report.

REVIEW PROCESS:

As stated above, staff does not provide a recommendation for a Comprehensive Plan. The Plan Commission reviews the petition and listens to the public and determines if it is in the interest of the public to continue to follow the Comprehensive Plan or to recommend an amendment to the Common Council. Both an approval recommendation by the Plan Commission and an approval decision by Common Council is needed in order for an amendment to occur. If Plan Commission recommends approval, the approval is done with a draft resolution that is included with the report. If recommended for approval by the Plan Commission, the amendment may not take effect until the Common Council enacts an ordinance adopting the proposed amendment.

The proposed amendment required a class 1 (30 day) public hearing notice that was published in the Green Bay Press Gazette on September 5, 2020, announcing a potential public hearing before Common Council on October 6, 2020.

**STAFF SUGGESTED CRITERIA
TO CONSIDER WHEN
REVIEWING AMENDMENTS
TO THE COMPREHENSIVE
PLAN:**

The most common type of plan amendment involves changes to land use designations or specific actions. Many of the criteria below relate to minor types of amendments. The following criteria are offered by staff to provide direction for the Plan Commission when determining if an amendment to the Comprehensive Plan should be considered:

1. The change is consistent with the overall goals and objectives of the Comprehensive Plan.
 - a. Staff observation: See report, above.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated.
 - a. Staff observation: The proposed amendment should have no impact on public facilities and services.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

- a. Staff observation: The uses across the street are similar, the uses at the rear lot line are park and residential.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
 - a. Staff observation: The proposed amendment (does/does not) provide a more compatible transition as the current uses is less intense than currently recommended; however, the appropriate screening and land use could act as a larger buffer from the more heavily traveled Chicago Street.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
 - a. Staff observation: There are no known environmental impacts.
6. The change does not have a significant adverse impact on the built infrastructure (sewers, water mains, roadways) or the impact could be mitigated by improvements on the site or in the same vicinity.
 - a. Staff observation: If approved, staff does not anticipate adverse impacts to infrastructure.
7. The change does not have a significant adverse impact on the vehicular and multi-modal traffic of adjacent roadways or the impact could be mitigated by improvements on the site or in the same vicinity.
 - a. Staff observation: The petitioner noted submitting a traffic study with any future site plans.
8. There is a change in City actions or neighborhood characteristics that would justify a change.
 - a. Staff observation: None/not applicable.
9. The change corrects an error made in the original plan.
 - a. Staff observation: None/not applicable.
10. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
 - a. Staff observation: None/not applicable.
11. The change helps the City meet its life-cycle and affordable housing goals.
 - a. Staff observation: None/not applicable.
12. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation,

commemoration or dedication.

- a. Staff observation: None/not applicable.

From: Andrew Veatch [mailto:andrew.veatch@simoncre.com]
Sent: Wednesday, July 22, 2020 11:12 AM
To: Peter Schleinz
Cc: Peter Krahenbuhl; Jeff Carpenter
Subject: Comprehensive Plan Amendment Request - Chicago St. De Pere, WI - Parcel #: Portion of ED-649-H-3-2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Peter,

Thanks again for the call today. Per our discussion, please see the below information pertaining to our Comprehensive Plan Amendment request.

Section 1: Applicant Info

Applicant Name: SimonCRE JC Arnold V, LLC
 Authorized Representative: Andrew Veatch
 Title: Manager
 Email Address: andrew.veatch@simoncre.com
 Phone Number: (480) 204-3739

Section 2: Landowner Info

Landowner Name: St. Anne's Episcopal Church
 Mailing Address: 347 S. Libal St. De Pere, WI 54115

Section 3: Project/Site Location

Project Address: Please note, that the referenced address and lot do not exist and the area has not been assigned a legal address. The adjacent address to the east is 347 S Libal St De Pere, WI 54115.

Parcel Number(s): A portion of parcel #: ED-649-H-3-2,

Section 4: Proposed Comprehensive Plan Amendment

SimonCRE JC Arnold V, LLC is requesting a revision to Figure 2-6 "Future Land Use Map" on page 41-42 within the Comprehensive Plan. Our request is to amend the map so that the eastern portion of parcel ED-649-H-3-2 future land use is revised from Institutional/Government Facilities use to a Commercial use designation.

The reason for this request is to allow for the future construction of retail development on the property that borders the Aurora Health Clinic Parking Lot.

Lastly, I've attached a general plan (not our detailed site plan) that highlights our proposed property lines, landscape barriers, and buffers along the north property line.

As always, please let me know if there is any additional information needed from our team.

Thank you!

--

Andrew Veatch

Acquisitions and Leasing Manager



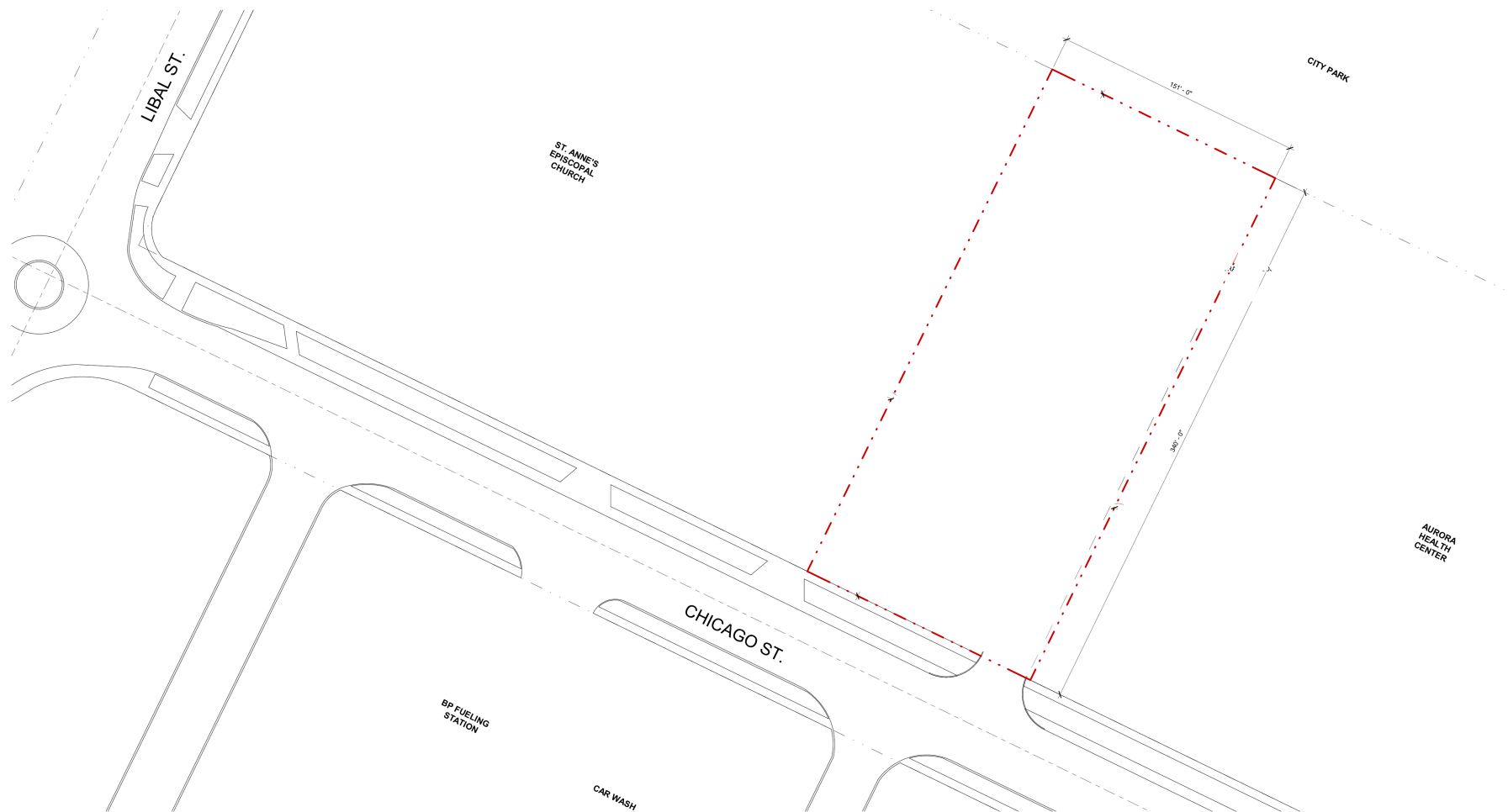
6900 E. 2nd Street
Scottsdale, AZ 85251

D: 480.745.2477 | M: 480.204.3739

O: 480.745.1956 | F: 480.588.4150

[Website](#) | [Email](#) | [LinkedIn](#)

[The Latest News & Views from SimonCRE Insights](#)



CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



September 10, 2020

RE: Proposed Amendment to the 2010 City of De Pere Comprehensive Plan Update for land near the northeast corner of Libal Street and Chicago Street
347 Libal ST
Part of Parcel ED-649-H-3-2

Dear Property Owner:

We are sending this letter as notification of a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update in your neighborhood. SIMCORE JC Arnold V LLC, with consent of property owner Saint Anne's Protestant Episcopal Church, submitted an application to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial' at 347 Libal ST. The proposed amendment would allow for a future rezoning for a proposed future automobile parts store. A copy of the published public hearing notice and map are attached to this letter.

The project is scheduled for the following meetings:

- **Amendment to the 2010 City of De Pere Comprehensive Plan Update.**
 - Plan Commission Meeting: September 28, 2020 – Virtual (online) meeting at 7:00PM.
 - Common Council Public Hearing & Meeting: October 6, 2020 – Virtual (online) public hearing and meeting at 7:30PM.
- **Rezoning from R-1 (Single Family Residence District) to B-2 (General Business District).**
 - Rezoning meetings and a public hearing are not scheduled yet. A Comprehensive Plan amendment and land division approval are required first.

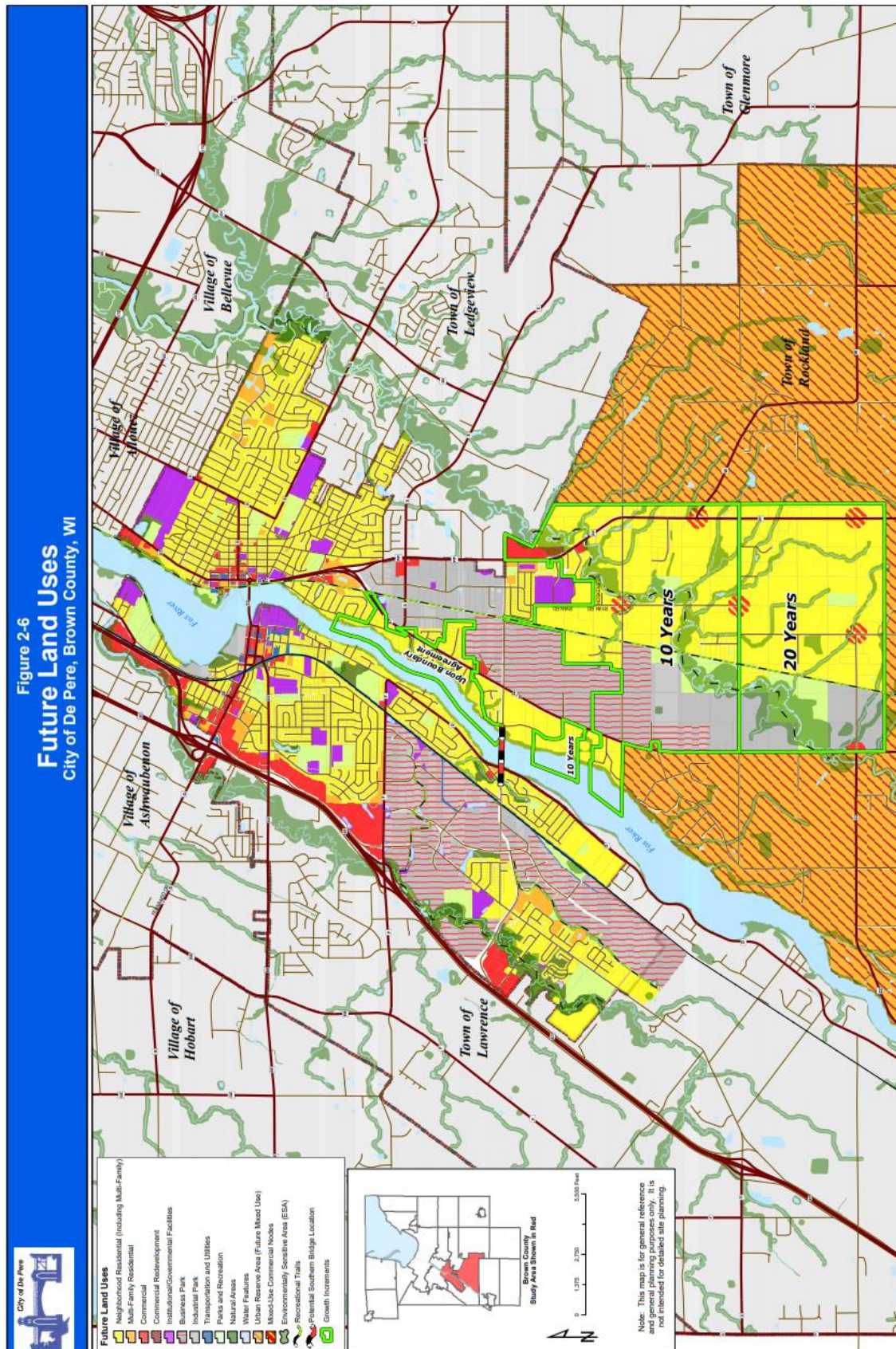
All meetings are open to the public and will be accessible virtually via either telephone or online. Instructions for calling/logging in to the virtual meeting will be posted on the published meeting agenda. Copies of the meeting agenda will be available on the City of De Pere webpage at <https://www.deperewi.gov/> a few days before the meetings. Please contact me at (920) 339-4043x2 or pschleinz@deperewi.gov with any questions or comments.

Sincerely,

Peter Schleinz
Senior Planner | Zoning Administrator

cc: Maria Grishina, SIMCORE JC Arnold V LLC, Authorized Representative for project property owner

2010 City of De Pere Comprehensive Plan Update Future Land Uses Map (Figure 2-6)



Mail to: Town of Lawrence
 Town of Ledgeview
 Town of Rockland
 Village of Allouez
 Village of Ashwaubenon
 Village of Bellevue
 De Pere School District
 West De Pere School District

Publish: September 5, 2020 in the Green Bay Press-Gazette (Class 1 Notice – 30 Day)

NOTICE OF PUBLIC HEARING

Notice is hereby given, that on **Tuesday, October 6, 2020** at 7:35 PM or as soon thereafter as can be heard by the Common Council of the City of De Pere, a public hearing will be held to act on a request to amend the 2010 City of De Pere Comprehensive Plan Update for the following property:

Part of Parcel ED-649-H-3-2 at 347 Libal Street, located approximately 475' east of the Libal Street and Chicago Street intersection.

The request was made by SIMONCRE JC Arnold V LLC, with consent of property owner Saint Annes Protestant Episcopal Church, to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial'. The proposed amendment would allow for a future rezoning for a proposed future automobile parts store.

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.

Public comments will be invited at the public hearing. Written comments can also be submitted to City of De Pere Development Services Department, Attn: Peter Schleinz, 335 S Broadway Street, De Pere WI 54115. A detailed image depicting the proposed amendment area is available in the City of De Pere Development Services Department. For the map or additional information, contact Peter Schleinz at (920) 339-4043 or pschleinz@deperewi.gov.

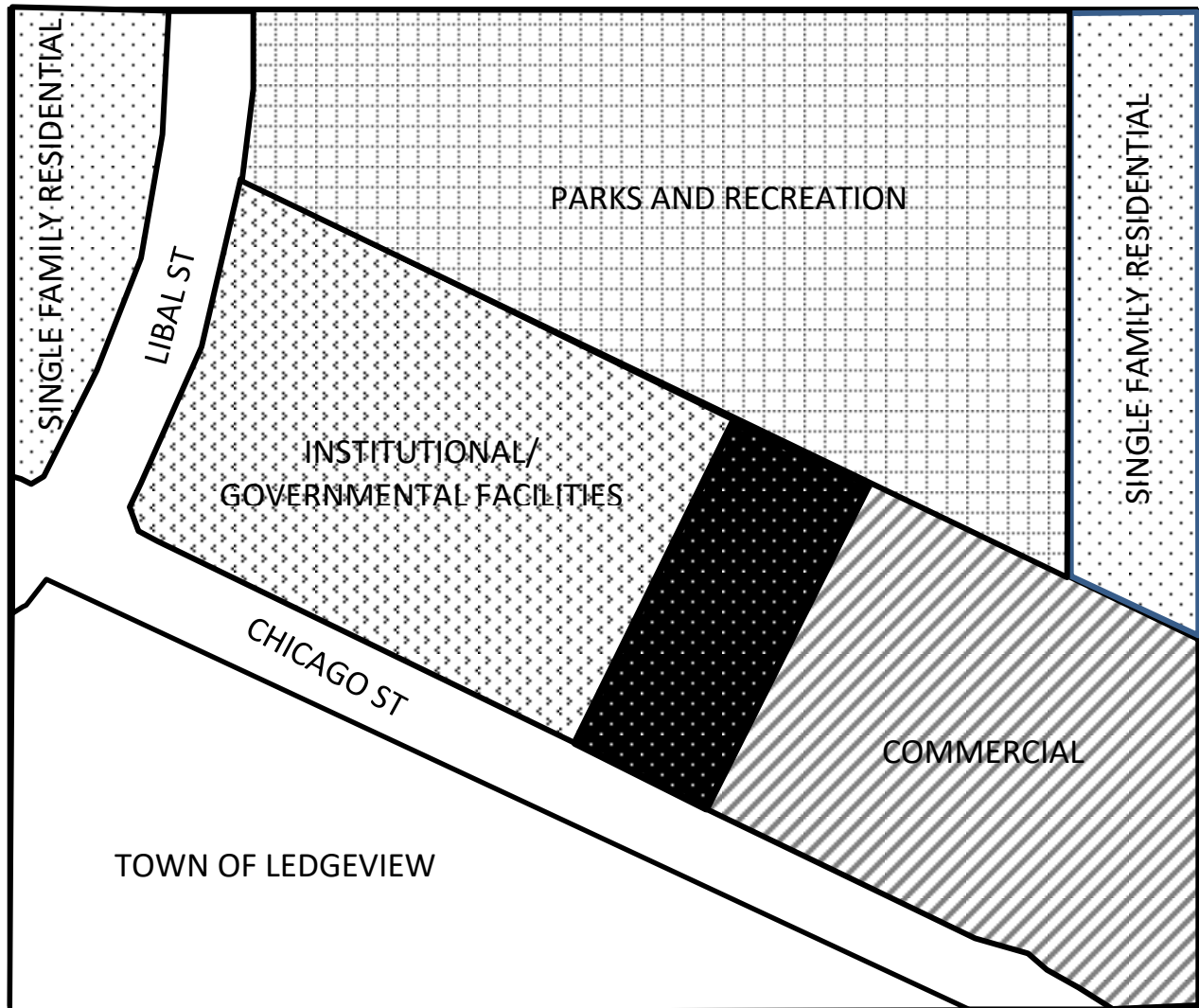
Dated this 5th day of September, 2020.

BY ORDER OF THE COMMON COUNCIL

James G. Boyd
 Mayor

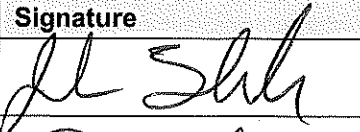
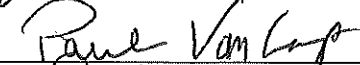
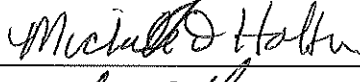
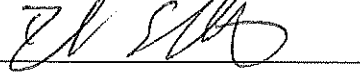
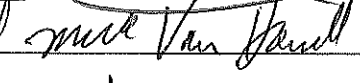
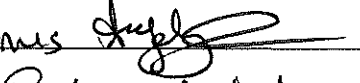
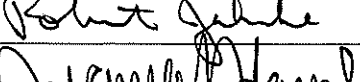
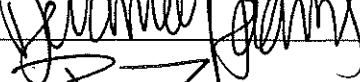
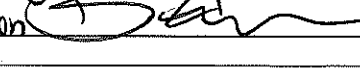
Carey E. Danen
 City Clerk

Comprehensive Plan Future Land Uses
Proposed change shown in SOLID BLACK from Institutional/Governmental Facilities to
Commercial.



Petition to [action]

Petition summary and background	Proposed Amendment to the 2010 City of DePere Comprehensive Plan rezoning of Parcel ED-649-H-3-2 at 347 Libal Street Future Land Use from "Institutional/Governmental Facilities" to "Commercial" for proposed future auto parts store.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose the Amendment to the 2010 City of De Pere Comprehensive Plan rezoning Parcel ED-649-H-3-2 347 Libal Street to "commercial" for future auto parts store.

Printed Name	Signature	Address	Comment	Date
John Thoele		160 Shelley Lane		9/22/20
PAUL VAN CAMP		136 SHELLEY LANE		9/22/20
Linda Van Camp		136 Shelley lane		9/22/20
KERIN JURY		117 SHELLEY LN		9/22/20
Shelly Holten		1925 Horseshoe Ln D.P.		9/22/20
MUD HOLTER		1925 HORSESHOE LN		9/22/20
Tim Tansse		1876 Horseshoe Ln		9/22/20
Mike Van Handel		1476 Chicago Street		9-22-20
Amy J. Hoffmann		247 Libal St		9/22/20
Robert Jahnke		239 Libal St		
Devanne Adams		256 Shelley Ln.		9-22-20
Barbara Fulkerson		256 Shelley Ln		9/22-20

Petition to [action]

Petition summary and background	Proposed Amendment to the 2010 City of DePere Comprehensive Plan rezoning of Parcel ED-649-H-3-2 at 347 Libal Street Future Land Use from "Institutional/Governmental Facilities" to "Commercial" for proposed future auto parts store.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose the Amendment to the 2010 City of De Pere Comprehensive Plan rezoning Parcel ED-649-H-3-2 347 Libal Street to "commercial" for future auto parts store.

Printed Name	Signature	Address	Comment	Date
Holly Jones	Holly Jones	1745 Martinwood		9/18/20
Rod Jones	Rod Jones	1745 Martinwood		9/18/20
DAN KEISER	Dan Keiser	1765 MARTINWOOD CT.		9/19/20
Esther & Theresa Esthel Keiser	Esthel Keiser	1765 Martinwood Ct.		9/19/20
Theresa Chaparro	Theresa Chaparro	1765 Martinwood Ct		9/19/20
CHRIS QUIGLEY	Chris Quigley	1762 MARTINWOOD CT		9-19-20
Kristin Sedovic	Kris Sedovic	308 Libal St.		9-19-20
RONALD SEDOVIC	Ron Sedovic	308 LIBAL ST.		9-19-20
TERRY HENDRICKS	Terry Hendricks	1762 Martinwood Ct.		9-23-20
THOMAS HENDRICKS	Thomas Hendricks	1762 Martinwood Ct		9-23-20
GLEN STREBEL	Glen Strebel	1748 MARTINWOOD CT		9-23-20
DEREK WICKET	Derek Wicket	1746 MARTINWOOD CT		9-23-20

Petition to [action]

Petition summary and background	Proposed Amendment to the 2010 City of DePere Comprehensive Plan rezoning of Parcel ED-649-H-3-2 at 347 Libal Street Future Land Use from "Institutional/Governmental Facilities" to "Commercial" for proposed future auto parts store.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose the Amendment to the 2010 City of De Pere Comprehensive Plan rezoning Parcel ED-649-H-3-2 347 Libal Street to "commercial" for future auto parts store.

Printed Name	Signature	Address	Comment	Date
Candace Rabas	Candace Rabas	172 Shelley Ln DePere, WI 54115		9/22/20
Brian Rabas	Brian Rabas	172 Shelley Ln DePere, WI		9/22/20
FRANKS DIMMER	Frank Dimmer	200 SHELLEY LN, DEPERE, WI		9/22/20
Alissa Drewieske	Alissa Drewieske	200 Shelley Lane DePere WI 54115		9/22/20
Cindy Dimmer	Cindy Dimmer	200 Shelley Lane DePere, WI 54115		9/22/20
DAVID ROZNOWSKI	David Roznowski	232 SHELLEY LANE DEPERE WI 54115		9/22/20
Patty Roznowski	Patty Roznowski	232 Shelley Ln DePere 54115		9/22/2020
Chris Roberts	Chris Roberts	248 Shelley Ln DP 54115		9/22/20
Cheryl Roarty	Cheryl Roarty	184 Shelley Ln DP 54115		9/22/2020
Mike Roarty	Mike Roarty	184 Shelley Ln DP 54115		9/22/2020
MARY THOLE	Mary Thole	160 Shelley Ln DP 54115		9/22/20
Jen Fitzman	Jen Fitzman	1826 Charles St		9/22/20

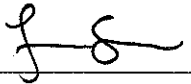
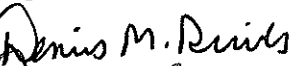
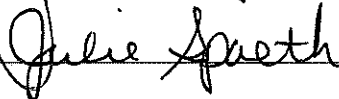
Petition to [action]

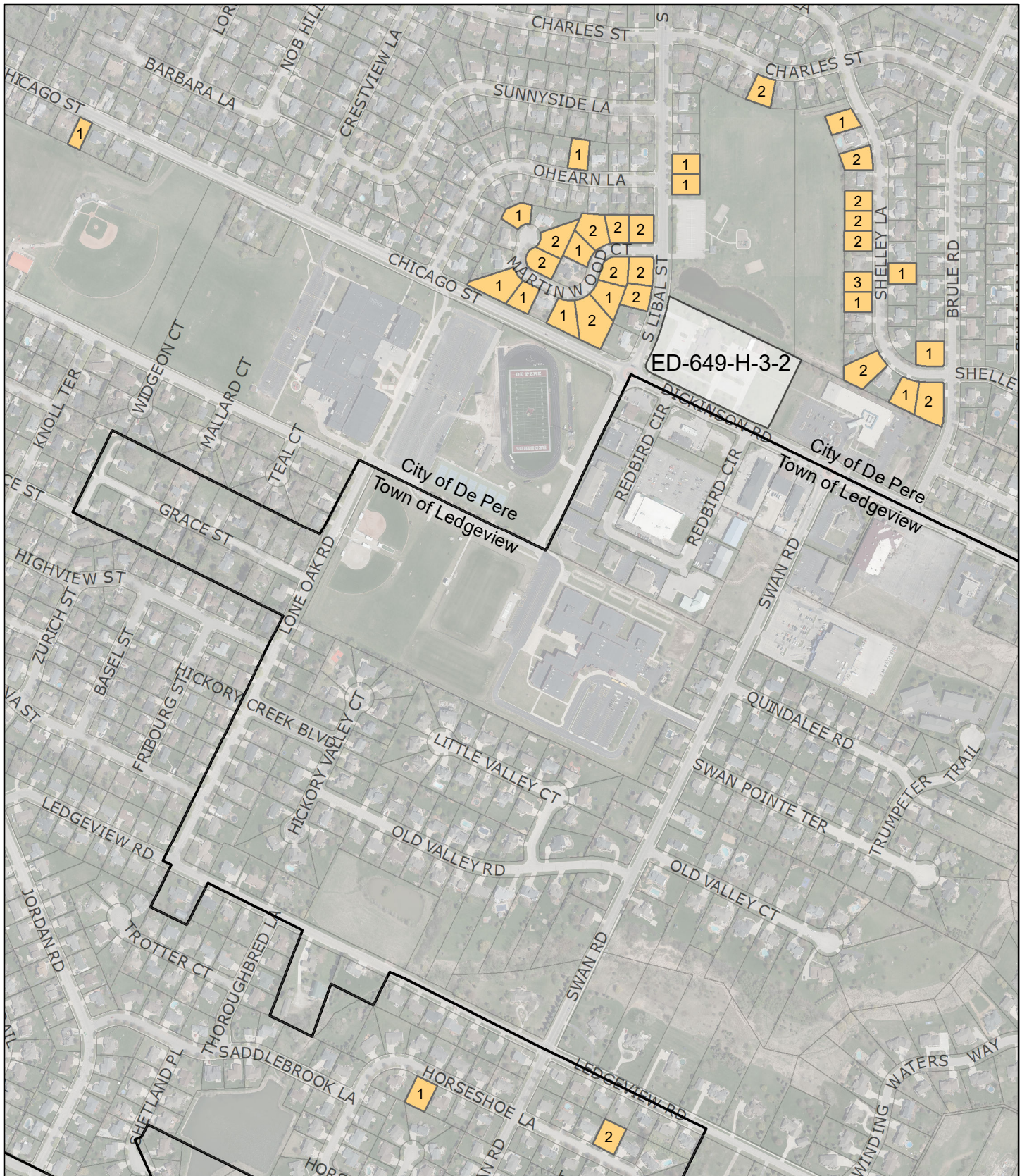
Petition summary and background	Proposed Amendment to the 2010 City of DePere Comprehensive Plan rezoning of Parcel ED-649-H-3-2 at 347 Libal Street Future Land Use from "Institutional/Governmental Facilities" to "Commercial" for proposed future auto parts store.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose the Amendment to the 2010 City of De Pere Comprehensive Plan rezoning Parcel ED-649-H-3-2 347 Libal Street to "commercial" for future auto parts store.

Printed Name	Signature	Address	Comment	Date
Robelle Selinas	[Signature]	1757 Martinwood		9/18/2020
CRAIG A. KOSBAK	Craig A. Kosbak	1752 MARTINWOOD CT.		9/18/20
Shelley Stensloff	Shelley Stensloff	1736 Martinwood Ct.		9/18/20
Trevor Morrison	[Signature]	1756 Martinwood Ct		9/18/20
Jane WAHL	Jane Wahl	1769 Martinwood		
NIC WAHL	Nic Wahl	" "		
DREEN ZEHREN	Dreen Zehren	1761 Martinwood Ct		9/18/20
Phil Zehren	Phil Zehren	1761 Martinwood Ct		9/18/20
SCOTT FOX	Scott Fox	1749 MARTINWOOD CT		9/18/2020
Jody FOX	Jody C. Fox	1749 MARTINWOOD CT		9/18/2020
MIKE WAGNER	Mike Wagner	1754 MARTINWOOD CT.		9/18/2020
BETH WAGNER	Beth Wagner	1754 MARTINWOOD CT		9/18/20

Petition to [action]

Petition summary and background	Proposed Amendment to the 2010 City of DePere Comprehensive Plan rezoning of Parcel ED-649-H-3-2 at 347 Libal Street Future Land Use from "Institutional/Governmental Facilities" to "Commercial" for proposed future auto parts store.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to oppose the Amendment to the 2010 City of De Pere Comprehensive Plan rezoning Parcel ED-649-H-3-2 347 Libal Street to "commercial" for future auto parts store.

Printed Name	Signature	Address	Comment	Date
Jessica Swanson		208 Shelley Ln DePere		9/23/20
Dennis Derricks		201 Shelley Ln DePere		9/28/20
Judith Purdie Elliott		250 Brule Rd DePere		9/23/20
Julie Spaeth		1751 OHEARN LN DePere		9/23/20



ED-649-H-3-2 Amendment

 Parcels with Signature in Opposition
(displaying signatures per parcel)



1 inch = 600 feet



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. KLV 9/24/2020 \Planning\GIS Planning Projects

Kelly Barker

From: Judith Purdie-Elliott <jpurdieelliott@gmail.com>
Sent: Wednesday, September 23, 2020 10:38 AM
To: Peter Schleinz
Subject: Change of land use Parcel ED-649-H-3-2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>
> Good Morning Mr. Schlesinger,
>
> I would like to express my disapproval of a change to the land use (resining) for part of the Parcel ED-649-H-3-2.
> I am not in favor of this change in land use. I believe this change will not benefit the neighborhood.
>
> Sincerely,
>
> Judith Purdie-Elliott
> 250 Brule Road
> De Pere, WI 54115
>
>
> Judie Purdie-Elliott
> Sent from my iPhone

Peter Schleinz

From: Holly Arnold <harnold1ha@gmail.com>
Sent: Thursday, September 24, 2020 10:54 AM
To: Peter Schleinz
Subject: OPPOSE REZONING AMENDMENT at 347 Libal Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Peter,

I wanted to let you know that I oppose the rezoning of 347 Libal Street in conjunction with O'Reilly Auto Parts.

There is already significant traffic on Chicago Street and this location is also near a very busy round-about which will add to backing up traffic further and will in my opinion create more work for De Pere Police/Fire/EMS and Public Works. De Pere High School has numerous students who also walk through this area daily and more safety measures will need to be taken.

I also perceive that the proposed location will infringe on the well-being of residential homes and families living in the immediate area.

There will be vehicles coming in and out of the O'Reilly Auto Parts location which adds to the problem of more traffic and more safety measures to take.

I feel that St. Anne's Church should be a 'better neighbor' so to speak, and seek out a better suited buyer for this land that would offer more enhancement to the families and residences in this area.

Thank you.
Sincerely,

--

HOLLY ARNOLD
1709 Chicago Street
De Pere, WI 54115
harnold1ha@gmail.com

Kelly Barker

From: Ray Dodge <rdodge@new.rr.com>
Sent: Thursday, September 24, 2020 12:44 PM
To: Peter Schleinz
Cc: Shana Defnet Ledvina
Subject: Proposed O'Reilly Auto Parts

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Schleinz

It has come to my attention that there is a proposal for an O'Reilly Auto Parts on vacant land between St. Anne's Episcopal Church, Aurora Medical Clinic and Jim Martin Park.

As a Retail Designer for over 40 years this location is not a good fit for the auto store or for any retail on that side of the road. Retail business should be placed next to other retail units not between churches and medical buildings, it will look out of place. Also the receiving area will collect boxes and pallets and is easily unkempt space, which will face Jim Martian Park. As a home owner in this neighborhood for over 20 year this would not be a desirable look.

An office space would be a better choice for this property.

Or even better, is a parking lot expansion for Jim Martin Park, so Libal Street its self is not full of cars in the evenings and Saturday morning during sports seasons. If there issue of connecting the park and 2nd parking lot, a foot bridge could easily connect and make the pond look better.

Please do not go through this rezoning. Thank you.

Sincerely,
Raymond Dodge
1757 Sunnyside Lane
De Pere WI 54115
rdodge@new.rr.com



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: B. Resolution PC20-04: Recommending Amendment #1 of the 2010 City of De Pere Comprehensive Plan Update.

ATTACHMENTS:

- ResoPC 20-04(DOC)

PLAN COMMISSION
RESOLUTION #PC 20-04

RECOMMENDING AMENDMENT #1 OF THE 2010 CITY OF DE PERE COMPREHENSIVE
PLAN UPDATE

WHEREAS, the City Plan Commission and Common Council approved the 2010 Comprehensive Plan Update in June/July 2010;

WHEREAS, Wis. Stats. §66.1001(4) establishes procedures by which a Comprehensive Plan may be amended; and

WHEREAS, the City has received a request (petition) to amend the *Land-Use element* of the 2010 Comprehensive Plan Update by changing the Future Land Use (Figure 2-6) of the easterly portion of Parcel ED-649-H-3-2 (347 Libal Street) from “Institutional/Governmental Facilities” to “Commercial”; and

WHEREAS, an electronic meeting for the public on the request sponsored by the applicant was held on September 8, 2020 to obtain input from the public and for the applicant to answer questions concerning the request; and

WHEREAS, the Plan Commission, having heard from the applicant, city planning staff and the public, wishes to recommend approval of the request to amend the 2010 Comprehensive Plan Update.

NOW THEREFORE, BE IT RESOLVED THAT:

The City Plan Commission finds and determines that the requested amendment to the 2010 Comprehensive Plan Update is consistent with existing land uses to the east and to the south of the easterly portion of ED-649-H-3-2 and therefore the requested amendment is consistent with the *Land-use element* of the 2010 Comprehensive Plan Update.

BE IT FURTHER RESOLVED THAT:

The Plan Commission therefore recommends to the De Pere Common Council that the 2010 Comprehensive Plan Update *Land-use element* be amended by changing the Future Land Use (Figure 2-6) of the easterly portion of Parcel ED-649-H-3-2 (347 Libal Street) from “Institutional/Governmental Facilities” to “Commercial”;; updated July, 2010.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 28th day of September, 2020.

APPROVED:

James G. Boyd, Mayor
Chair, Plan Commission

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	September 28, 2020
DEPARTMENT:	Planning
FROM:	Kelly Barker
SUBJECT:	C. Action by the Plan Commission.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

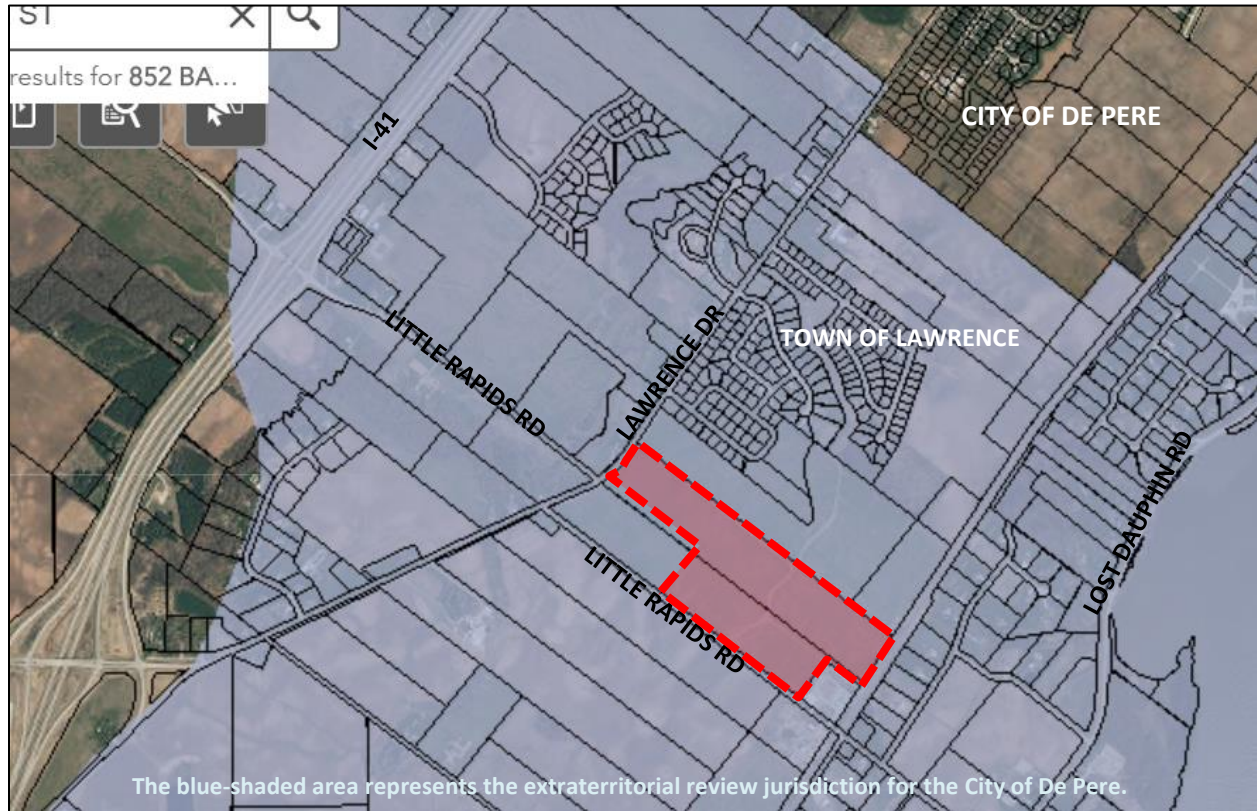
SUBJECT: Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*

ATTACHMENTS:

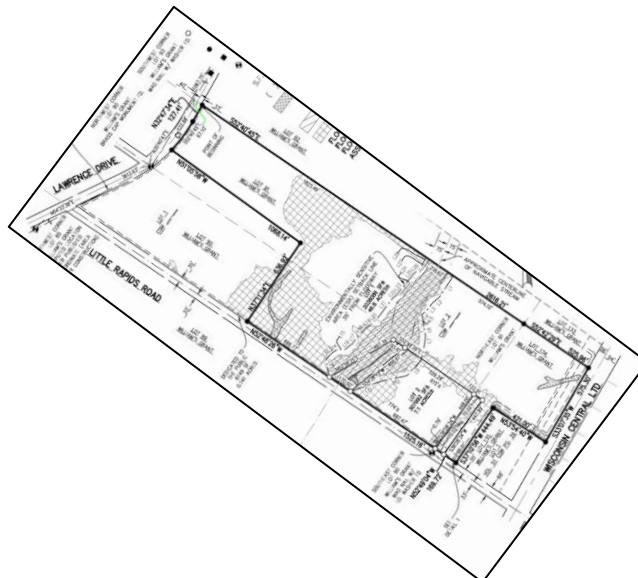
- 09-28-20 PC Report - CSM on Lawrence DR (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 4:** Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	2800 BLK Lawrence DR, located northeast from the Lawrence DR and Little Rapids RD intersection.	
PARCEL NUMBER(S):	L-472, L-473	
EXISTING ZONING:	A-1 (agricultural) in Lawrence. Proposed to be rezoned to LI (Limited Industrial) in Lawrence.	
SURROUNDING LAND USES:	Agricultural in all directions with business/industry adjacent to the southeast and railroad adjacent to the east.	
COMPREHENSIVE PLAN:	Residential, Parks and Recreation, Rail Related (for Town of Lawrence).	
APPLICANT/OWNER NAME:	Douglas Woelz, PLS Authorized Representative McMahon Associates 1445 McMahon DR Neenah, WI 54956	Town of Lawrence Property Owner ATTN: Patrick Wetzel 2400 Shady CT De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural use, with a residence in the southeast corner, since 1938. In July and August, 2020 Plan Commission and Common Council approved Lot 2 of a CSM that encompassed the entire subject area that is identified in red on the Site Map. Parcel lines appear within the identified area because the approved CSM was not recorded at the time this report was written. In August, 2020 a new 2 lot CSM was submitted, with right-of-way (ROW) dedication for the southern end of American BLVD, for lands in the Town of Lawrence. The land division intended to reconfigure the shape of the two lots for commercial and industrial uses.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. • The proposed CSM is located in Lawrence, approximately 0.7 miles from the De Pere City limits. • Plan Commission review covers the entire CSM area highlighted blue on the 'Site Map' as that is the City's extraterritorial review jurisdiction area. • The proposed land division will create two new lots with proposed commercial and industrial uses. • Part of a ROW will also be dedicated for a new street intersection. The entire ROW should be dedicated or shown as future ROW.	

- The City's minimum acreage and frontage is 0.2 acres and 75'; the Town's minimum is 1.5 acres and 200' for the proposed LI District. Both lots meet the acreage and frontage requirements.
 - Lot 1 is 46.8 acres with over 1,818' of frontage.
 - Lot 2 is 7.1 acres with over 2,800' of frontage.
- The site is located inside of the sewer service district.
- There are three staff recommended conditions of approval that are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on October 6, 2020.

**STAFF
RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Lawrence.
2. Add the name "Carey E. Danen, City Clerk" under the signature line in the City of De Pere certificate.
3. To prevent development in a location that will block future street developments, the dedicated American BL right-of-way should either be shown as a dedicated right-of-way all the way to the north border of proposed Lot 1 (creating a third lot), or the area should be shown as a 'future street' all the way to the north border of proposed Lot 1.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		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) McMahon Associates	Authorized Representative Douglas Woelz	Title Senior Land Surveyor	
Mailing Address 1445 McMahon Dr.	City Neenah	State WI	ZIP Code 54956
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) (920) 751-4200	Fax Number (incl. area code) (920) 751-4284	

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

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Ct.	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) (920) 347-3710	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Little Rapids Rd. & Lawrence Dr.	Parcel No. L-472, L-473
---	----------------------------

SECTION 4: CSM Information

Existing Zoning:	A-1 Agriculture
Present Use of Parcel:	Agriculture
Proposed Use of Lots:	Commercial/Industrial

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Douglas Woelz	Title Senior Land Surveyor	Phone Number (920) 751-4200
Signature of Applicant 		Date Signed 8-20-2020

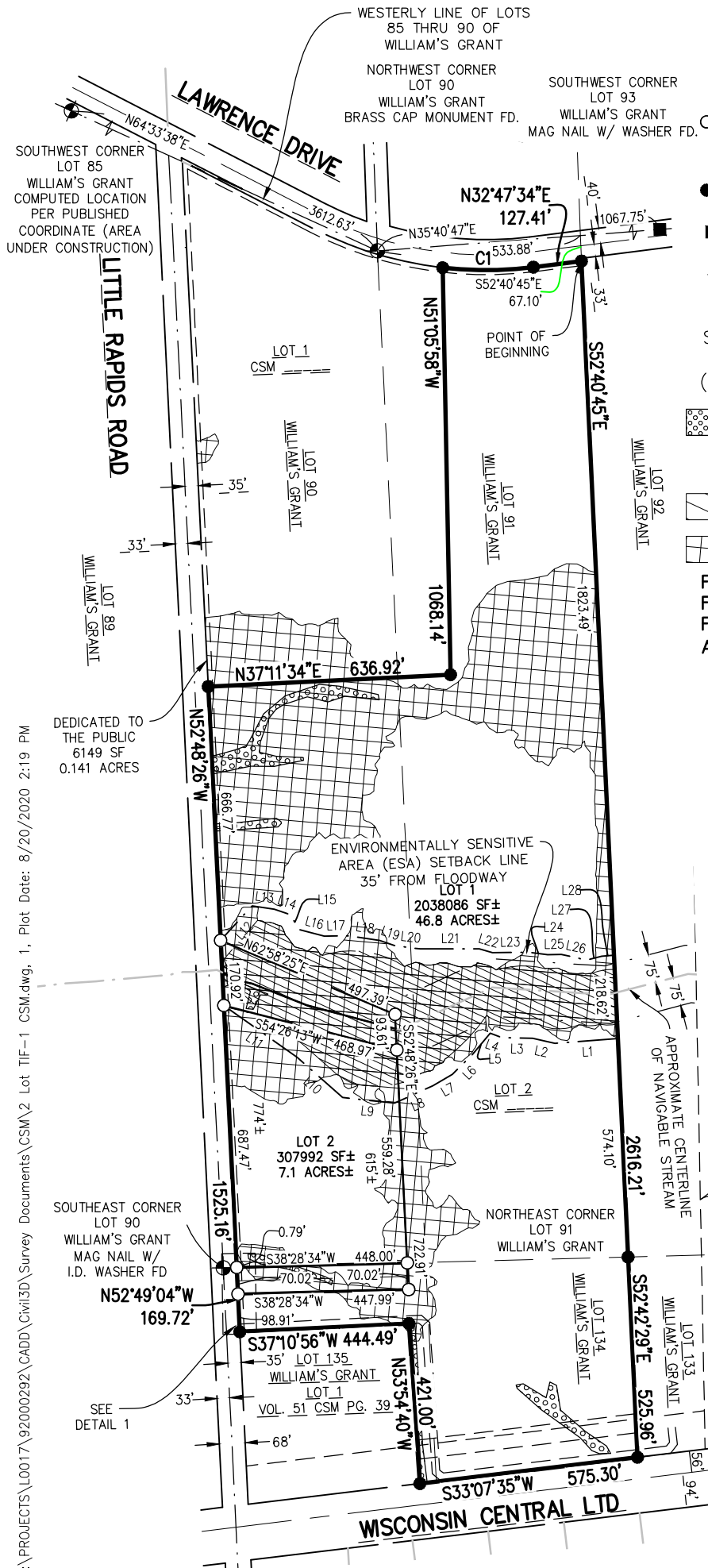
TO BE COMPLETED BY CITY STAFF

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

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____,
RECORDED AS DOCUMENT No. _____, LOCATED IN LOTS
90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE
SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE,
BROWN COUNTY, WISCONSIN

**LEGEND**

- — 1.315" O.D. X 24" IRON PIPE WEIGHING 1.68 Lbs./Lineal Ft. SET WITH CAP
- — 1.315" O.D. IRON PIPE FOUND
- — MAG NAIL FOUND
- ⊕ — CERTIFIED LAND CORNER BROWN COUNTY
- S.F. — SQUARE FEET
- () — RECORDED BEARING AND/OR DISTANCE
- [Pattern] — WETLANDS DELINEATED BY STACEY CAPLAN MCMAHON ASSOCIATES DATED OCTOBER 19, 2017
- [Pattern] — FLOODWAY
- [Pattern] — FLOODFRINGE

FLOODWAY/FLOODPLAIN PROVIDED BY
FLOODPLAIN ANALYSIS CARPENTER SOUTH
FLOOD STUDY. PREPARED BY MCMAHON
ASSOCIATES, INC. DATED 04/25/2019

ANY LAND BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR A NAVIGABLE STREAM IS
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE IX,
SECTION 1, OF THE STATE CONSTITUTION

FOR:
TOWN OF LAWRENCE
—2400 SHADY COURT
—DE PERE, WI 54115
—PHONE #920-336-9131
—ATTN: PATRICK WETZEL

BEARINGS ARE REFERENCED TO THE
WESTERLY LINE OF LOTS 85 THRU 90
OF WILLIAM'S GRANT, WHICH BEARS
N64°33'38"E PER THE PUBLISH BROWN
COUNTY COORDINATE SYSTEM.

400 200 0 400

SCALE — FEET
1" = 400'

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956

Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025

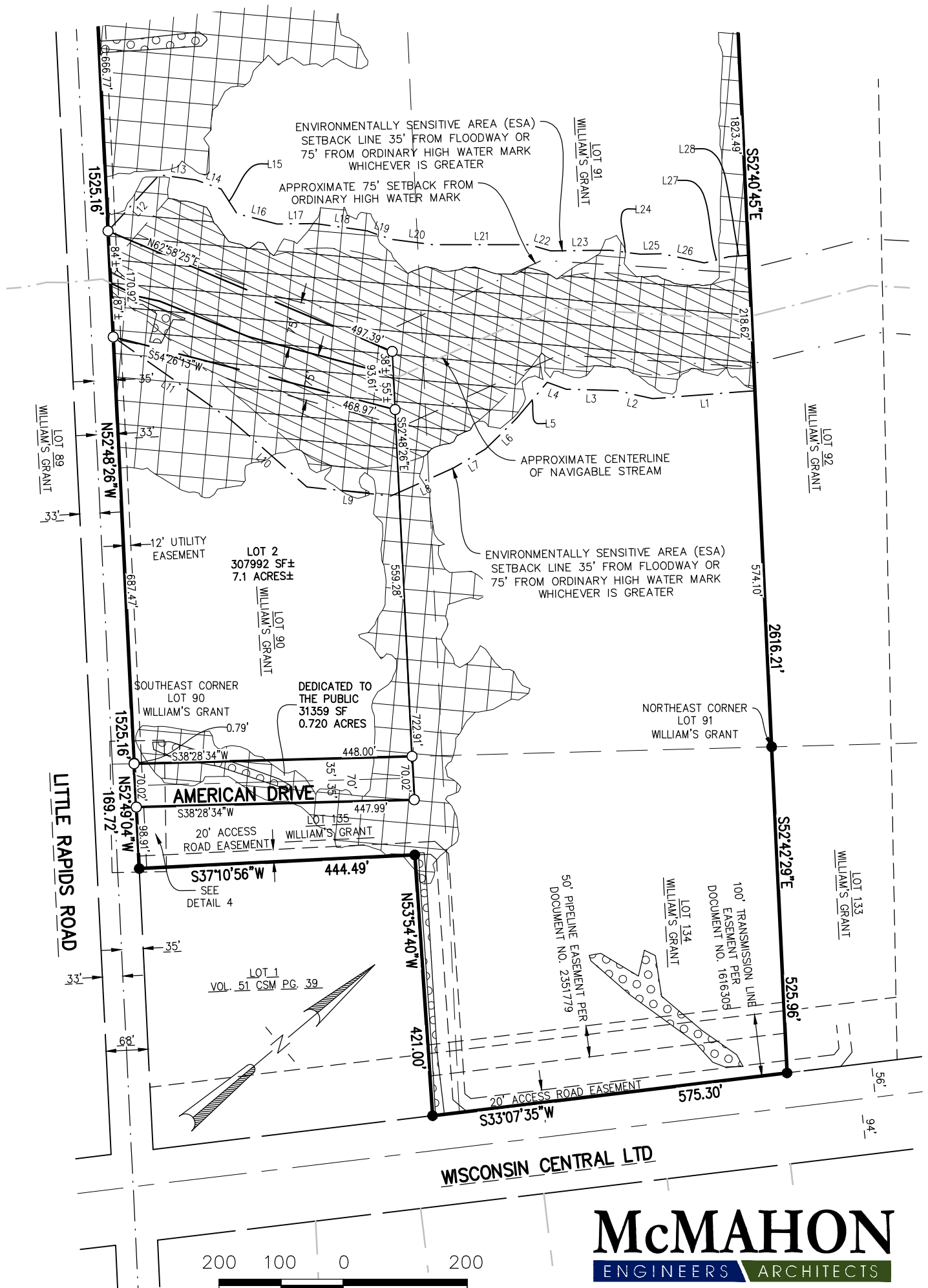
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: MARTY J. ABING

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____, RECORDED AS DOCUMENT No _____,
 LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE
 WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

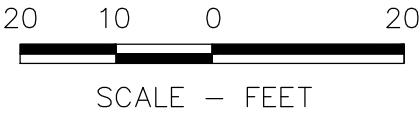
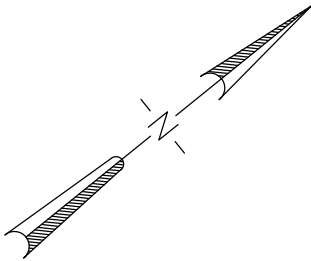
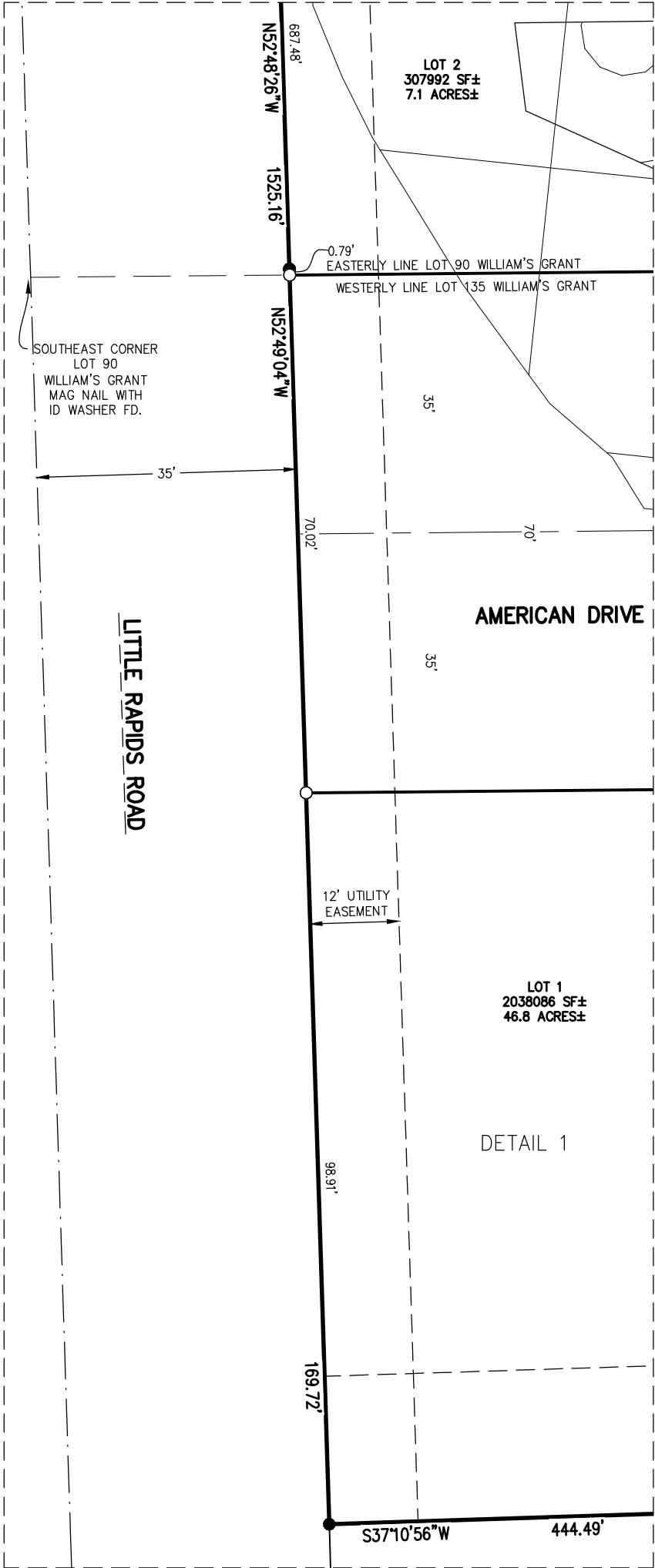


McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____ SHEET 3 OF 7
ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____ ,
RECORDED AS DOCUMENT No _____ , LOCATED IN LOTS
90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE
SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE,
BROWN COUNTY, WISCONSIN



McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____, RECORDED AS DOCUMENT No _____,
LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE
WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. _____, recorded as Document No _____, located in Lots 90, 91, 134 and 135 of the recorded plat of the Subdivision of the William’s Grant, Town of Lawrence, Brown County, Wisconsin containing 2,377,437 square feet (54.578 acres) more or less of land.

That I have made this survey by the direction of the Town of Lawrence being the Owner of said lands.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Town of Lawrence and Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S–2327

NOTES

THIS CSM IS ALL OF PARCEL I.D. No. L–472 and L–473.

THE PROPERTY OWNER OF RECORD IS THE TOWN OF LAWRENCE.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2809353.

CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____, RECORDED AS DOCUMENT No _____,
LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE
WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNER CERTIFICATE

Town of Lawrence, as Owners, We hereby certify that we caused the land described on this
Certified Survey Map to be surveyed, divided, mapped and dedicated together with the granting of
a 12 foot utility easement as represented on this Certified Survey Map. We also certify that this
Certified Survey Map is required to be submitted to the following for approval.

Town of Lawrence
City of De Pere
Brown County

Dated this _____ day of _____, 20____.

Dr. Lanny J. Tibaldo,
Town Chairperson

Cindy Kocken
Town Clerk

State of Wisconsin)
_____)ss
_____ County)

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

Notary Public

_____ County, _____

My commission expires _____

TOWN OF LAWRENCE APPROVAL

Approved by the Town Board of the Town of Lawrence on this _____ day of
_____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson

Date

Cindy Kocken, Town Clerk

Date

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this _____
day of _____, 20____.

Dan Teaters, Senior Planner, Brown County Planning Commission

SHEET 6 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____, RECORDED AS DOCUMENT No _____,
LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE
WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CERTIFICATE OF TREASURER

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

County Treasurer	Date
Paul D. Zeller	

EXTRATERRITORIAL REVIEW
CITY OF DE PERE

Pursuant to the City of De Pere, all requirements for approval have been fulfilled. This Certified Survey Map was approved this _____ day of _____, 20____.

Authorized Signature _____ Date _____

Printed Name, Title

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Town of Lawrence to,

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin Corporation, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and TIME WARNER ENTERTAINMENT COMPANY, LP, Grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CERTIFIED SURVEY MAP NO. _____

SHEET 7 OF 7

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. _____, RECORDED AS DOCUMENT No _____,
 LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE
 WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES."

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOT 2 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF A THE ORDINARY HIGH WATER MARK (OHWM) OF NAVIGABLE RIVERS OR STREAMS, OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, WHICHEVER IS GREATER, AND/OR 1000' OF THE OHWM OF NAVIGABLE LAKES, PONDS, OR FLOWAGES.

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

LOTS 1 AND 2 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

ESA RESTRICTIVE COVENANT:

LOTS 1 & 2 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 THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK - WHICHEVER IS GREATER, AND NAVIGABLE WATERWAYS, 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

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

DRAINAGE RESTRICTIVE COVENANT:

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

WDNR NOTES:

THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC. THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML](http://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML).

ALSO, THERE IS POTENTIAL THAT A PUBLIC (NAVIGABLE) WATERWAY MAY BE PRESENT ON THE EASTERN PORTION OF THE PROPERTY. SINCE MOST DNR STAFF ARE NOT YET APPROVED FOR CONDUCTING FIELD WORK AND IN-PERSON MEETINGS, MY REVIEWS FOR NAVIGABILITY ARE BEING COMPLETED REMOTELY. WHILE THIS WATERWAY APPEARS TO HAVE A DEFINED BED AND BANKS, IT'S HARD TO DETERMINE IF THERE IS ENOUGH WATER ON A REOCCURRING BASIS TO FLOAT A SMALL WATERCRAFT TO MEET THE STATE'S DEFINITION OF "NAVIGABLE". A FORMAL NAVIGABILITY DETERMINATION FIELD REVIEW IS NEEDED IF THERE IS PLANNED DEVELOPMENT OR CONSTRUCTION IN/AROUND THE WATERWAY. THE TIMING OF A FIELD REVIEW IS DEPENDENT UPON HAVING APPROVAL TO CONDUCT FIELD WORK.

GENERALLY SPEAKING, STATE PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT [HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/](http://DNR.WI.GOV/TOPIC/WATERWAYS/).

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/](http://DNR.WI.GOV/TOPIC/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a site plan request to expand a parking lot, modify loading docks and remove part of a street fronted berm for a new driveway, at 2107 American BL (Parcel WD-1042).

ATTACHMENTS:

- 09-28-20 PC Report - Robinson Metals (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 14 Aug 2020 (PDF)

- Item 5:** Staff recommendation and possible action regarding a site plan request to expand a parking lot, modify loading docks and remove part of a street fronted berm for a new driveway, at 2107 American BL (Parcel WD-1042).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Robinson Metals INC site plan for a parking lot expansion, loading dock modification, and berm removal for an existing building.

NOTE: This site plan revises similar changes from an April 27, 2020 Plan Commission approved site plan for Robinson Metals INC.

COMMON DESCRIPTION: 2107 American BL, located between Fortune AV and Red Maple RD.

PARCEL NUMBERS: WD-1042

EXISTING ZONING: I-B-1 (Industrial-Business-1 District)

SURROUNDING LAND USES: Business park (developed and undeveloped) to the north, south, east, and west (I-B-1).

COMPREHENSIVE PLAN: Business Park

APPLICANT / OWNER:	Ben Bukowiec Authorized Representative Robinson Metals INC 1740 Eisenhower DR De Pere, WI 54115	Realco Limited Partnership Property Owner 691 S Green Bay RD Neenah, WI 54956
---------------------------	---	--

SITE HISTORY: The site has been used for agricultural purposes from 1938 until the early 1990's when a driveway for the building to the south was developed on the site. The American BL right-of-way and the property to the south were developed in the 1990s. The subject building, parking areas, and berm were developed in the early 2000s and remained relatively unchanged.

On April 6, 2020, the applicant submitted to expand the parking lot on the west side of the building with an additional drive connection to American BL, to revise a sanitary sewer connection on the north end of the building, and to remove part of the berm along American BL to improve property visibility. The site plan was approved, with conditions, by Plan Commission on April 27, 2020.

On August 14, 2020, the petitioner submitted a new site plan to replace the April 6, 2020 site plan. The new site plan proposes a modified parking lot on the west side to better accommodate storm water, loading dock modifications on the building's south side, and the removal of part of the berm along American BL for a new driveway at the north end of the property.

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 site plan does not include any expansion to the size of the existing building. The proposed site changes include the following:

- An expansion of the automobile parking lot, adjacent to American BL, from ~62 stalls to 71 stalls.
- A new driveway connection to American BL at the northwest corner of the property.
- A modification to a loading dock area on the south side of the building
- The addition of landscaping along the berm. Also. landscaping at the southeast corner of the building to screen the building.

No additional new signage is proposed with this site plan review.

There are no planned changes to the building façade materials. The addition of bay doors at the south side of the building will be reviewed by the City Building Inspector. Site Plan Sheet C2 identifies the addition of five coniferous trees to screen the additional loading doors, but the

trees are missing on the landscape plan.

The most significant change for the site will be the removal of part of a street fronted berm to allow for a new driveway connection. Site plans from the 1990's indicate the berm was designed to screen truck parking for the building to the south (the subject building was not part of the original site 1990's plans). Because the building now acts as the screen, the berm inhibits the view of business entrances in the business park. The petitioner proposes the removal of part of the berm and beautifying the boulevard with a row of 13 new trees along the full length of the west border of the property.

The site plan complies with the following massing and setback requirements set by the I-B- District (Code Section 14-51):

- Land Use: Manufacturing – Proposed no change (permitted)
- Lot Size: 15.0 acres (5 acres required)
- Front Yard Setback - west: ~95 feet (50 feet required)
- Interior Side Yard Setback – north & south: ~30 feet & 230 feet (30 feet required)
- Rear Yard Setback - east: ~230 feet (30 feet required)
- FAR: 0.07 (0.5 or less required)
- Building Height: Not Changing (Determined by Plan Commission)
- Landscaping: 13 street fronted trees (~65 trees would be required for a new site development.)

Parking requirements have been met as the ~62 existing stalls are being reconfigured to 74 stalls. The building size has not changed for the parking requirements to be recalculated. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	~62	12	Not identified	Yes
TOTAL	~62	12	Not identified	YES

[illegible]

PLANTING SCHEDULE			
MARK	QTY	FAMILY	TYPE
BB	4	80% Shrub	Burning Bush 4'-6"
CB	1	80% Tree - Deciduous	Common Ash 20'
DC	12	3d decorative grass 18" x 22"	3d decorative grass 18" x 22"
FL	13	3d Flower - 18" x 18"	3d Flower - 18" x 18"
HB	1	80% Shrub	Hibiscus 2'-2"
TL	4	80% Tree - Deciduous	Green Leafy 20'
JC	6	80% Tree - Deciduous	Japanese Cherry 15'
LI	2	80% Shrub	Lilac 4'-6"
LP	1	80% Tree - Deciduous	Lombardy Poplar 40'
FP	2	80% Tree - Deciduous	Red Maple 30'
SD	2	80% Tree - Deciduous	Scotch Oak 45'

ARE TIES FROM BURLAP BE OR SHIRAZ ROLAP AND WIRE FOR 1/2" OF BALL.

— EARTHEN SAUCER AROUND PERIMETER OR PLANTING PIT

— REPLACE ORIGINAL SOIL AS BACK FILL, FREE OF STONES, STICKS, AND DEBRIS. SETTLE WITH WATER.

AIL

NOTE: GRADE WITHIN SNOW FENCE SHALL NOT BE RETURNED. ALL MATERIALS OR EQUIPMENT SHALL BE STORED INSIDE THE SNOW FENCE.

AMERICAN BLVD.
PROPERTY LINE
GRASS
EXISTING BUILDING
BUILDING ADDITION
PROPERTY LINE
GRASS
AMERICAN BLVD.
PROPERTY LINE
GRASS
PROPERTY LINE
GRASS

STAFF COMMENTS:

Engineering:

1. On Sheet C0:
 - a. Provide address for project location.
2. On Sheet C1:
 - a. Provide property line dimensions.
 - b. Identify any changes to the lighting plans.
 - c. Both driveway aprons are required to be concrete with a sidewalk section located 1/2 foot off of the right-of-way line. The recommended thickness for the driveway apron is 8-inch concrete.
 - d. The sanitary sewer stub shown to the future building addition is not permitted.
 - e. Are new driveway curb cuts being completed under this work?
 - f. Add the following comment: "All concrete work in the right-of-way shall be completed by a licensed concrete worker. Contact De Pere Engineering at 920-339-4061 to acquire a concrete workers license."
 - g. Confirm no proposed water work on site.
 - h. If not already completed, the sanitary sewer lateral shall be connected to existing sanitary sewer with saddle or wye pursuant to the City of De Pere Standard Specifications. Any work in the public right-of-way will require an excavation permit.
 - i. Typo "OTHERS" on sanitary manhole south of the building.
 - j. Typo "REMOVE" at loading dock south of the building.
 - k. List all sanitary sewer information in the same direction. Two notes are rotated 90 degrees clockwise.
 - l. Do not show future storm sewer on far east of site.
 - m. 197 foot HDPE storm sewer segment has a slope of 0.47%. Not 0.50%.
 - n. Specify 4-inch wide striping on all parking stalls.
3. On Sheet C2:
 - a. The existing legend is missing half of its symbology.
 - b. The proposed legend is missing symbology for drainage arrow.
 - c. Update 633 contour to the east of the building.
 - d. Provide elevation of the swale to the north of the building. Currently, there is a grade called out as "???"
4. On Sheet C3:
 - a. Provide elevation of the swale to the north of the building. Currently, there is a grade called out as "???"
5. On Sheet C4:
 - a. Provide WisDNR soil loss sediment discharge calculations with a corresponding map.
 - b. The Narrative and Construction Sequence references a Dairy Queen/Gas Station. Correct reference.
 - c. The Narrative and Construction Sequence incorrectly lists the site address as 32107 American Boulevard. Correct address.
 - d. The Narrative and Construction Sequence needs the entire schedule updated as the dates provided have now passed.
 - e. Show the tracking pads on the plan.
 - f. Show inlet protection (Type D) out on American Boulevard. Potentially six locations in total adjacent to drives.
 - g. Specify Type D inlet protection in the proposed legend.
6. On Sheet C5:
 - a. Correct typo - "LIGHT" DUTY HMA PAVEMENT SECTION.
5. On Sheet C-6:

- a. Inlet Protection shall be Type D.
- b. Storm sewer end walls shall be tied back to the adjacent pipe.
- 7. General:
 - a. Provide what work is to occur under this site plan vs. what has been completed under previous site plan. In general, if work is already completed, show as light grey so it does not appear to be proposed work.
 - b. The northern driveway is currently only permitted to be a right-out. No median curb cut is permitted to allow ingress or egress in the southbound lane on American Boulevard.
 - c. Future plans will need to have alterations called out and clearly bubbled.

Fire: None.

Forestry:

- 1. Planting detail is a good start but should be changed to reflect WDNR standards.

Health: None.

Planning:

- 1. On sheet C1, the Site Data identifies "6.44 acres of future building area for this site plan. Revise to show no increase as the building size is not increasing.
- 2. Provide parking statistics on the site plan: Identify the existing number of parking spaces before the project begins and the existing number after the project is complete. Also, identify the required number of parking spaces from Code Section 14-56.
- 3. Although it has been identified that there is no new signage for the site, any proposed signage for the site needs to be part of the site plan review.
- 4. Provide scaled elevation details that demonstrate how the sides of the loading dock area are being screened (fence, wall, berm) from adjacent uses to a height of 5', per Municipal Code 14-60(13)(g).
- 5. Clarify the Three Phases in the site plan. Potentially with timelines as a site plan will expire after one year.
- 6. Add the coniferous trees being used to screen the building (shown on sheet C2) to the landscape plan.

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 parking lot expansion, loading dock modification, and berm removal for a new driveway, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	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) Robinson Metal, Inc.	Authorized Representative Ben Bukowiec	Title	
Mailing Address 1740 Eisenhower Drive	City De Pere	State WI	ZIP Code 54114-5905
Email Address buko@robinsonmetal.com	Phone Number (incl. area code) 920-615-3408	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) Realco Limited Partnership (Nyla Group LLC)	Contact Person	Title	
Mailing Address 691 S Green Bay Road	City Neenah	State WI	ZIP Code 54956
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Robinson Metal, Inc	Parcel No. WD-1042
--	-----------------------

SECTION 4: Project Information

Existing Zoning:	Industrial Business IB-1		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:		Estimated Completion Date:	

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) Ben Bukowiec	Title <i>Facilities Manager</i>	Phone Number 920-615-3408
Signature of Applicant <i>Ben Bukowiec</i>		Date Signed 7-14-20

TO BE COMPLETED BY CITY STAFF

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

SITE IMPROVEMENT PLANS
FOR
ROBINSON METAL
CITY OF DE PERE
BROWN COUNTY
WISCONSIN

OWNER:
ROBINSON METALS
1740 EISENHOWER ROAD
DE PERE, WI 54115-5905

FACILITIES MANAGER: BEN BUKOWIEC
PHONE: (920) 615-3408

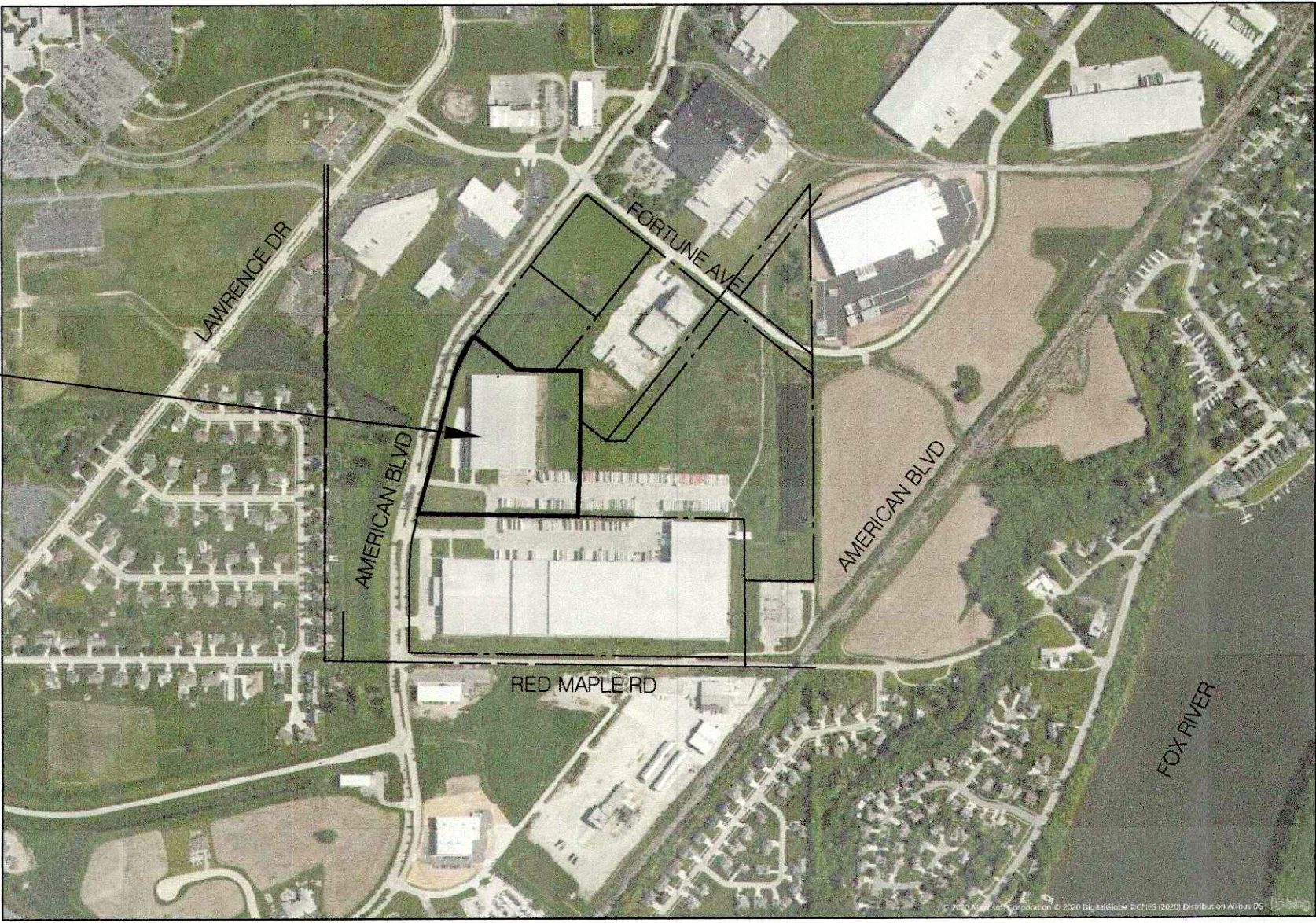
CONTRACTOR:
NORTHEAST ASPHALT
1524 ATKINSON DRIVE
GREEN BAY, WI 54303

CONTACT: GREG GRASSMAN
PHONE: (920) 498-6701

ENGINEER:
PAYNE & DOLAN, INC.
W6380 DESIGN DRIVE
GREENVILLE, WI 54942

PROJECT MANAGER: STEVE KOLAR, P.E.
PHONE: (920) 757-7561

LOCATION MAP
NOT TO SCALE



GOOGLE

SHEET NO.	DESCRIPTION
C0	TITLE SHEET
C1	SITE
C2	GRADING - SOUTH LOT
C3	GRADING - WEST & NORTH LOT
C4	EROSION CONTROL
C5 - C6	CONSTRUCTION DETAILS
G500	LANDSCAPING SCHEDULE

NO	REVISION DESCRIPTION	DATE



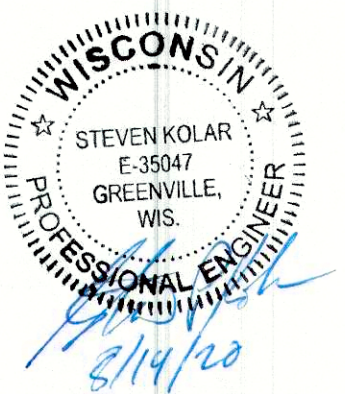
PAYNE & DOLAN
INCORPORATED
A WALBEC GROUP COMPANY
www.paynedolan.com
(920) 757-7562

PROJECT	CLIENT
ROBINSON METAL	NORTHEAST ASPHALT

Soil

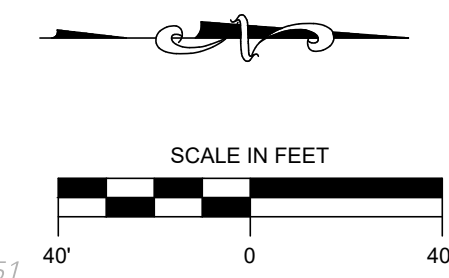
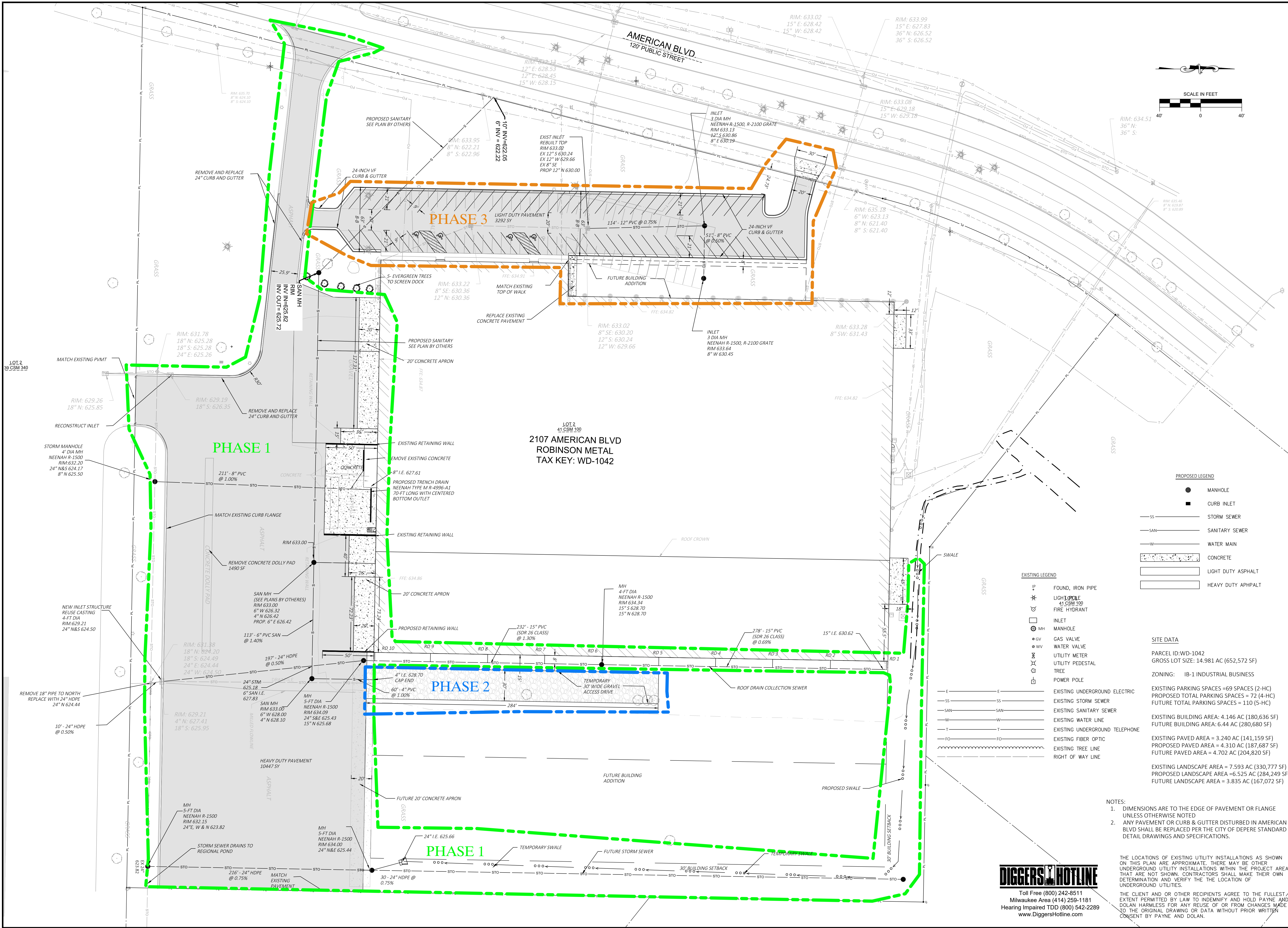
ISSUED FOR
PERMITTING

COVER SHEET



COPYRIGHT NOTICE THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.	
Drawing Scale:	
Drawn:	SPK 7/23/2020
Checked:	CD 7/23/2020
P&D Project No:	490377
Sheet No.	C-0

Aug 14, 2020 -- 7:48am
S:\Design & Construction Services\060-C3D\Robinson Metal\De Pere\040-Sheets\Plan\050-Site Plan.dwg



PROPOSED LEGEND

- MANHOLE
- CURB INLET
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

EXISTING LEGEND

- FOUND, IRON PIPE
- LIGHT DUTY ASPHALT
- 41 CSM 100
- FIRE HYDRANT
- INLET
- MANHOLE
- GAS VALVE
- WATER VALVE
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING TREE LINE
- RIGHT OF WAY LINE

SITE DATA

PARCEL ID: WD-1042
GROSS LOT SIZE: 14.981 AC (652,572 SF)
ZONING: IB-1 INDUSTRIAL BUSINESS
EXISTING PARKING SPACES = 69 SPACES (2-HC)
PROPOSED TOTAL PARKING SPACES = 72 (4-HC)
FUTURE TOTAL PARKING SPACES = 110 (5-HC)
EXISTING BUILDING AREA: 4.146 AC (180,636 SF)
FUTURE BUILDING AREA: 6.44 AC (280,680 SF)
EXISTING PAVED AREA = 3.240 AC (141,159 SF)
PROPOSED PAVED AREA = 4.310 AC (187,687 SF)
FUTURE PAVED AREA = 4.702 AC (204,820 SF)
EXISTING LANDSCAPE AREA = 7.593 AC (330,777 SF)
PROPOSED LANDSCAPE AREA = 6.525 AC (284,249 SF)
FUTURE LANDSCAPE AREA = 3.835 AC (167,072 SF)

NOTES:

- DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FLANGE UNLESS OTHERWISE NOTED
- ANY PAVEMENT OR CURB & GUTTER DISTURBED IN AMERICAN BLVD SHALL BE REPLACED PER THE CITY OF DEPERE STANDARD DETAIL DRAWINGS AND SPECIFICATIONS.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTORS SHALL MAKE THEIR OWN DETERMINATION AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

THE CLIENT AND OR OTHER RECIPIENTS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD PAYNE AND DOLAN HARMLESS FOR ANY REUSE OF OR FROM CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY PAYNE AND DOLAN.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NO	REVISION	DESCRIPTION	DATE

PAYNE & DOLAN
INCORPORATED
A WALBECK GROUP COMPANY
www.payneanddolan.com
(920) 757-7552

ROBINSON METAL
2107 AMERICAN BLVD.
DE PERE, WI
CLIENT
NORTHEAST ASPHALT
16580 DESIGN DRIVE
GREENVILLE, WI

Seal

ISSUED FOR PERMITTING

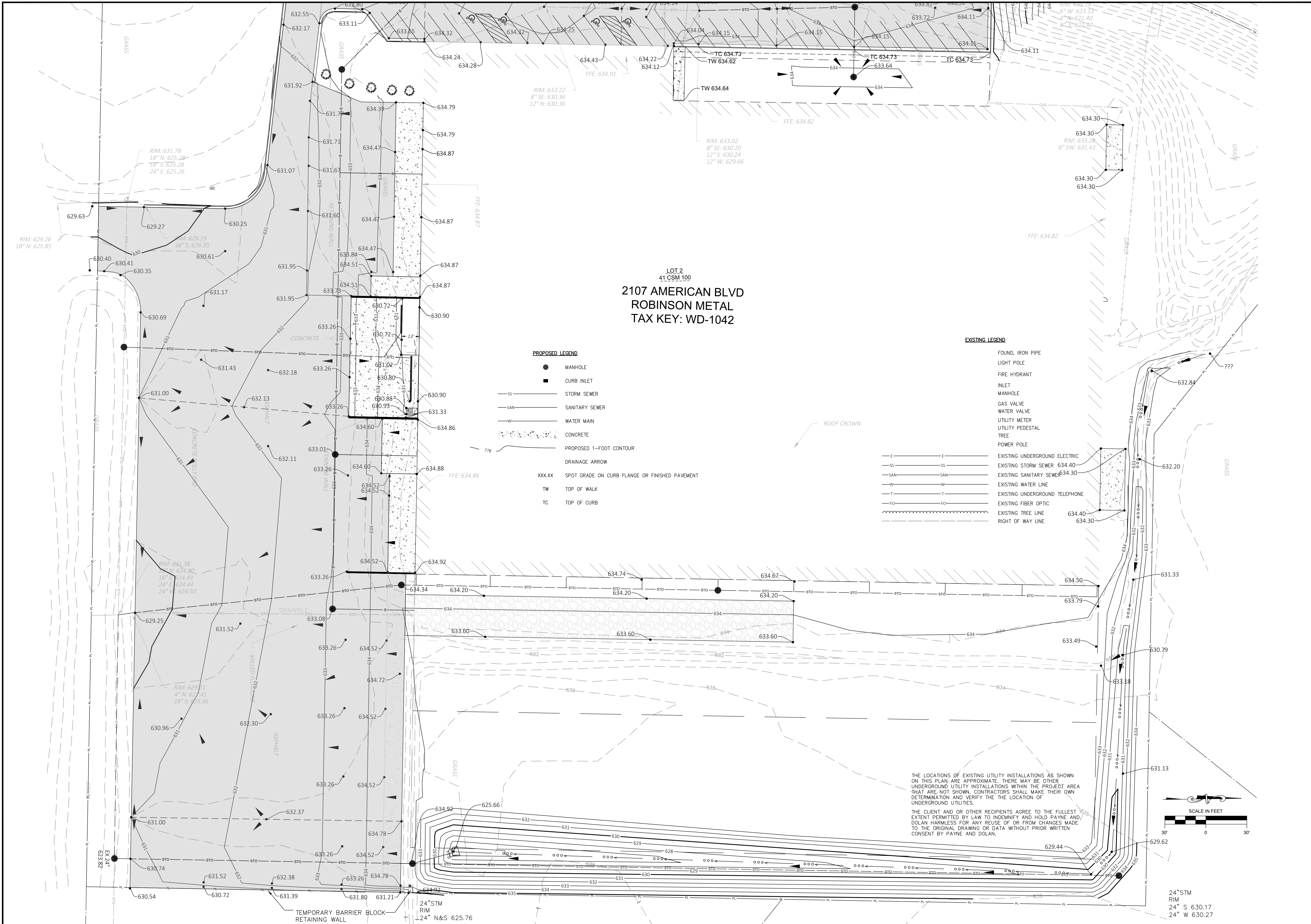
SITE PLAN

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 40'
Drawn: SPK 7/23/2020
Checked: CD 7/23/2020
P&O Project No: 490377
Sheet No.

C1

Aug 14, 2020 — 7:48am
S:\Design & Construction Services\080-C3D\Robinson Metal\De Pere\040-SheetsPlan\061 - GRADING SOUTH LOT.dwg



NO	REVISION	DESCRIPTION	DATE

**PAYNE & DOLAN**
INCORPORATED
A WALBECK GROUP COMPANY
www.payneanddolan.com
(920) 757-7552

PROJECT
ROBINSON METAL
2107 AMERICAN BLVD.
DE PERE, WI

CLIENT
NORTHEAST ASPHALT
W6880 DESIGN DRIVE
GREENVILLE, WI

Seal

ISSUED FOR PERMITTING

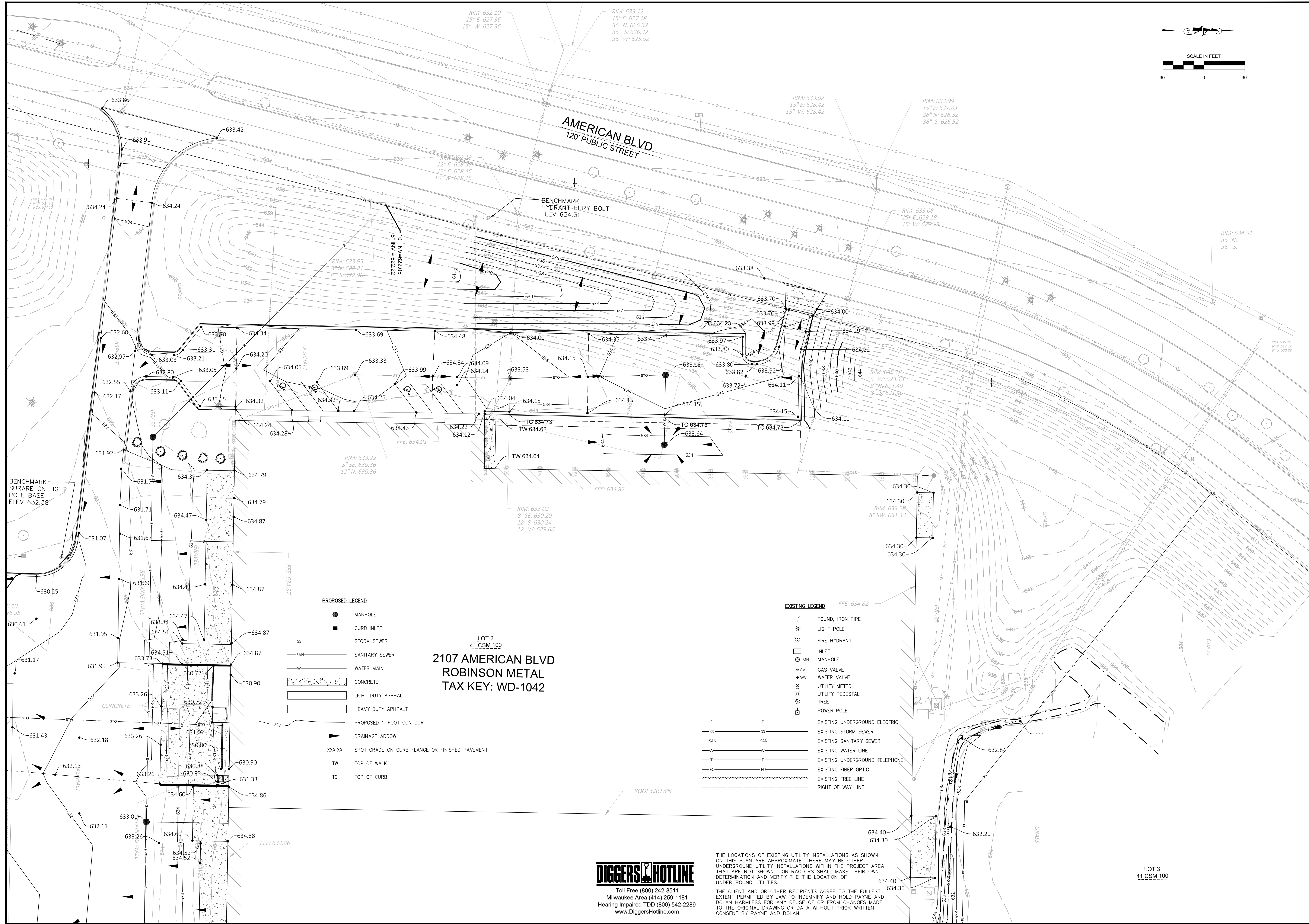
SHEET TITLE
GRADING - SOUTH LOT

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1"= 30'
Drawn: SPK 7/23/2020
Checked: CD 7/23/2020
P&D Project No: 490377
Sheet No.

C2

Aug 14, 2020 -- 7:48am
S:\Design & Construction Services\060-C3D\Robinson Metal\De Pere\040-Sheets\Plan\062 - GRADING PARKING LOT.dwg



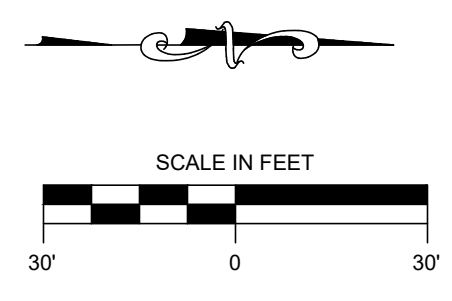
- PROPOSED LEGEND**
- MANHOLE
 - CURB INLET
 - SS STORM SEWER
 - SAN SANITARY SEWER
 - W WATER MAIN
 - CONCRETE
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - PROPOSED 1-FOOT CONTOUR
 - ▶ DRAINAGE ARROW
 - XXX.XX SPOT GRADE ON CURB FLANGE OR FINISHED PAVEMENT
 - TW TOP OF WALK
 - TC TOP OF CURB

- EXISTING LEGEND**
- IP FOUND, IRON PIPE
 - * LIGHT POLE
 - ⊕ FIRE HYDRANT
 - INLET
 - ⊙ MH MANHOLE
 - ⊙ GV GAS VALVE
 - ⊙ WV WATER VALVE
 - ⊙ UM UTILITY METER
 - ⊙ UP UTILITY PEDESTAL
 - ⊙ T TREE
 - ⊙ PP POWER POLE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING FIBER OPTIC
 - EXISTING TREE LINE
 - RIGHT OF WAY LINE

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTORS SHALL MAKE THEIR OWN DETERMINATION AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

THE CLIENT AND OR OTHER RECIPIENTS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD PAYNE AND DOLAN HARMLESS FOR ANY REUSE OF OR FROM CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY PAYNE AND DOLAN.



NO	REVISION	DESCRIPTION	DATE

PAYNE & DOLAN
INCORPORATED
A WALBECK GROUP COMPANY
www.payneanddolan.com
(920) 757-7552

ROBINSON METAL
2107 AMERICAN BLVD.
DE PERE, WI

NORTHEAST ASPHALT
W6580 DESIGN DRIVE
GREENVILLE, WI

GRADING- WEST & NORTH LOT

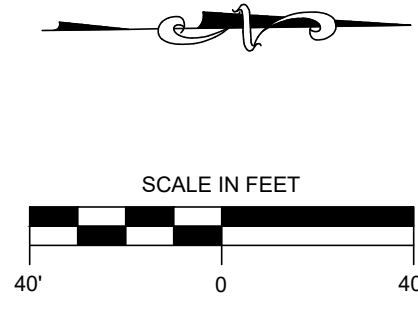
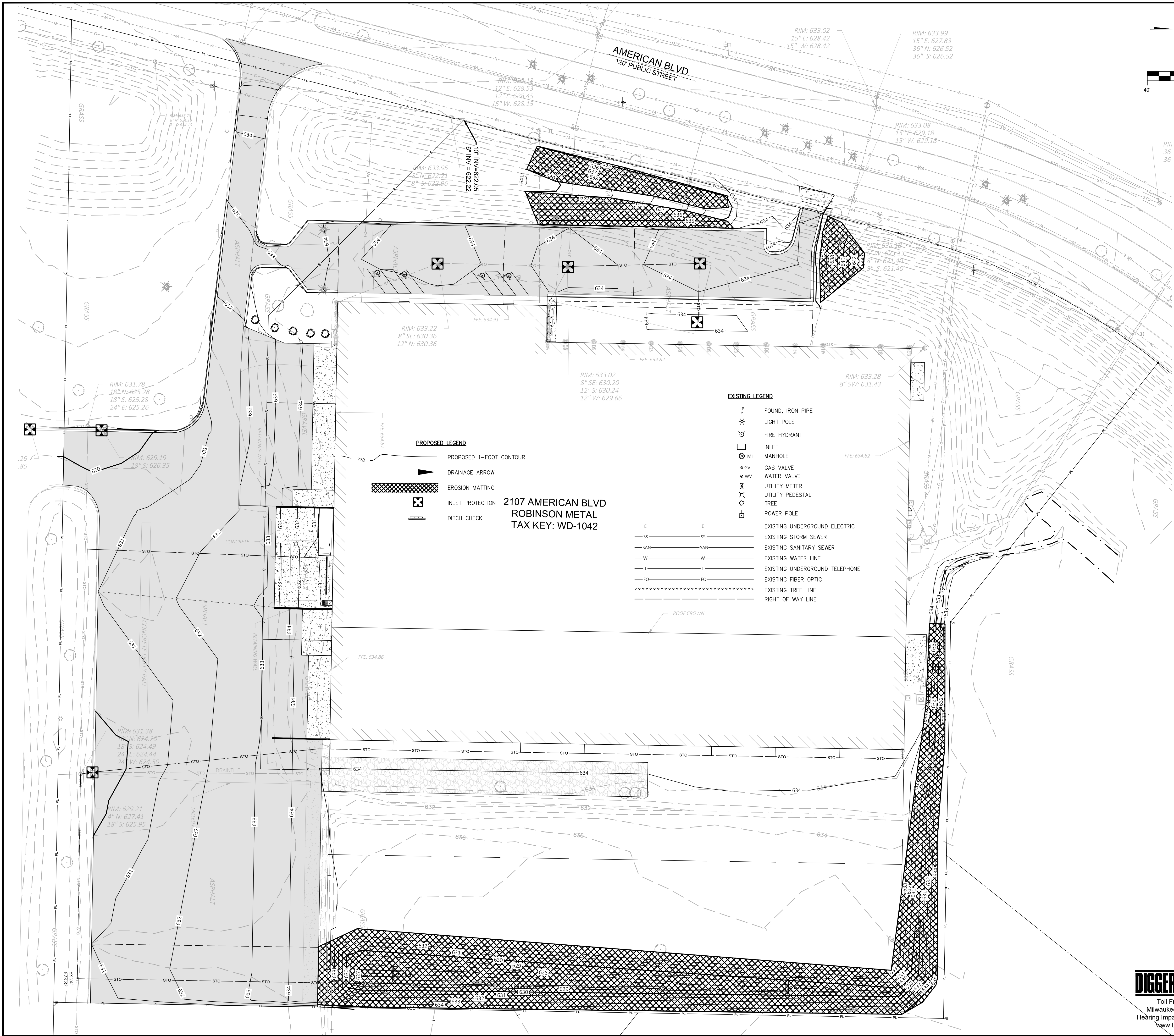
ISSUED FOR PERMITTING

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 30'
Drawn: SPK 7/23/2020
Checked: CD 7/23/2020
P&O Project No: 490377
Sheet No:

C3

Aug 14, 2020 -- 7:48am
S:\Design & Construction Services\080--C3D\Robinson Metal\De Pere\040--SheetsPlan\070 -- EROSION CONTROL.dwg



NARRATIVE AND CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING A DAIRY QUEEN/GAS STATION LOCATED AT 32107 AMERICAN BLVD IN THE CITY OF DE PERE, WI. THE SITE IMPROVEMENTS WILL INCLUDE APPROXIMATELY 5.1 ACRES OF EXCAVATION, GRADING, AND PAVING. THE PROJECT IS BEING BUILT IN THREE PHASES.

EARTHWORK FOR THIS PROJECT WILL CONSIST OF EXCAVATING THE PROPOSED PAVEMENT AREAS TO SUBGRADE, REGRADING THE SITE, INSTALLING PROPOSED UTILITIES, INSTALLING BASE MATERIAL, AND ASPHALT PAVING. EXCESS MATERIAL WILL BE REMOVED AND DISPOSED OF OFF-SITE.

ESTIMATED CONSTRUCTION TIMEFRAMES*: JULY - AUGUST 2020

INSTALL EROSION CONTROL MEASURES = DJULY 2020

FINE GRADING AND PAVING = AUGUST 2020

LANDSCAPING AND FINAL RESTORATION = AUGUST - SEPTEMBER 2020

THE INTENDED SEQUENCES OF SITE CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF WNDR CONSERVATION PRACTICE STANDARDS.
2. REGRADE SITE. INSTALL PROPOSED UTILITIES.
3. INSTALL FOOTINGS AND FOUNDATION.
4. INSTALL BASE AGGREGATE.
5. FINE GRADE AND INSTALL PAVEMENT AND SIDEWALK.
6. INSTALL LANDSCAPE/RESTORATION.
7. WHEN THE SITE VEGETATION HAS BEEN ESTABLISHED AND THE POTENTIAL OF EROSION IS STABILIZED, THE TEMPORARY EROSION CONTROL MEASURE WILL BE REMOVED.

*CONSTRUCTION ACTIVITY DATES ARE APPROXIMATE AND MAY CHANGE DUE TO WEATHER OR OTHER UNFORESEEN REASONS.

EROSION CONTROL

THE FOLLOWING EROSION AND POLLUTANT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THIS SITE AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE SITE IS STABILIZED.

EROSION CONTROL MEASURES:

1. VEHICLE TRACKING MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN UP ALL SEDIMENT DEPOSITS THAT OCCUR OFF SITE BY THE END OF EACH WORKDAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE SITE HAS BEEN STABILIZED. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT OF 1/2 INCH OR MORE. CONTRACTOR SHALL KEEP A LOGBOOK OF ALL INSPECTION REPORTS ONSITE ALONG WITH ALL PERMITS THAT ARE REQUIRED FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. DRAINAGE WAYS ARE TO BE SEEDED AND MULCHED OR SODDED AS SOON AS POSSIBLE. SIDE SLOPES OF DRAINAGE WAYS THAT ARE SLOPED 4:1 OR GREATER AND FLOW LINES OF THE DRAINAGE WAYS SHALL HAVE EROSION FABRIC OR MATTING INSTALLED TO PROTECT FROM EROSION. LIGHT DUTY WISDOT CLASS I URBAN TYPE A MAT IS RECOMMENDED FOR THE SLOPED AREAS AND TYPE B FOR THE FLOW LINE OF THE SWALES. DITCH CHECKS SHALL BE INSTALLED AS INDICATED ON THE GRADING AND EROSION CONTROL PLAN.
5. ALL AREAS OF BARE SOIL LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED WITH A FAST GROWING ANNUAL GRASS (TEMPORARY) SUCH AS OATS AND RYE AND MULCHED.
6. DEWATERING IS NOT ANTICIPATED. IF DEWATERING IS NECESSARY IT SHALL FOLLOW THE REQUIREMENTS OF WNDR TECHNICAL STANDARD 1061.
7. DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL INCLUDE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. THESE MEASURES SHALL BE APPLIED AS APPLICABLE TO THE SITE CONDITIONS AND SHALL FOLLOW THE REQUIREMENTS OF WNDR TECHNICAL STANDARD 1068.
8. CONTRACTOR SHALL HAVE A DESIGNATED AREA FOR TRASH AND PROMPTLY DISPOSE OF ALL WASTE MATERIAL.
9. ANY SPILL THAT MAY OCCUR SHALL BE PROMPTLY CLEANED UP PER LOCAL AND STATE REQUIREMENTS.



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTORS SHALL MAKE THEIR OWN DETERMINATION AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

THE CLIENT AND OTHER RECIPIENTS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD PAYNE AND DOLAN HARMLESS FOR ANY REUSE OF OR FROM CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY PAYNE AND DOLAN.

NO	REVISION DESCRIPTION	DATE



PAYNE & DOLAN
INCORPORATED
A WALBECK GROUP COMPANY
www.paynedolan.com
(920) 757-7552

PROJECT
2107 AMERICAN BLVD.
DE PERE, WI

CLIENT
NORTHEAST ASPHALT
W6880 DESIGN DRIVE
GREENVILLE, WI

EROSION CONTROL

ISSUED FOR PERMITTING

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1"= 40'

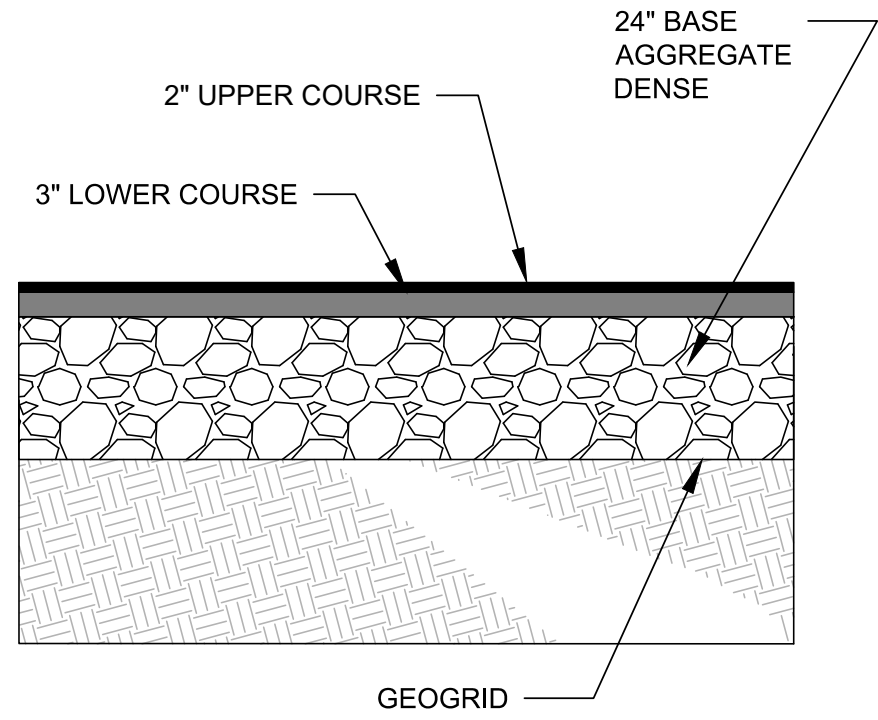
Drawn: SPK
7/23/2020

Checked: CD
7/23/2020

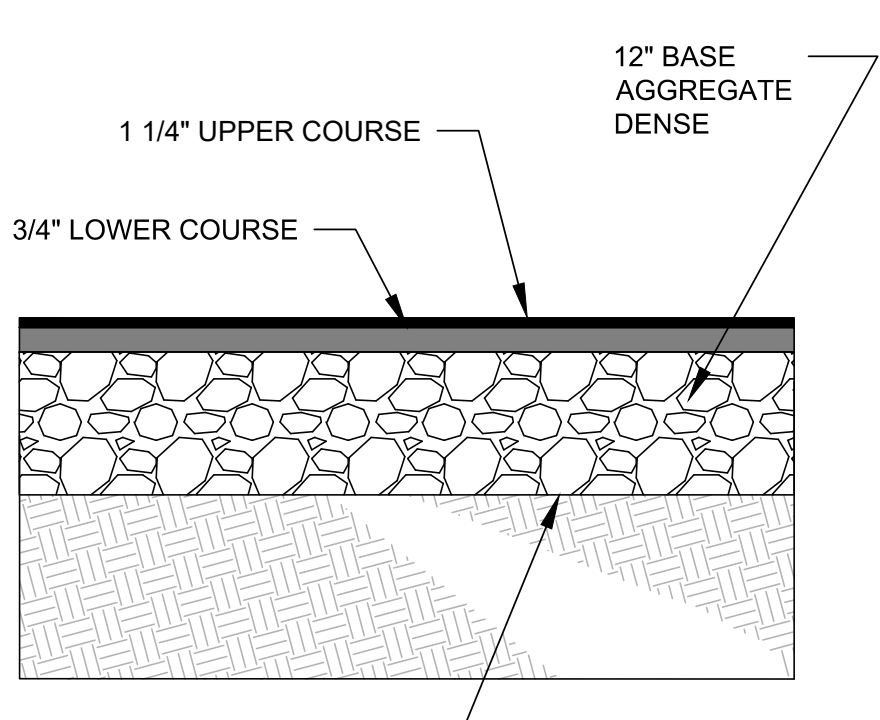
P&D Project No: 490377

Sheet No:

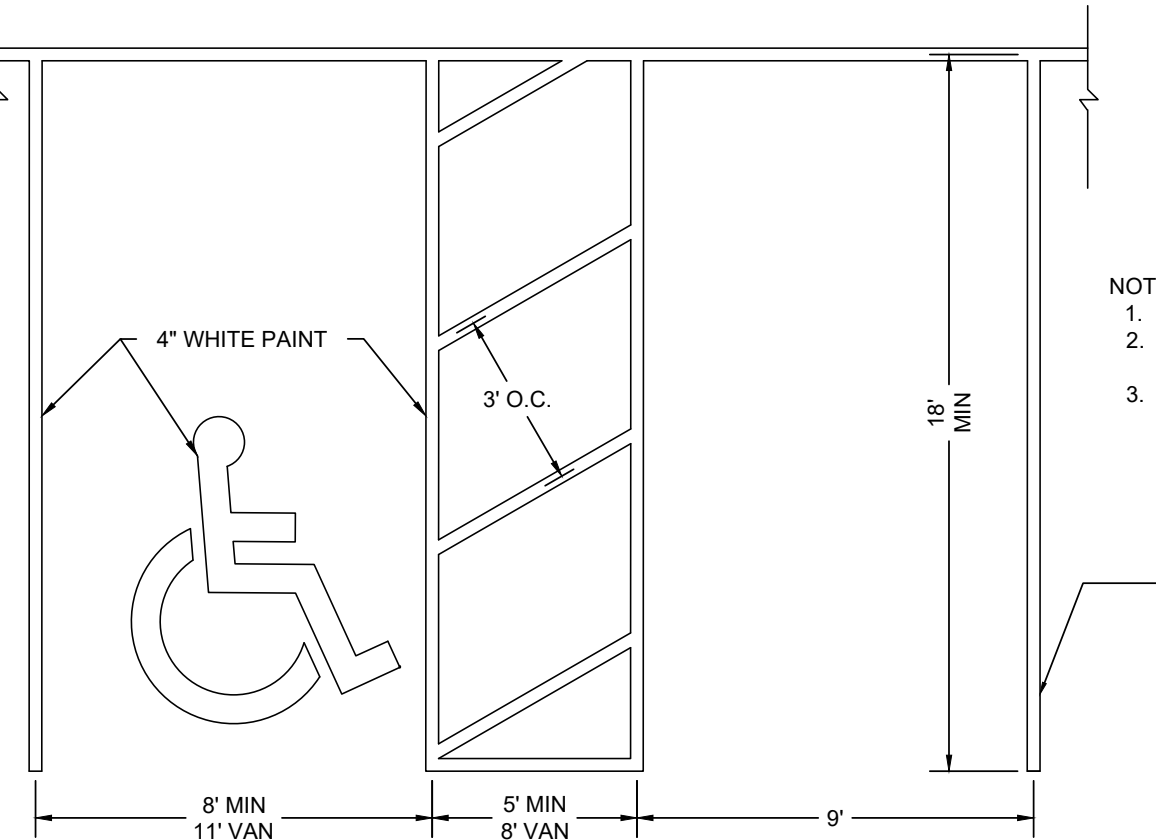
C4



HEAVY DUTY HMA PAVEMENT SECTION

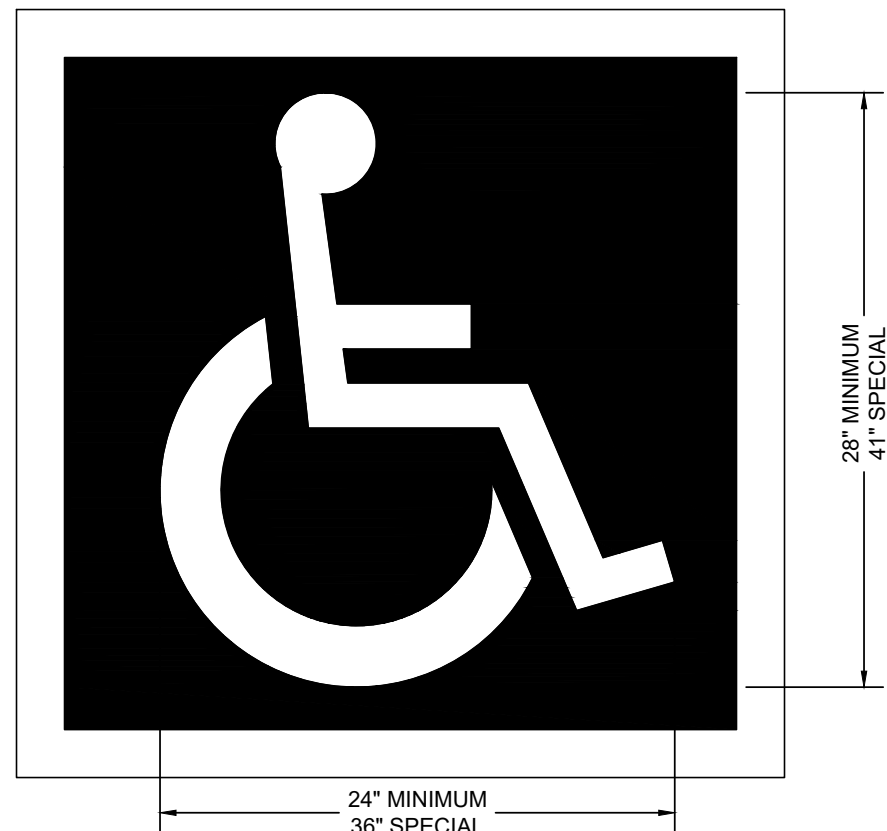


LIGHT DUTY HMA PAVEMENT SECTION

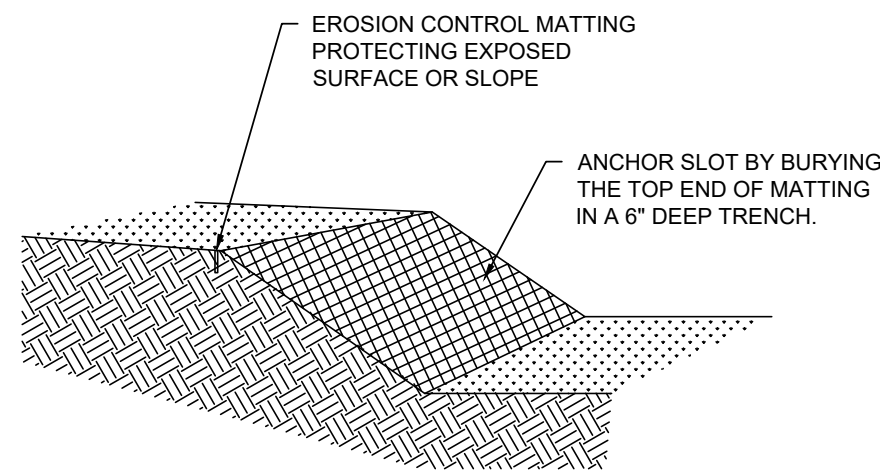


PAVEMENT MARKING - PERPENDICULAR STALL

- NOTE:
1. HANDICAP PAVEMENT MARKING SHALL CONFORM TO SECTION 3B.20 OF THE MUTCD.
 2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL

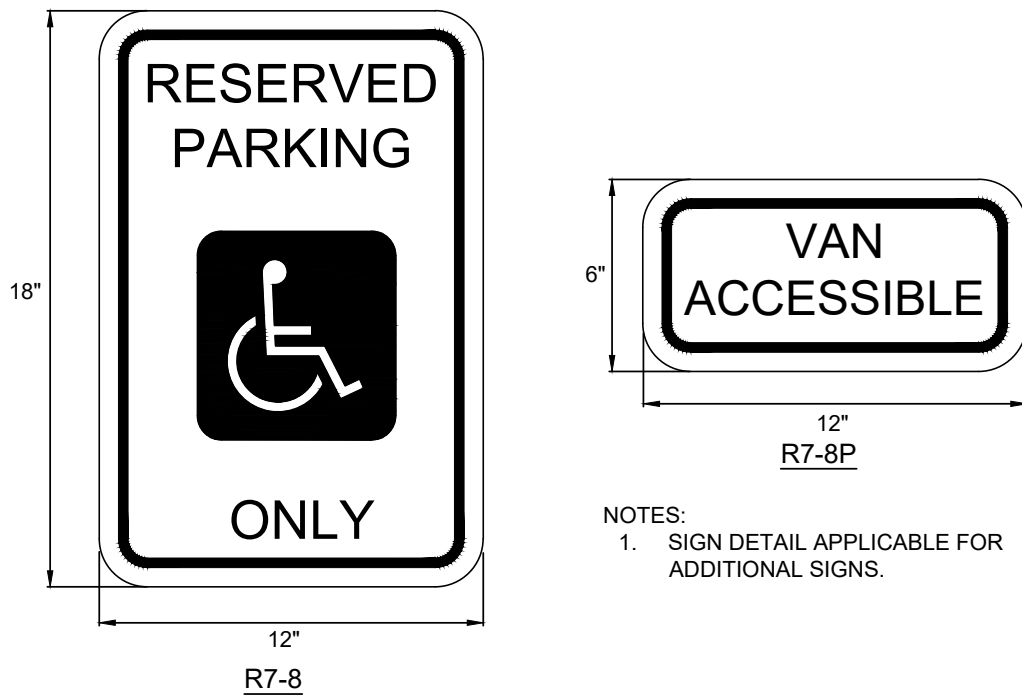


HANDICAP PAVEMENT MARKING

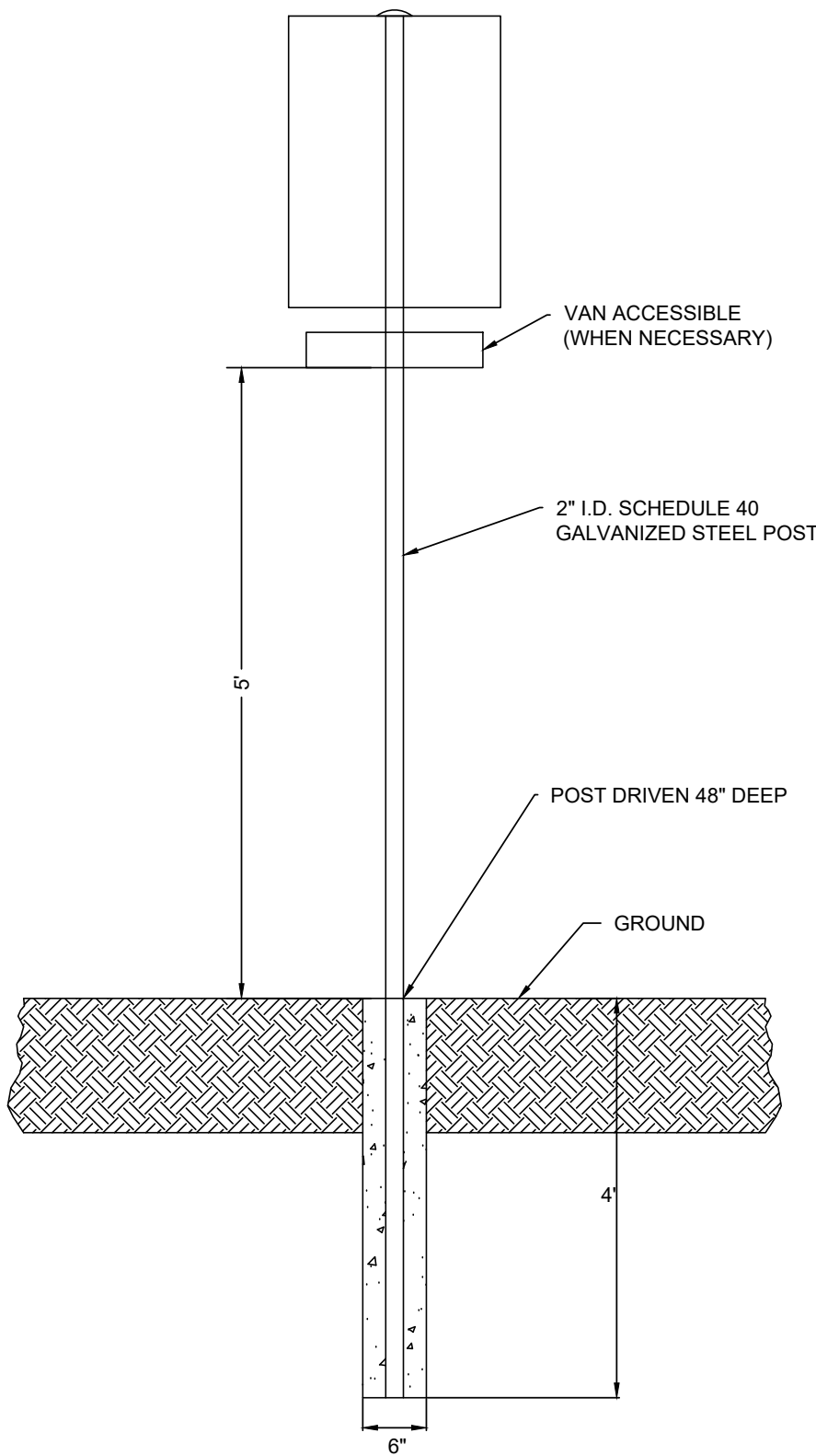


EROSION CONTROL MATTING

- NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
 2. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6"x6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, BACKFILL, AND COMPACT WITH SOIL OR GRAVEL.
 3. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING.
 4. INSTALLATIONS SHALL ALSO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED GUIDELINES.
 5. EROSION CONTROL MATTING SHALL BE ONE OF THE FOLLOWING:
 - A. JUTE MAT COMPOSED OF A JUTE YARN WEAVED IN A BASIC MANNER AND FREE OF ANY DYE AND HAVING A MINIMUM UNIT WEIGHT OF 2.7 LBS. PER SQ. YARD.
 - B. WOOD FIBER MAT COMPOSED OF WOOD FIBERS ENCASED IN A NETTING MADE OF NYLON, COTTON OR SIMILAR MATERIAL, AND HAVING A MINIMUM UNIT WEIGHT OF 1.0 LBS. PER SQ. YARD.
 - C. SYNTHETIC WEBBING MAT MADE OF POLYVINYL CHLORIDE POLYPROPYLENE MONOFILIMENTS HAVING A MINIMUM UNIT WEIGHT OF 11 OUNCES PER SQ. YARD AND A MINIMUM TENSILE STRENGTH OF 25 LBS. IN ALL DIRECTIONS. (ASTM D-1682.64)
 6. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
 7. STAPLES SHALL BE REMOVED FROM THE GROUND ONCE THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

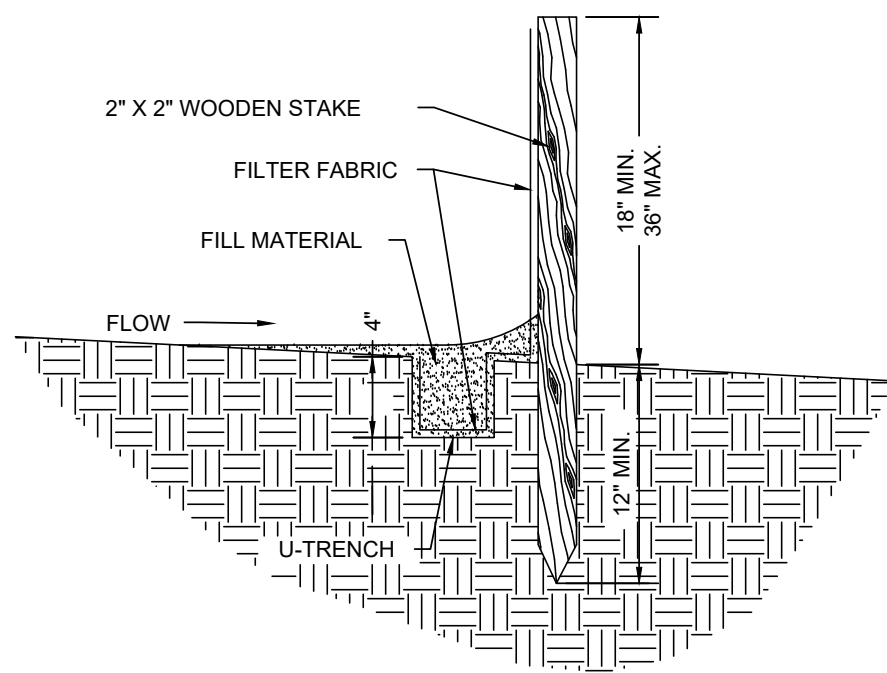


ACCESSIBLE PARKING SIGNS



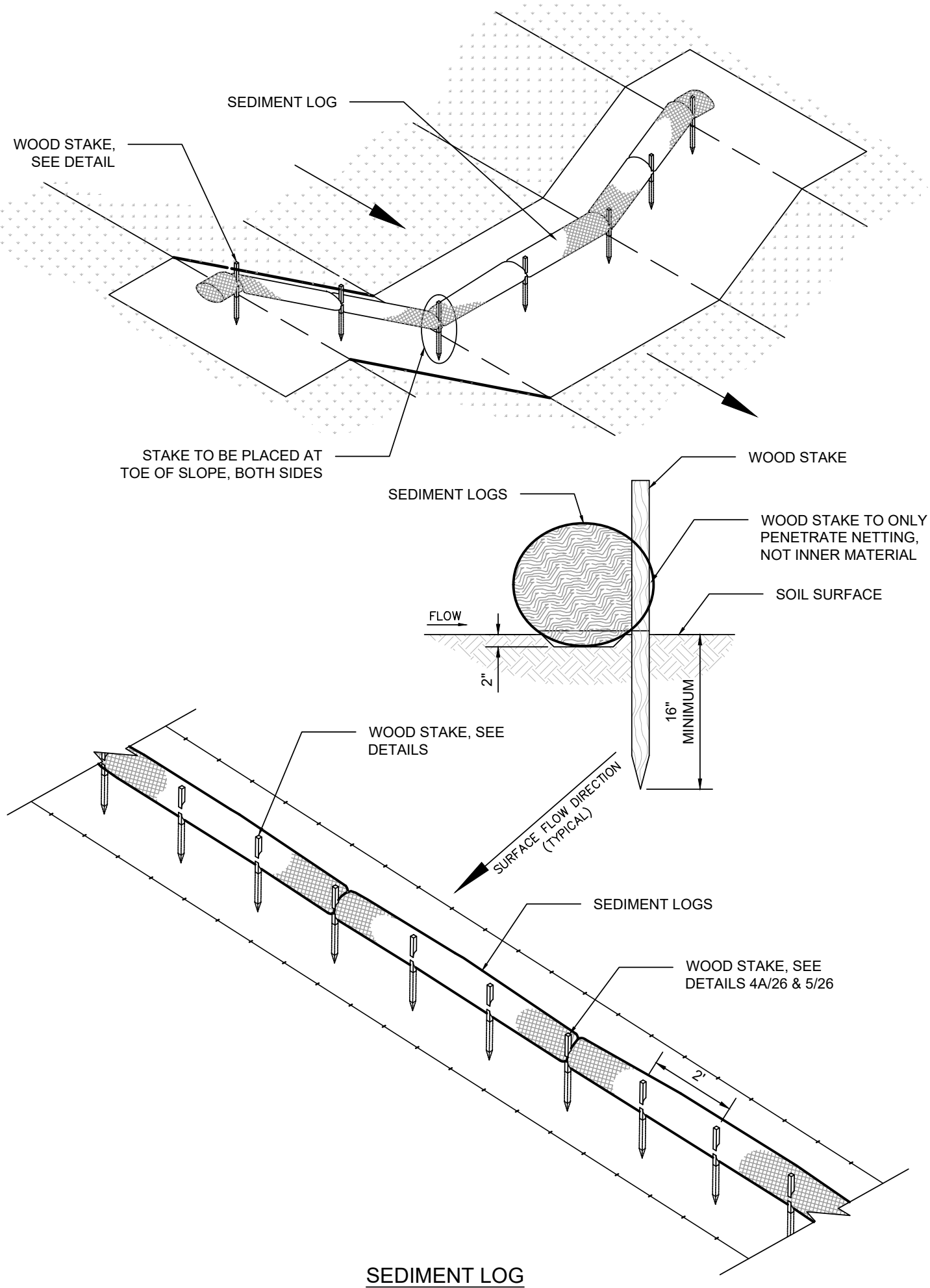
- NOTES:
1. SIGN POST SHALL BE INSTALLED MINIMUM OF 2' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
 2. 7' TO THE BOTTOM OF THE LOWEST SIGN ALONG ACCESSIBLE ROUTES. 5' TO THE BOTTOM OF THE MAIN SIGN IN ALL OTHER LOCATIONS.

SIGN POST INSTALLATION IN LANDSCAPE AREA

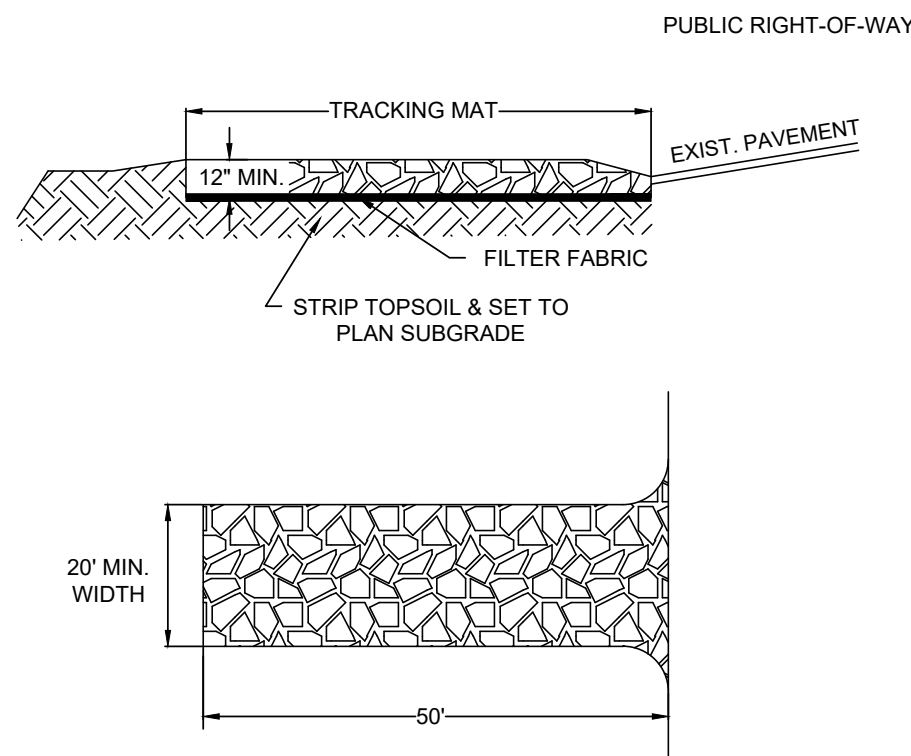


SILT FENCE

- NOTES:
1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 4 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
 2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - A. GRAB STRENGTH: 100 LBS. (ASTM D-1682)
 - B. MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
 - C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE, BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
 - D. WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
 - E. ULTRA VIOLET RADIATION STABILITY OF 90%
 - F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
 3. INSTALLATION PROCEDURE AS FOLLOWS:
 - A. EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES.
 - B. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC. TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 12" DEEP.
 4. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT.
 - A. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT U-TRENCH.
 5. SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
 6. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER.
 7. SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.



SEDIMENT LOG



TRACKING PAD

- NOTES:
1. USE 3"x6" CLEAR STONE. MINIMUM 50' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" THICK.
 2. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - A. GRAB STRENGTH: 220 LBS. (ASTM D-1682)
 - B. MULLEN BURST: 430 PSI MIN. (ASTM D-3786)
 - C. EQUIVALENT OPENING SIZE: 40-80 (US STD. SIEVE)
 - D. ELONGATION AT FAILURE: 60% (ASTM D-1682)
 - E. PUNCTURE STRENGTH: 125 LBS. (ASTM D-751)
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
 5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. FLUSHING IN THE RIGHT-OF-WAY IS NOT ALLOWED.
 6. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

NO	REVISION	DESCRIPTION	DATE



PAYNE & DOLAN
INCORPORATED
A WALBECK GROUP COMPANY
www.payneanddolan.com
(800) 757-7532

PROJECT

ROBINSON METAL

CLIENT

NORTHEAST ASPHALT

Seal

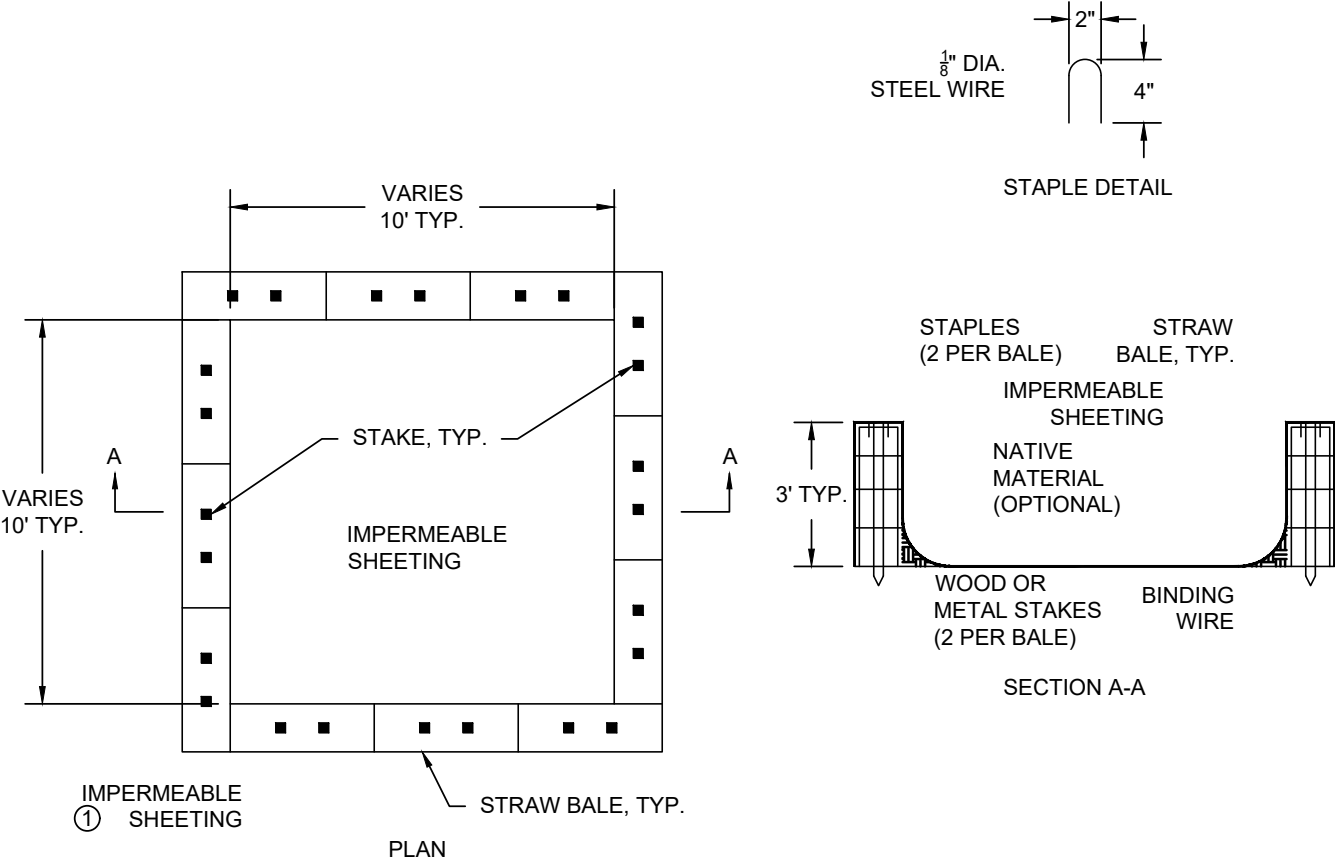
ISSUED FOR PERMITTING

SHEET TITLE

COPYRIGHT NOTICE
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

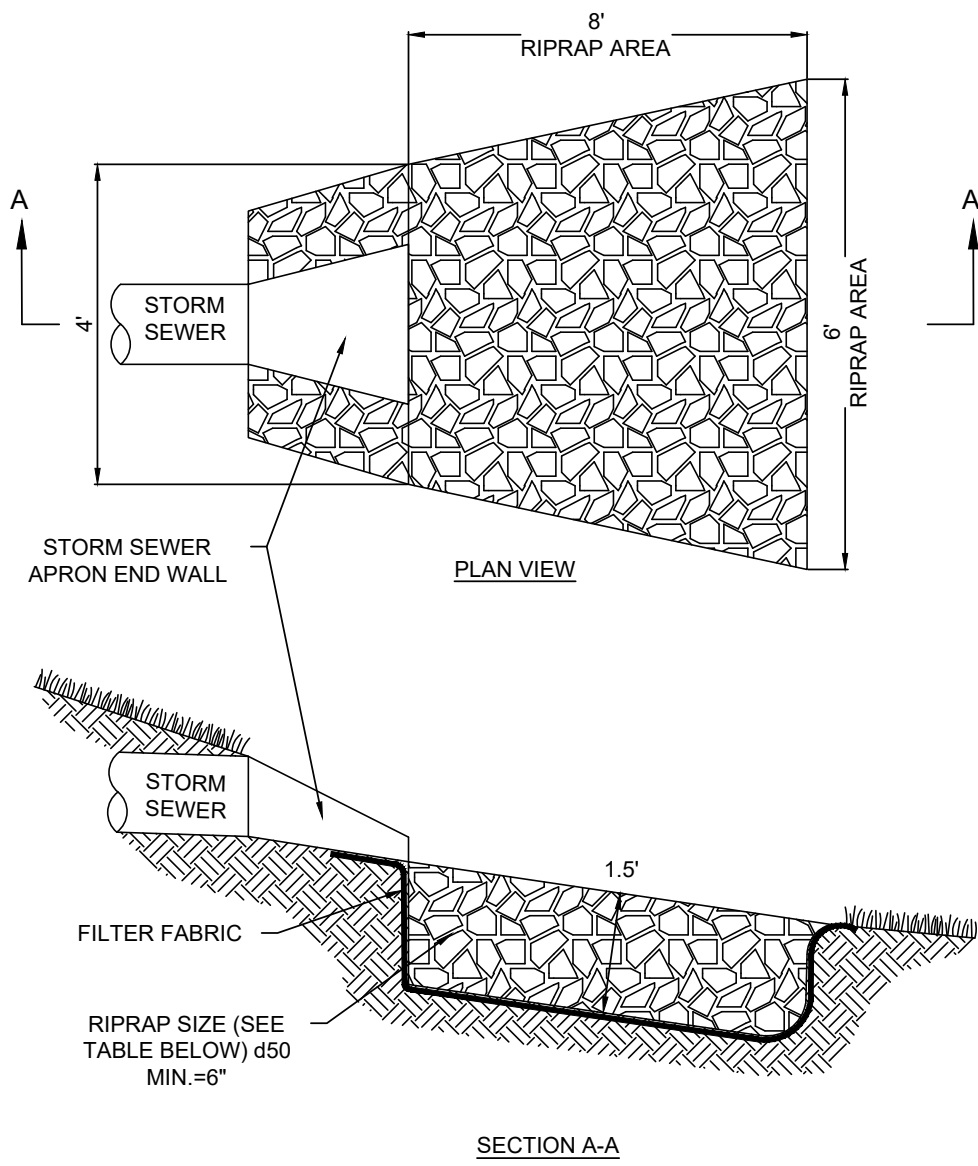
Drawing Scale:
Drawn: SPK 7/23/2020
Checked: CD 7/23/2020
P&D Project No: 490377
Sheet No.

C5



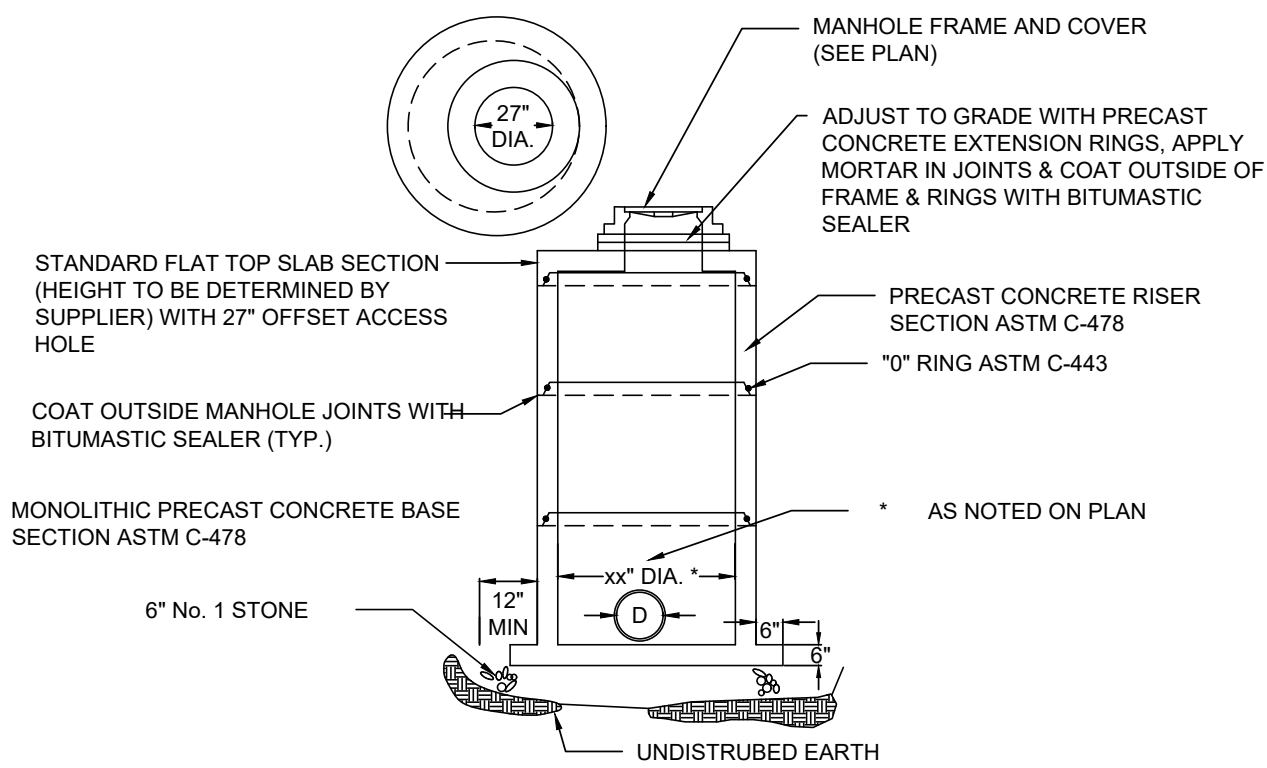
- NOTES:
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS, AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE WASHOUT FACILITY.
- KEEP CONCRETE WASHOUT FACILITY WATER TIGHT.
- EMPTY OR REPLACE WASHOUT FACILITY AT 75% CAPACITY AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE IMPERMEABLE SHEETING. WET VACUUM STORE LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING.
- PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER WASHOUT FACILITY TO PREVENT OVERFLOWS. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT FACILITY UNTIL FACILITY IS REMOVED.
- 1. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE IMPERMEABLE SHEETING. THE IMPERMEABLE SHEETING SHALL BE 10 MIL OR THICKER AND UV RESISTANT. THE SHEETING SHALL BE FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. REPLACE IMPERMEABLE SHEETING IF THE SHEETING IS DAMAGED.
 - 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS. MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10' X 10' X 3'.

CONCRETE WASHOUT



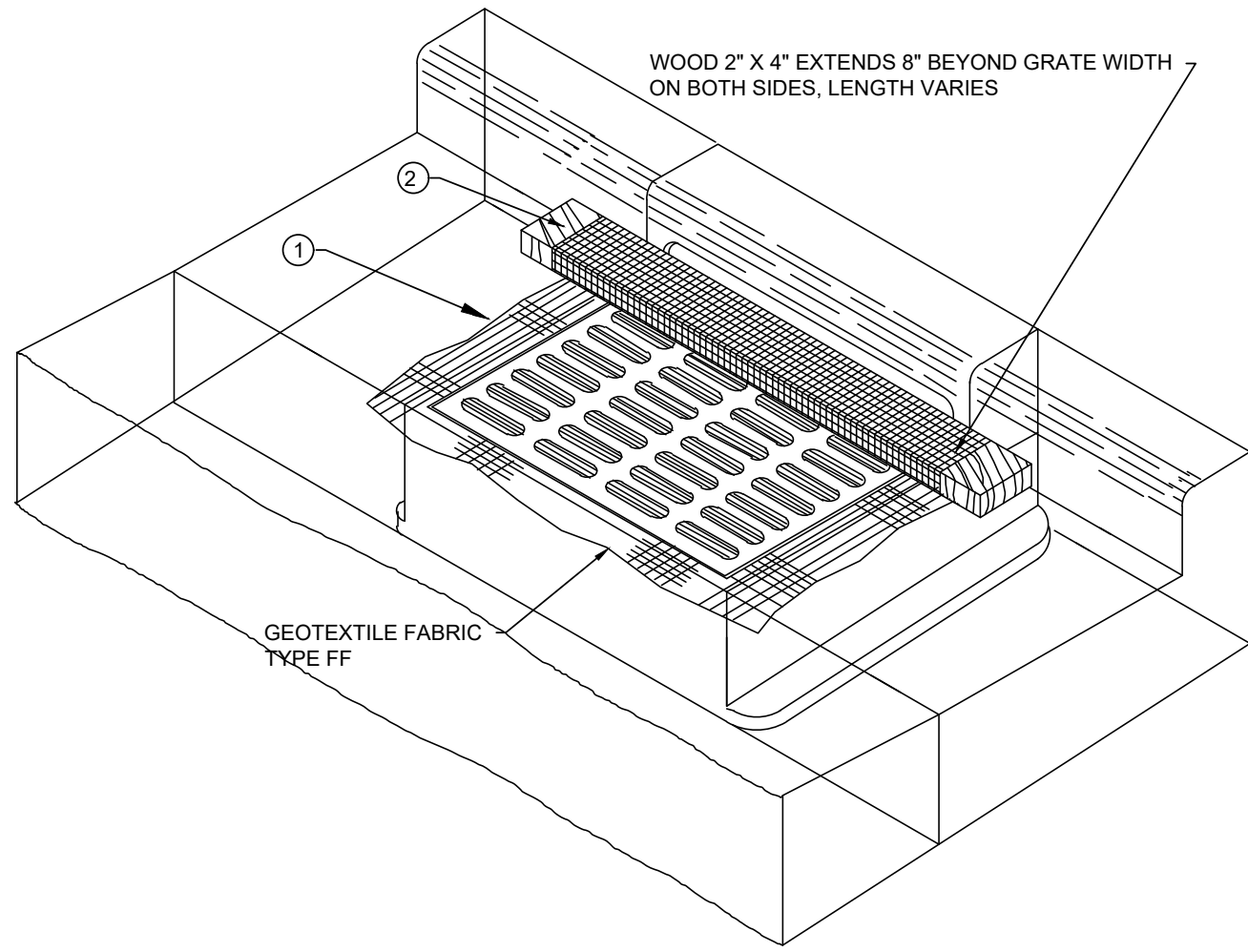
RIPRAP SHALL COMPLY WITH THE SECTION 806 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIPRAP

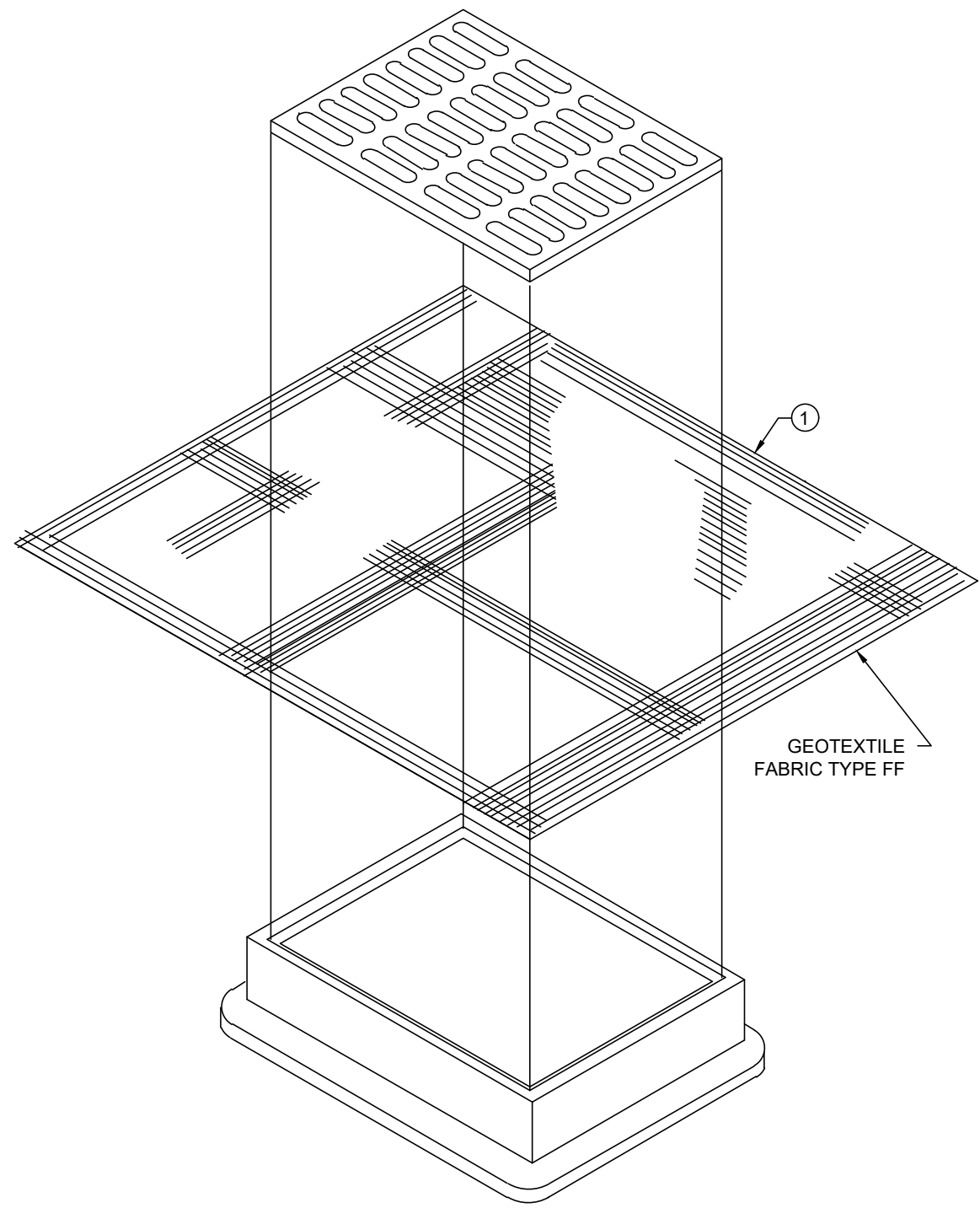


STORM MANHOLE/INLET DETAIL

- NOTES:
1. FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.
 2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.
 3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- ① FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
- ② FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE B (W/O CURB BOX)

- NOTES:
1. FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.
 2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.
 3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.

NO	REVISION	DESCRIPTION	DATE



PAYNE & DOLAN

INCORPORATED

A WALBECK GROUP COMPANY

www.payneanddolan.com

(820) 757-7532

PROJECT	ROBINSON METAL
CLIENT	NORTHEAST ASPHALT

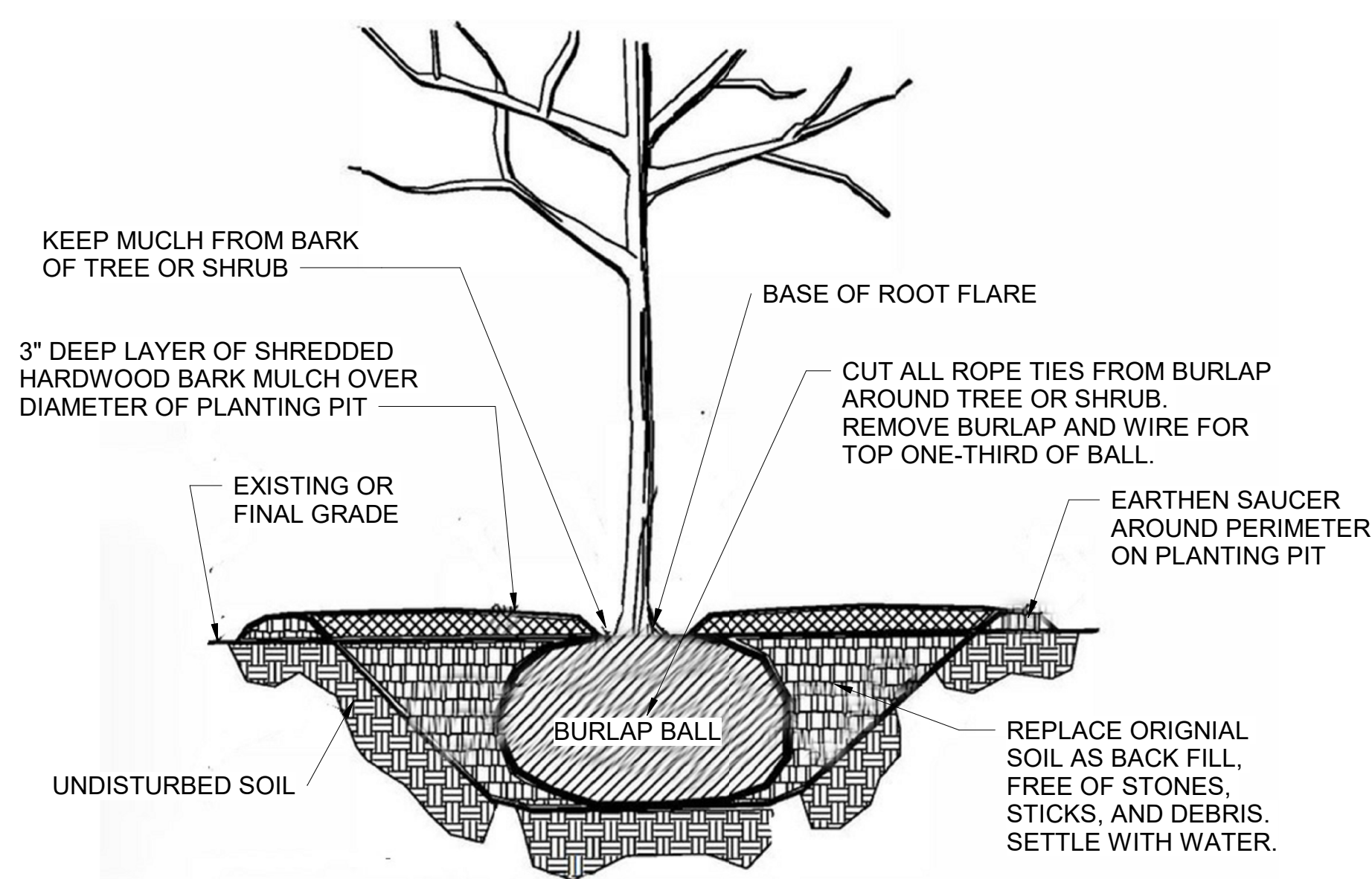
Seal

ISSUED FOR PERMITTING

SHEET TITLE

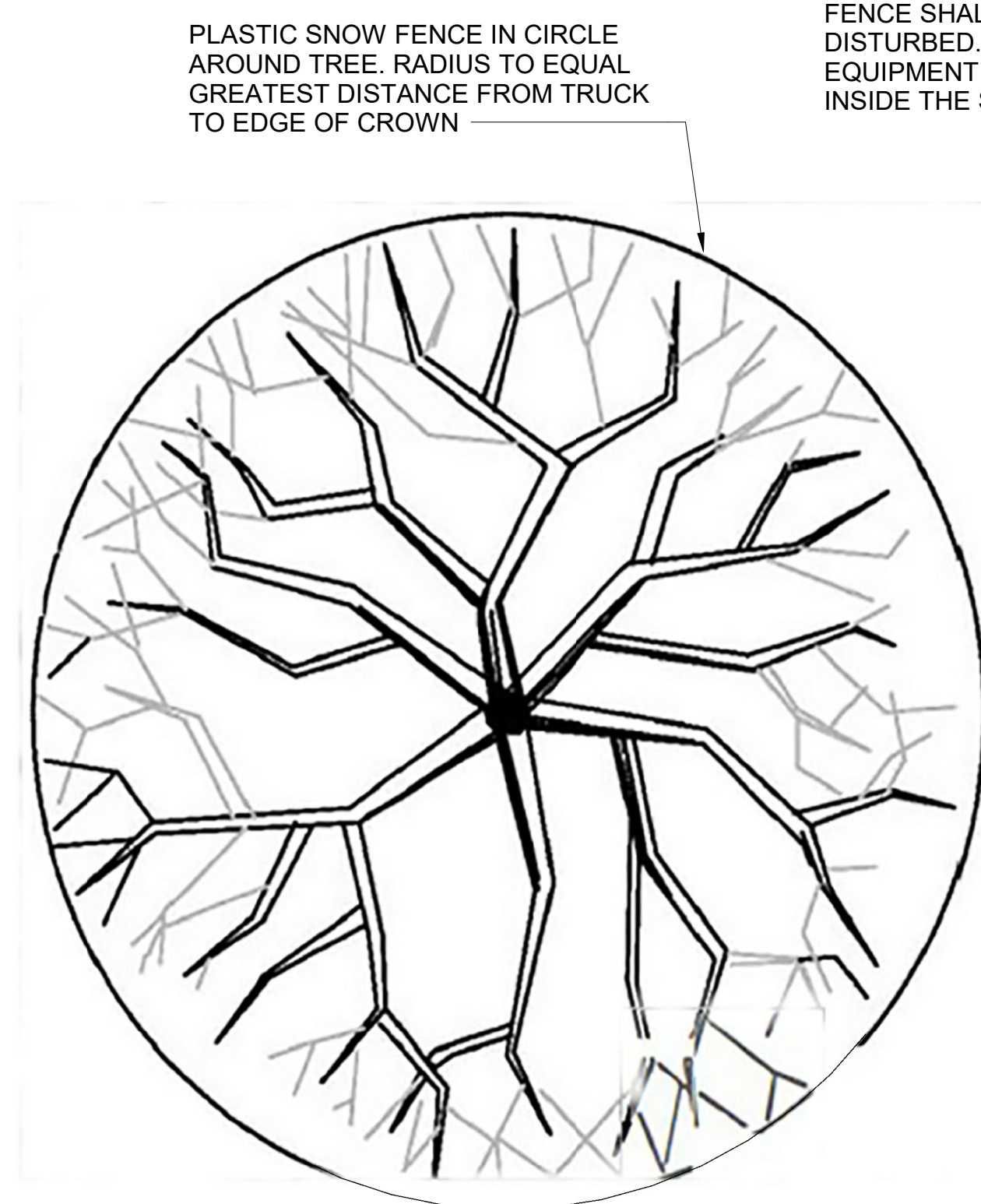
COPYRIGHT NOTICE THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.	
Drawing Scale:	
Drawn:	SPK 7/23/2020
Checked:	CD 7/23/2020
P&D Project No:	490377
Sheet No.	

C6



TREE/SHRUB PLANTING DETAIL

NO SCALE



TREE PROTECTION DETAIL

NO SCALE

PLANTING SCHEDULE			
MARK	QTY	FAMILY	TYPE
BB	4	RPC Shrub	Burning Bush 4'-6"
CA	1	RPC Tree - Deciduous	Common Apple - 20'
DC	12	3d_decorative_grass_18727	3d_decorative_grass_18727
FL	13	3D_Flower_-_Lilly_1_8164	3D_Flower_-_Lilly_1_8164
HI	1	RPC Shrub	Hibiscus 5'-0"
HL	4	RPC Tree - Deciduous	Honey Locust - 25'
JC	6	RPC Tree - Deciduous	Japanese Cherry - 15'
LI	2	RPC Shrub	Lilac 7'-6"
LP	1	RPC Tree - Deciduous	Lombardy Poplar - 40'
RM	2	RPC Tree - Deciduous	Red Maple - 30'
SO	2	RPC Tree - Deciduous	Scarlet Oak - 42'



437 Manitowoc Street
Suite 1
Reedsville, WI 54230
PHONE: (920) 754-4723
1-800-235-3252
FAX: (920) 754-4200

www.lorriganconstruction.com

BILL LORRIGAN CONSTRUCTION INC.
RESERVES THE RIGHTS TO DRAWINGS
AND SPECIFICATIONS FOR THIS
PROJECT.
NO REPRODUCTIONS, COPIES,
ALTERATIONS
OR MODIFICATIONS ARE TO BE MADE
WITHOUT PRIOR WRITTEN CONSENT
OF
BILL LORRIGAN CONSTRUCTION, INC.

PROFESSIONAL SEAL(S)

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT INFO:

ROBINSON METALS ADDITION

20-050620

REVISION SCHEDULE

MARK	DATE	DESCRIPTION
1	07/21/20	ISSUED FOR REVIEW
2	08/07/20	ISSUED FOR REVIEW

[illegible]

DATE:	MAY 6, 2020
PRELIMINARY NO:	20-050620
CONTRACT NO:	00-000
PROJECT MANAGER:	LORRIGAN
SUPERVISOR:	RYAN LORRIGAN
DRAWN BY:	LAH

SHEET TITLE:
**LANDSCAPING
SCHEDULE**

G500



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

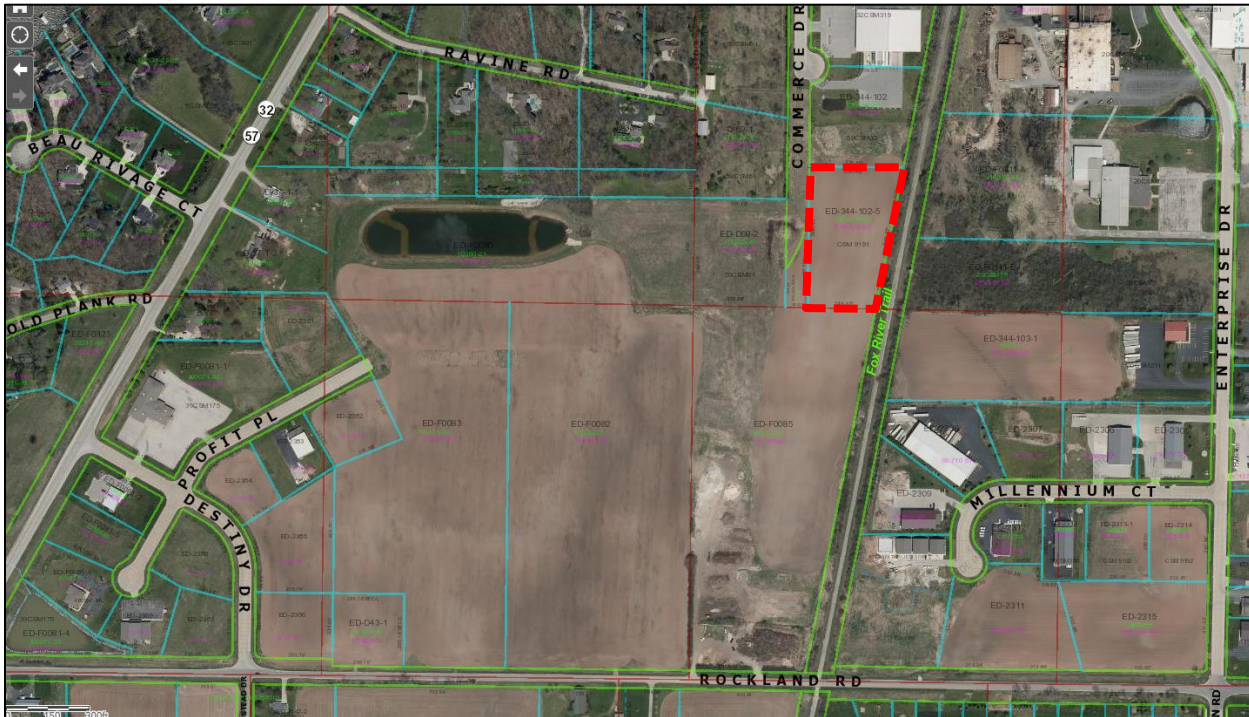
SUBJECT: Staff recommendation and possible action regarding a site plan request for a new 18,200 SF industrial building with a parking lot at 1899 Commerce DR (Parcel ED-344-102-5).

ATTACHMENTS:

- 09-28-20 PC Report - Song Industries (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 10 Sep 2020 (PDF)

- Item 6:** Staff recommendation and possible action regarding a site plan request for a new 18,200 SF industrial building with a parking lot at 1899 Commerce DR (Parcel ED-344-102-5).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
	Song Industries INC site plan for a new building and parking lot. The business is relocating from 1862 Commerce DR to 1899 Commerce DR.	
COMMON DESCRIPTION:	1899 Commerce Drive is located at the southernmost end of the street and adjacent to the Fox River State Recreational Trail.	
PARCEL NUMBERS:	ED-344-102-5	
EXISTING ZONING:	I-3 General Industrial District)	
SURROUNDING LAND USES:	Industrial park to the north and east. Agricultural (developing industrial park) to the south and west. Town of Ledgeview residential to the northwest.	
COMPREHENSIVE PLAN:	Industrial Park	
APPLICANT / OWNER:	Mark Nysted, Project Manager Authorized Representative Keller INC N216 STH 55 Kaukauna, WI 54130	City of De Pere Property Owner 335 S. Broadway ST De Pere, WI 54115

SITE HISTORY:

The site has been used for agricultural purposes since at least 1938. Commerce DR was developed in the 1980's. Most development on Commerce Drive, not including expansions, occurred in the 1990's.

On September 8, 2020, the petitioner submitted a site plan to build a new industrial building and parking lot. The business is a proposed relocation from 1862 Commerce DR.

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 new 18,200 SF building is designed to have two future additions; however, the future additions are not part of this site plan review. The site is owned by the City of De Pere and the petitioner is in the process of acquiring the land.

The façade materials include brown split face veneer on part of the front and north side of the building in the northwest corner. The use of masonry covers the lower 9' of the part of each wall. The upper 16' are beige colored insulated metal panels (IMP). The south side façade, the rear façade, and the remaining north side façades are beige colored architectural wall panels (metal). Building elevations and color renderings are included at the end of the Staff Review section of this report.

- The use of IMP and architectural panels on the side and rear building facades is only allowed if approved by Plan Commission.
- Plan Commission may consider allowing the use of architectural panels on front facades when it breaks up the mass of a façade and/or appears to be made of a textured concrete or masonry.

One new 30' wide driveway will connect to Commerce DR in the northeast corner of the property. There is a proposed new 27 stall parking lot on the north side of the building. Additional pavement is proposed in the northeast corner of the property to allow for truck turning for a loading dock at the rear (east side) of the building.

The landscaping plan includes at least 23 trees along the west street-fronted side of the building, which addresses the 15 tree minimum requirement. There is additional landscaping (plants and shrubs) along the building where masonry is located. Areas to the south and east of the building are minimally landscaped in anticipation of future expansions.

The site plan elevations represent one wall sign on the Commerce DR fronted side of the building. No other new signage is proposed with this site plan review.

The site plan complies with the following massing and setback

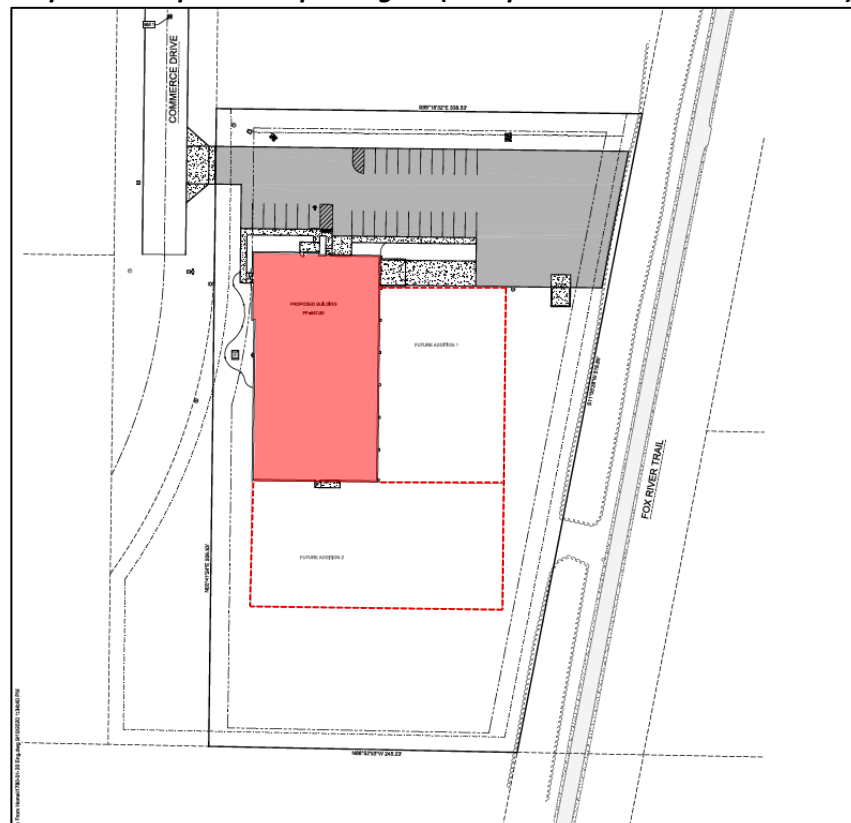
requirements set by the I-3- District (Code Section 14-49):

- Land Use: Vacant – Proposed Manufacturing (permitted)
- Lot Size: 3.4 acres (no minimum required)
- Front Yard Setback - west: ~30.0' (25' required)
- Interior Side Yard Setback – north & south: ~113.2' & 211.5' (25' required)
- Rear Yard Setback - east: ~150.7' (25' required)
- FAR: 0.12 (3.0 or less required)
- Building Height: 26.5' (75' maximum)
- Landscaping: 23 street fronted trees (15 trees required)

Parking requirements appear to have been met with the development of a 27 stall parking lot. However, the site plan does not indicate the required number of stalls. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
1 stall per 2 employees	0	27	Not Plan identified	Yes
1 stall per comp. truck	0	0	0	YES
TOTAL	0	9	Not Plan identified	YES

Proposed site plan with parking lot (FYI - potential additions outlined).



[illegible]

Keller
 ARCHITECTS
 10000 W. 10th Ave.
 Suite 100
 Denver, CO 80202
 Phone: (303) 751-1000
 Fax: (303) 751-1001
 Email: keller@kellerarchitects.com
 Website: www.kellerarchitects.com

SONG INDUSTRIES, INC.
 10000 W. 10th Ave.
 Suite 100
 Denver, CO 80202
 Phone: (303) 751-1000
 Fax: (303) 751-1001
 Email: keller@kellerarchitects.com
 Website: www.kellerarchitects.com

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	ISSUED FOR CONSTRUCTION
3	10/1/00	ISSUED FOR CONSTRUCTION
4	10/1/00	ISSUED FOR CONSTRUCTION
5	10/1/00	ISSUED FOR CONSTRUCTION
6	10/1/00	ISSUED FOR CONSTRUCTION
7	10/1/00	ISSUED FOR CONSTRUCTION
8	10/1/00	ISSUED FOR CONSTRUCTION
9	10/1/00	ISSUED FOR CONSTRUCTION
10	10/1/00	ISSUED FOR CONSTRUCTION
11	10/1/00	ISSUED FOR CONSTRUCTION
12	10/1/00	ISSUED FOR CONSTRUCTION
13	10/1/00	ISSUED FOR CONSTRUCTION
14	10/1/00	ISSUED FOR CONSTRUCTION
15	10/1/00	ISSUED FOR CONSTRUCTION
16	10/1/00	ISSUED FOR CONSTRUCTION
17	10/1/00	ISSUED FOR CONSTRUCTION
18	10/1/00	ISSUED FOR CONSTRUCTION
19	10/1/00	ISSUED FOR CONSTRUCTION
20	10/1/00	ISSUED FOR CONSTRUCTION
21	10/1/00	ISSUED FOR CONSTRUCTION
22	10/1/00	ISSUED FOR CONSTRUCTION
23	10/1/00	ISSUED FOR CONSTRUCTION
24	10/1/00	ISSUED FOR CONSTRUCTION
25	10/1/00	ISSUED FOR CONSTRUCTION
26	10/1/00	ISSUED FOR CONSTRUCTION
27	10/1/00	ISSUED FOR CONSTRUCTION
28	10/1/00	ISSUED FOR CONSTRUCTION
29	10/1/00	ISSUED FOR CONSTRUCTION
30	10/1/00	ISSUED FOR CONSTRUCTION
31	10/1/00	ISSUED FOR CONSTRUCTION
32	10/1/00	ISSUED FOR CONSTRUCTION
33	10/1/00	ISSUED FOR CONSTRUCTION
34	10/1/00	ISSUED FOR CONSTRUCTION
35	10/1/00	ISSUED FOR CONSTRUCTION
36	10/1/00	ISSUED FOR CONSTRUCTION
37	10/1/00	ISSUED FOR CONSTRUCTION
38	10/1/00	ISSUED FOR CONSTRUCTION
39	10/1/00	ISSUED FOR CONSTRUCTION
40	10/1/00	ISSUED FOR CONSTRUCTION
41	10/1/00	ISSUED FOR CONSTRUCTION
42	10/1/00	ISSUED FOR CONSTRUCTION
43	10/1/00	ISSUED FOR CONSTRUCTION
44	10/1/00	ISSUED FOR CONSTRUCTION
45	10/1/00	ISSUED FOR CONSTRUCTION
46	10/1/00	ISSUED FOR CONSTRUCTION
47	10/1/00	ISSUED FOR CONSTRUCTION
48	10/1/00	ISSUED FOR CONSTRUCTION
49	10/1/00	ISSUED FOR CONSTRUCTION
50	10/1/00	ISSUED FOR CONSTRUCTION
51	10/1/00	ISSUED FOR CONSTRUCTION
52	10/1/00	ISSUED FOR CONSTRUCTION
53	10/1/00	ISSUED FOR CONSTRUCTION
54	10/1/00	ISSUED FOR CONSTRUCTION
55	10/1/00	ISSUED FOR CONSTRUCTION
56	10/1/00	ISSUED FOR CONSTRUCTION
57	10/1/00	ISSUED FOR CONSTRUCTION
58	10/1/00	ISSUED FOR CONSTRUCTION
59	10/1/00	ISSUED FOR CONSTRUCTION
60	10/1/00	ISSUED FOR CONSTRUCTION
61	10/1/00	ISSUED FOR CONSTRUCTION
62	10/1/00	ISSUED FOR CONSTRUCTION
63	10/1/00	ISSUED FOR CONSTRUCTION
64	10/1/00	ISSUED FOR CONSTRUCTION
65	10/1/00	ISSUED FOR CONSTRUCTION
66	10/1/00	ISSUED FOR CONSTRUCTION
67	10/1/00	ISSUED FOR CONSTRUCTION
68	10/1/00	ISSUED FOR CONSTRUCTION
69	10/1/00	ISSUED FOR CONSTRUCTION
70	10/1/00	ISSUED FOR CONSTRUCTION
71	10/1/00	ISSUED FOR CONSTRUCTION
72	10/1/00	ISSUED FOR CONSTRUCTION
73	10/1/00	ISSUED FOR CONSTRUCTION
74	10/1/00	ISSUED FOR CONSTRUCTION
75	10/1/00	ISSUED FOR CONSTRUCTION
76	10/1/00	ISSUED FOR CONSTRUCTION
77	10/1/00	ISSUED FOR CONSTRUCTION
78	10/1/00	ISSUED FOR CONSTRUCTION
79	10/1/00	ISSUED FOR CONSTRUCTION
80	10/1/00	ISSUED FOR CONSTRUCTION
81	10/1/00	ISSUED FOR CONSTRUCTION
82	10/1/00	ISSUED FOR CONSTRUCTION
83	10/1/00	ISSUED FOR CONSTRUCTION
84	10/1/00	ISSUED FOR CONSTRUCTION
85	10/1/00	ISSUED FOR CONSTRUCTION
86	10/1/00	ISSUED FOR CONSTRUCTION
87	10/1/00	ISSUED FOR CONSTRUCTION
88	10/1/00	ISSUED FOR CONSTRUCTION
89	10/1/00	ISSUED FOR CONSTRUCTION
90	10/1/00	ISSUED FOR CONSTRUCTION
91	10/1/00	ISSUED FOR CONSTRUCTION
92	10/1/00	ISSUED FOR CONSTRUCTION
93	10/1/00	ISSUED FOR CONSTRUCTION
94	10/1/00	ISSUED FOR CONSTRUCTION
95	10/1/00	ISSUED FOR CONSTRUCTION
96		



STAFF COMMENTS:

Engineering:

1. On Sheet C0.1:
 - a. Update the legal description.
 - b. Provide owner information.
 - c. Civil General Note 17 should list sheets C5.1 and C5.2 for erosion control plan and notes.
2. On Sheet C1.0:
 - a. Show existing wetlands per the report provided by the City of De Pere.
3. On Sheet C2.0:
 - a. Two (2) ADA stalls are required per ADA standards (two stalls required for the total number of parking spaces between 26 and 50).
4. On Sheet C2.1:
 - a. The City will pursue entering a turn around agreement to utilize a driveway apron to turn around trucks and equipment at the end of the road. City to provide the agreement.
5. On Sheet C3.1:
 - a. This is the only utility plan. The sheet title does not need to be labeled "north". Naming the sheet north implies there are additional sheets.
 - b. Sheet Key Note 7 - daylighted pipe ends will require apron endwalls with erosion mat and rip rap. Endwall shall be tied back to adjacent pipe.
 - c. Provide water meter size for this facility. If the water meter is greater than one-inch, a minimum of one-month advance notice is required to special order the meter.
 - d. The water service between the valve and the building will need to be safe sampled and pressure tested prior to the valve being turned on. This should be coordinated with the City of De Pere Water Department at 920-339-4063.
 - e. Add a note to contact the De Pere Public Works at 920-339-4061 to schedule an inspection of the water and sewer connections to this property.
 - f. Label the 646 elevation contour north of the daylighted pipe end on the far south end of the property.
6. On Sheet C4.1:
 - a. This is the only grading plan. The sheet title does not need to be labeled "north". Naming the sheet north implies there are additional sheets.

7. On Sheet C5.1:
 - a. This is the only erosion control plan. The sheet title does not need to be labeled "north". Naming the sheet north implies there are additional sheets.
 - b. Provide WisDNR soil loss and sediment discharge calculations with a corresponding map.
8. On Sheet C6.0:
 - a. Detail B - Concrete Pavement/Slab Section. The City recommends utilizing 8-inch concrete, especially for the driveway apron entering the parcel.
9. General:
 - a. Provide an exterior lighting plan.
 - b. Any plan revisions shall be clearly bubbled and a summary shall be provided for ease of review.

Fire: None.

Forestry: None.

Health: None.

Planning:

1. On Sheet C2.0: Add FAR Calculation to Site Statistics.
2. On Sheet C2.0: Add the total number of required parking spaces below the calcs, so the required number can be easily compared to the provided number.com FAR Calculation to Site Statistics.
3. On Sheet C2.1 (or others): Label the scaled 25' front, side, and rear building setbacks.
4. On Sheet A2.1: The masonry on part of the front and part of the side façade and side is appropriate per Code. However, the use of Insulated Metal Panels (IMP) on the front and side, and the use of architectural metal panels on the side and rear requires Plan Commission approval.
5. Provide elevations/drawings for the 5' high loading dock screening that is being used.
6. On sheet A2.1: the only identified signage on the property is a wall sign. The application does not include any details regarding size, illumination, etc. for the sign. Signage permits must be obtained from the Inspection Division, and the signage must meet the criteria identified in the Signage Ordinance (Chapter 98).

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 18,000 SF industrial building with a parking lot at 1899 Commerce DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Note: If recommending approval, the recommendation should include a reference to allowing the use of architectural panel on the front and sides of the building, as well as the use of metal on the sides and rear of the building.

	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 Mark Nysted	Title Project Manager/Owner	
Mailing Address N216 State Highway 55	City Kaukauna	State WI	ZIP Code 54130
Email Address mnysted@kellerbuilds.com	Phone Number (incl. area code) 920-766-5795	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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1899 Commerce Drive	Parcel No. ED-344-102-5
--	----------------------------

SECTION 4: Project Information

Existing Zoning:	I-3 General Industrial		
Present Use of Parcel:	Vacant/Agriculture		
Proposed Use of Parcel:	Industrial, Manufacturing and Office		
Estimated Start Date:	October 15, 2020	Estimated Completion Date:	May 1, 2021

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

SECTION 5: Certification and Permission

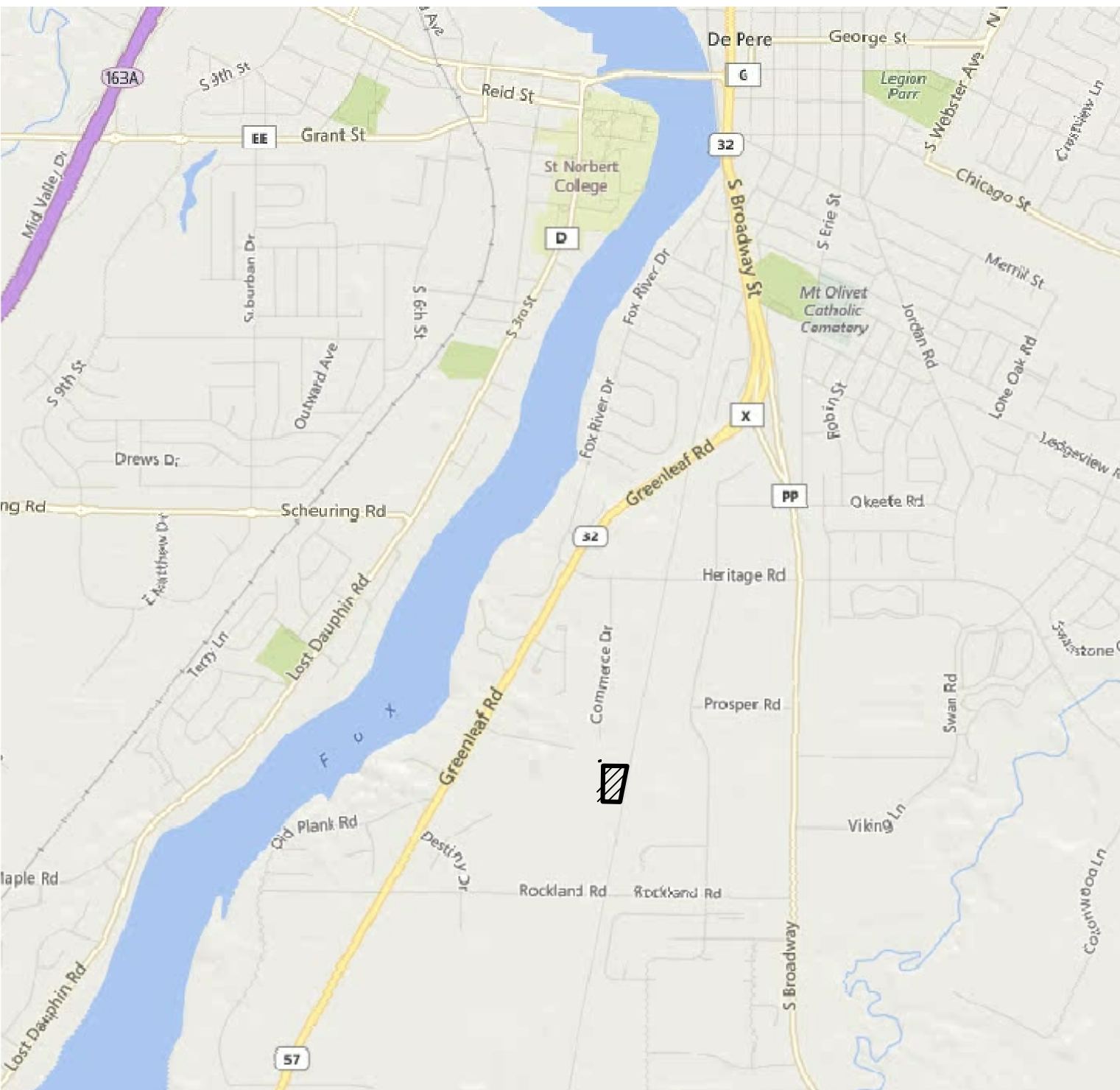
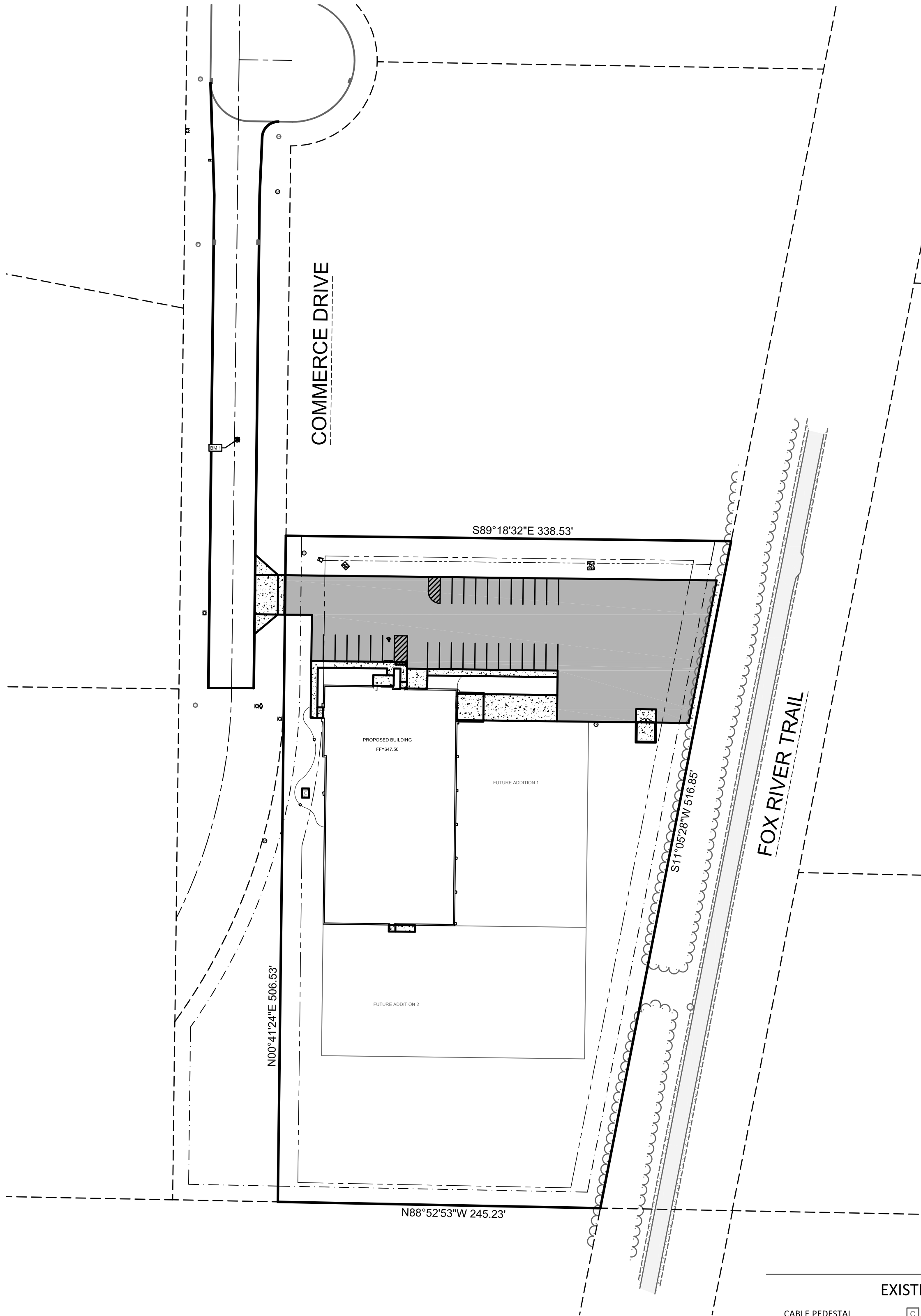
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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) Robert Mach	Title P.E./Agent	Phone Number 920-569-5765
Signature of Applicant		Date Signed 9/1/20

TO BE COMPLETED BY CITY STAFF

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



LOCATION MAP
1899 COMMERCE DRIVE
DE PERE, WI 54115

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 SITE PLAN - OVERALL
- C2.1 SITE PLAN - NORTH
- C3.1 UTILITY PLAN - NORTH
- C4.1 GRADING PLAN - NORTH
- C5.1 EROSION CONTROL PLAN - NORTH
- C5.2 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN - NORTH
- L1.1 LANDSCAPE PLAN - DETAILS

CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		STANDARD DUTY ASPHALT	
ELECTRIC METER		EVERGREEN TREE		HEAVY DUTY ASPHALT	
ELECTRIC PEDESTAL		TREE		BUILDING	
GUY WIRE		TREE SHRUB		ASPHALT	
LIGHT POLE		TREE OVERHANG		CONCRETE	
POWER POLE		UNDERGROUND CABLE		GRAVEL	
GAS METER		OVERHEAD WIRE		LANDSCAPE WOOD MULCH	
GAS VALVE		UNDERGROUND ELECTRIC		LANDSCAPE STONE MULCH	
BOLLARD		GAS			
HANDICAP PARKING		LANDSCAPE			
SANITARY CLEANOUT		FENCE			
SANITARY MANHOLE		GUARDRAIL			
CATCH BASIN		CENTERLINE			
CULVERT		CURB			
DOWNSPOUT		PARKING STRIPE			
INLET		SANITARY SEWER			
INLET 2' X 2'		CULVERT			
STORM CLEANOUT		STORM SEWER			
STORM MANHOLE		FIBER OPTIC			
FIBER OPTIC PEDESTAL		WOOD LINE			
SIGN		RETAINING WALL			
FIRE HYDRANT		WATERMAIN			
WATER SHUT OFF		CONTOUR MAJOR			
WATER VALVE		CONTOUR MINOR			

ABBREVIATIONS

Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVERHEAD POWER
CI	CURB INLET	OL	OUTLOT
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
EL	ELEVATION	SA	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SAN	SANITARY
FFE	FIRST FLOOR ELEVATION	SCHD	SCHEDULE
FL	FLOW LINE	S.D.	SUMP DEPTH
FO	FIBER OPTIC	SQ	SQUARE
FT	FEET	ST	STORM
G	GAS	S.T.H.	STATE TRUNK HIGHWAY
G.F.E.	GROUND FLOOR ELEVATION	STM	STORM
GR	GRADE	T	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	T/C	TOP OF CURB
INL	INLET	U.S.H.	UNITED STATES HIGHWAY
INV	INVERT	V	VARIES
M	METER	W	WEST
MAX	MAXIMUM	WAT	WATER
MH	MANHOLE	WI	WISCONSIN
		WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

COVER SHEET

Benchmarks		
Label	Elevation	Description
BM 1	645.11	1" IRON PIPE WITH CAP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED



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
7111 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) 848-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:
SONG INDUSTRIES, INC.
WISCONSIN
DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

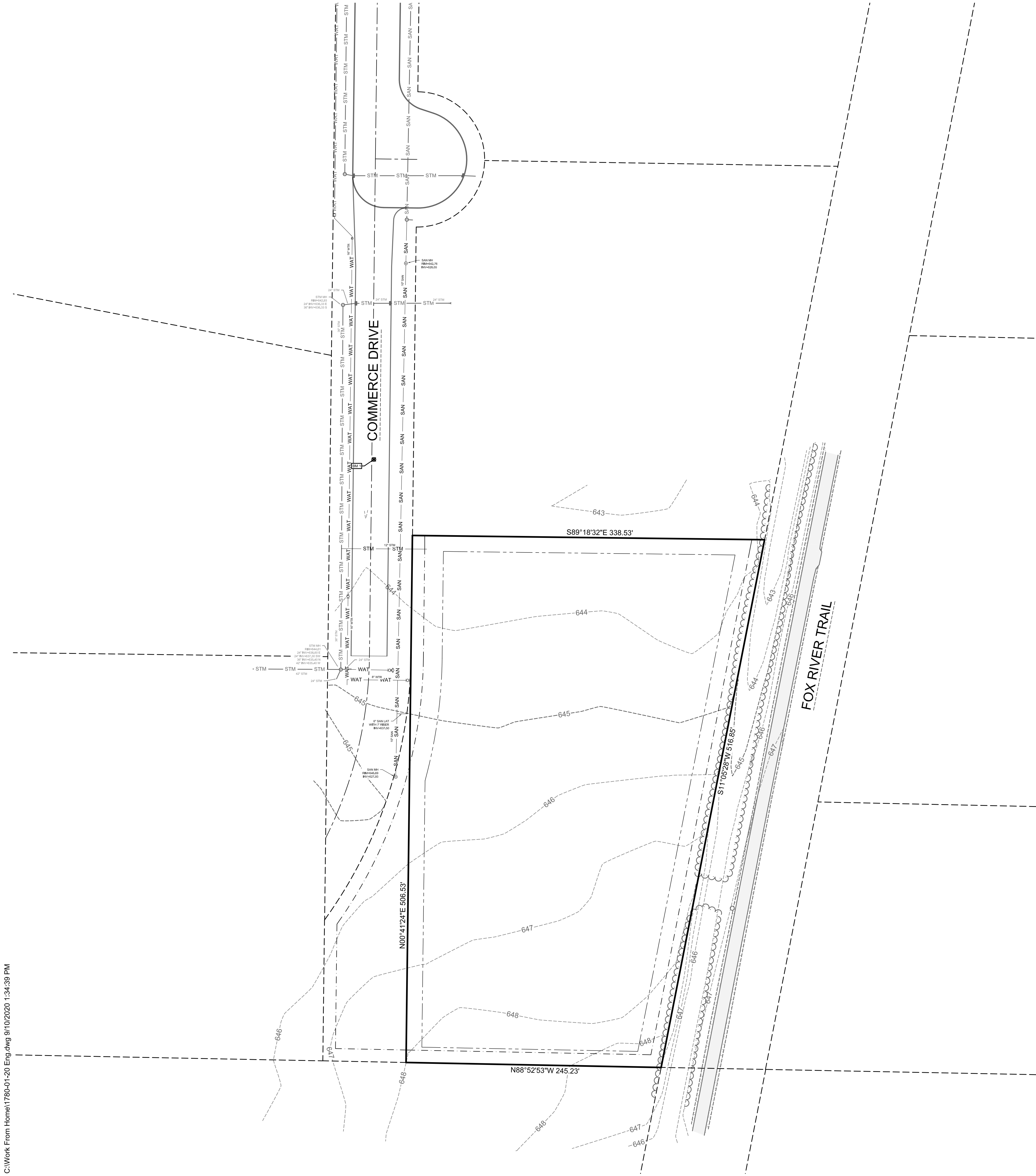
THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



SHEET: **C0.1**



EXISTING CONDITIONS

Benchmarks		
Label	Elevation	Description
BM 1	645.11	1" IRON PIPE WITH CAP



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 Lila Dr.
San Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Coldendale 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) 848-3141
FAX (715) 849-3181

www.kellerbuilds.com

GENERAL NOTES:

- EXISTING UTILITIES IN RIGHT-OF-WAY PROVIDED BY CITY OF DE PERE.
- PROPOSED UTILITIES IN RIGHT-OF-WAY AND COMMERCE DRIVE DESIGN PROVIDED BY CITY OF DE PERE.

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE, WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:
R. MACH

DRAWN BY:
RPH

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20096

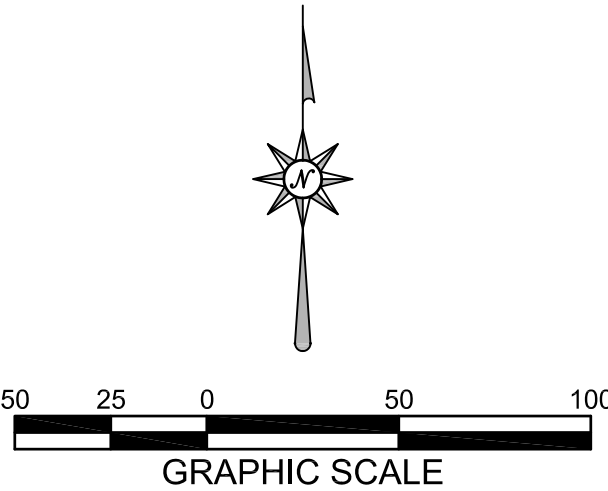
CONTRACT NO:

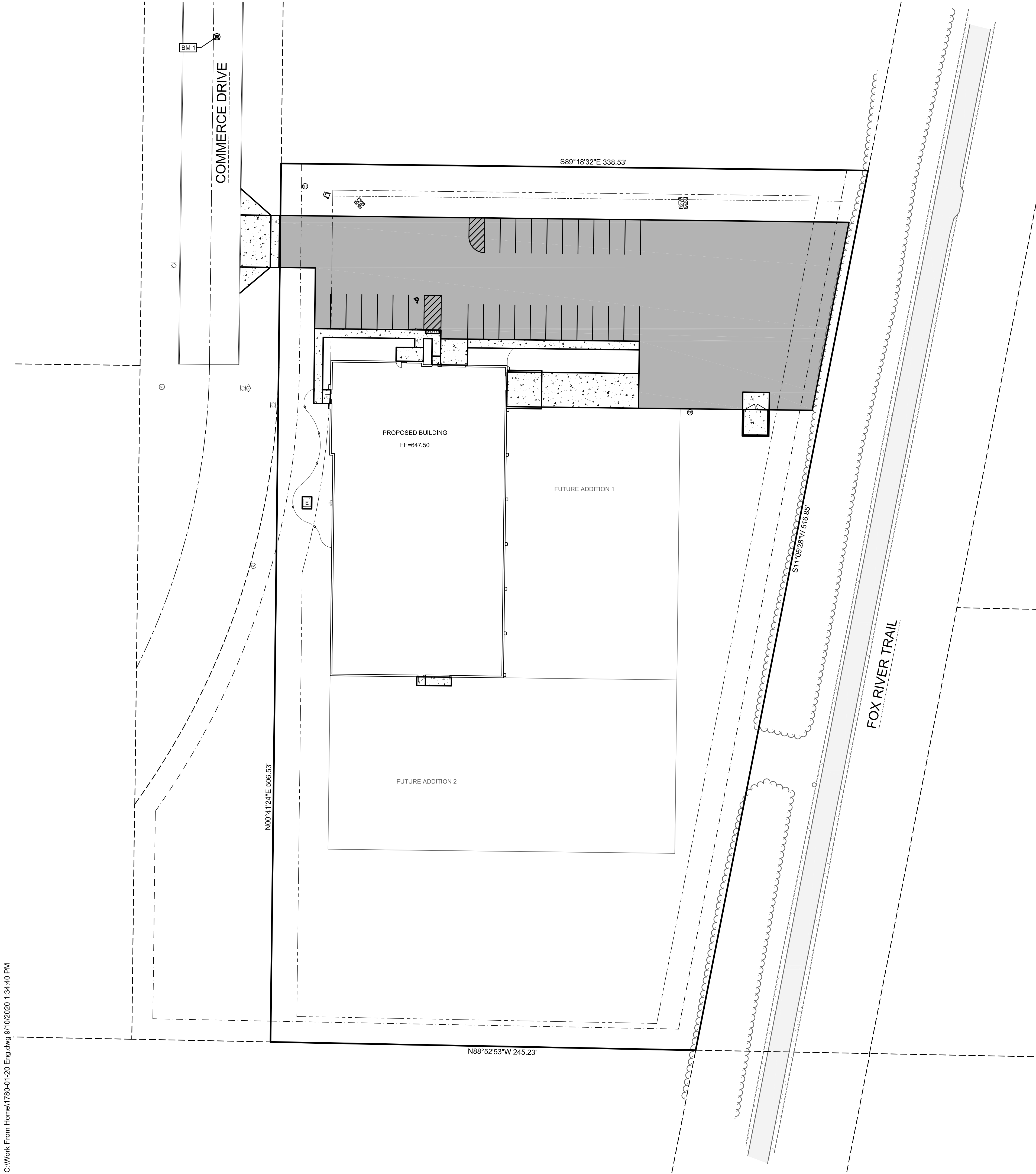
DATE:
09.04.2020

SHEET:
C1.0



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20





SITE PLAN - OVERALL

SITE STATISTICS

PARCEL ADDRESS:	1899 COMMERCE DRIVE
PARCEL NUMBER:	ED-344-102-5
PARCEL SIZE:	148,109 SF (3.400 AC)
ZONING:	I-3, GENERAL INDUSTRIAL
EXISTING SITE	
GREEN SPACE:	148,109 SF (100.0%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	0.0 SF (0.0%)
TOTAL IMPERVIOUS:	0.0 SF (0.0%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	96,900 SF (2.225 AC)
GREEN SPACE PROVIDED:	101,102 SF (68.3%)
IMPERVIOUS AREA	
BUILDING:	18,200 SF (12.3%)
PAVEMENT:	28,807 SF (19.4%)
TOTAL IMPERVIOUS:	47,007 SF (31.7%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 SPACE PER 2 EMPLOYEES
PARKING SPACES PROVIDED:	27 STALLS PROVIDED, INCLUDES 1 HANDICAP STALL

MACHIV

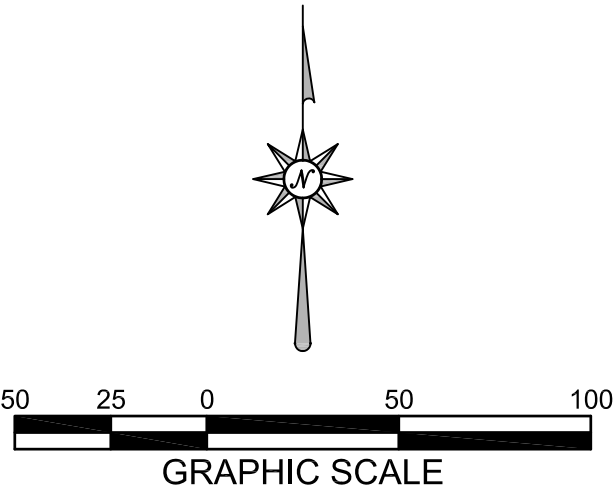
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313

PH:920-569-5765; Fax: 920-569-5767

www.mach-iv.com

Project Number: 1780-01-20



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 Lick Dr.
San Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caldensdale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lilaac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE, WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		

PROJECT MANAGER:	
M. NYSTED	
DESIGNER:	
R. MACH	
DRAWN BY:	
RPH	
EXPEDITOR:	

SUPERVISOR:	

PRELIMINARY NO:	
P20096	
CONTRACT NO:	

DATE:	
09.04.2020	
SHEET:	
C2.0	

SITE PLAN - NORTH



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
7111 Lusk Dr.
Sun 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

SHEET KEY NOTES:

- 1 HEAVY DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 5 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 6 DUMPSTER ENCLOSURE; REFER TO DETAIL I SHEET C6.0
- 7 ADA HANDICAP STALL; SYMBOL, SEE DETAIL E SHEET C6.0
- 8 ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- 9 ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- 10 BOLLARD; SEE DETAIL H SHEET C6.0
- 11 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 12 RETAINING WALL; REFER TO ARCHITECTURAL DRAWINGS

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

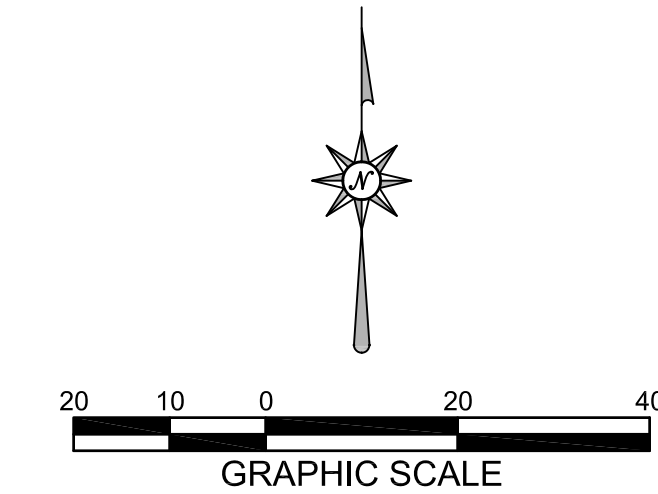
PRELIMINARY NO:
P20096

CONTRACT NO:

DATE:

SHEET:

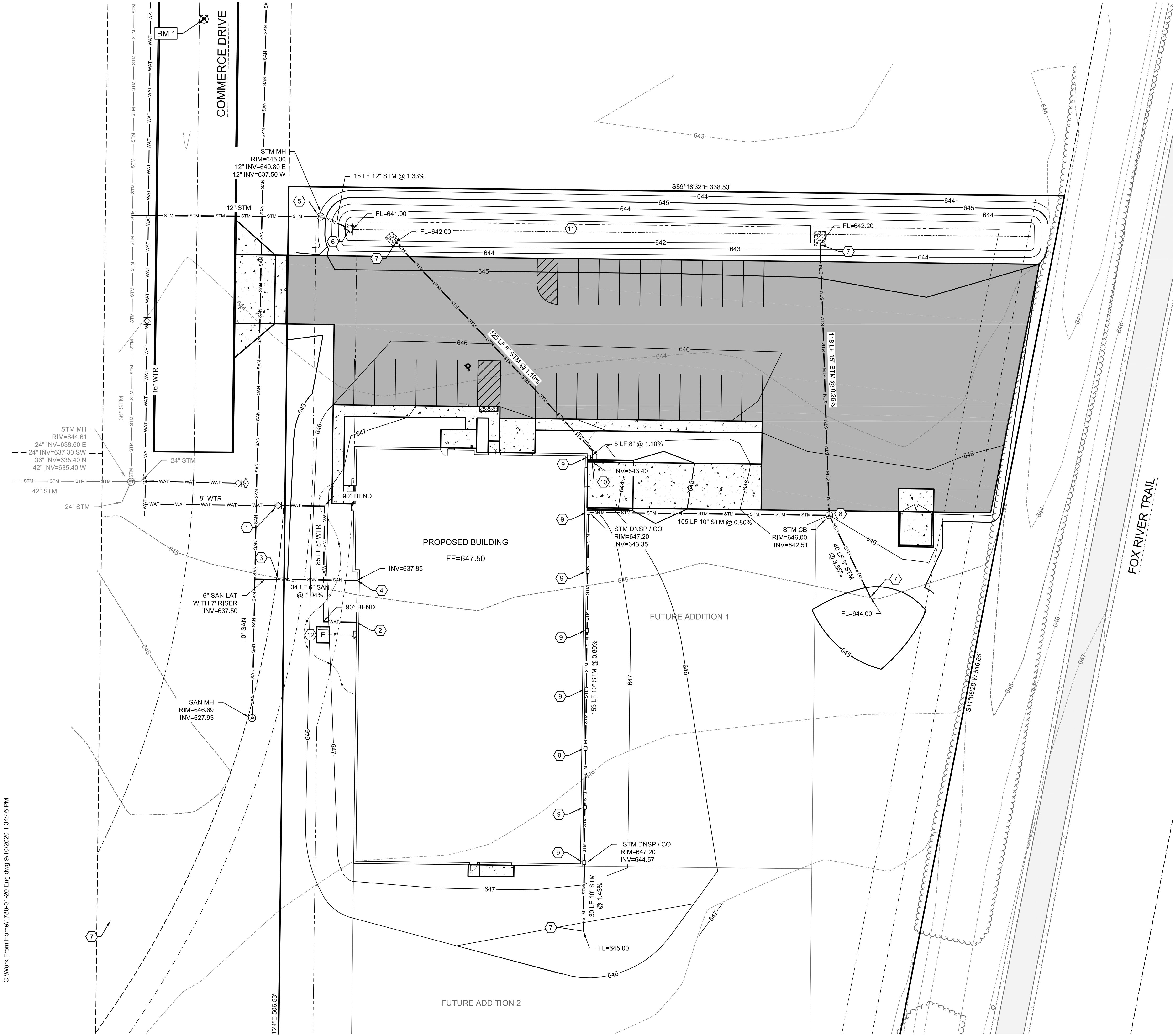
C2.1



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20

C:\Work From Home\1780-01-20 Eng.dwg 9/10/2020 1:34:46 PM



UTILITY PLAN - NORTH

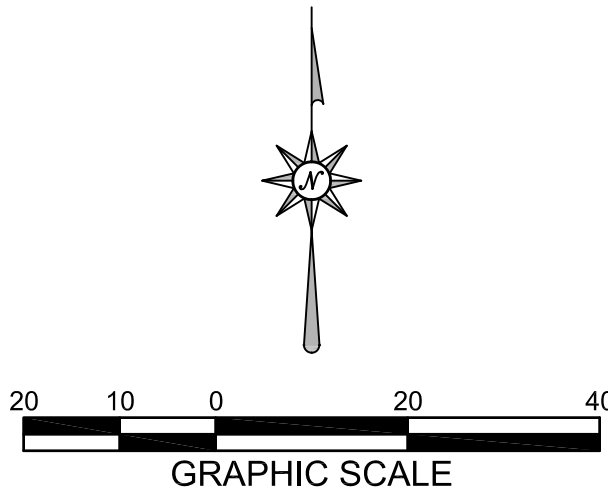
Benchmarks		
Label	Elevation	Description
BM 1	645.11	1" IRON PIPE WITH CAP

SHEET KEY NOTES:

- CONNECT 8" WATER MAIN TO 8" WATER VALVE INSTALLED BY OTHERS (VERIFY LOCATION)
- COORDINATE WATER CONNECTION TO BUILDING WITH BUILDING PLUMBER
- CONNECT TO SANITARY SEWER SERVICE LINE INSTALLED BY OTHERS (VERIFY LOCATION AND INVERT OF 637.50)
- COORDINATE CONNECTION SANITARY SEWER CONNECTION TO BUILDING SANITARY SEWER WITH BUILDING PLUMBER
- CONSTRUCT STORM MANHOLE 3' DIAMETER, OVER END OF 12" STORM SEWER LINE INSTALLED BY OTHERS (VERIFY LOCATION AND INVERT OF 637.50) SEE DETAIL A SHEET C6.1
- 12" APRON END WALL WITH TRASH GUARD
- DAYLIGHT PIPE END
- STORM CATCH BASIN - 3' DIAMETER; SEE DETAIL B SHEET C6.1
- DOWNSPOUT, CONNECT TO 10" STORM SEWER PIPE; SEE DETAIL C SHEET C6.1
- 8" PIPE THROUGH WALL; SEE DETAIL D SHEET C6.1
- STORM WATER BASIN; SEE SHEET C4.1 FOR DETAILS
- TRANSFORMER LOCATION

UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



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

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

WISCONSIN
7111 Lake Dr.
San Prairie, WI 53590
PHONE (608) 318-3390
PHONE (608) 318-2337
FAX (608) 318-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

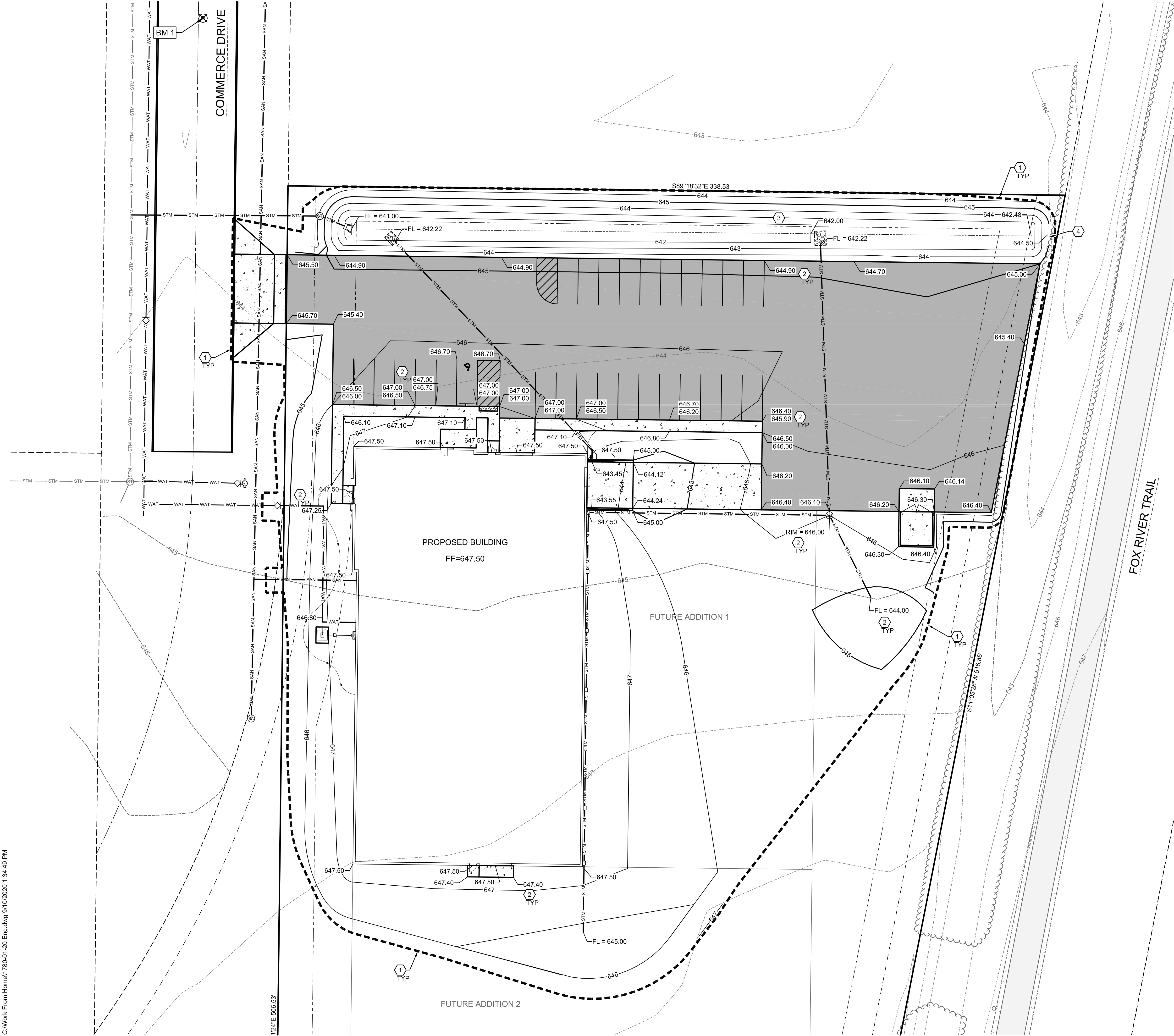
PRELIMINARY NO:
P20096

CONTRACT NO:

DATE:

SHEET:

C3.1

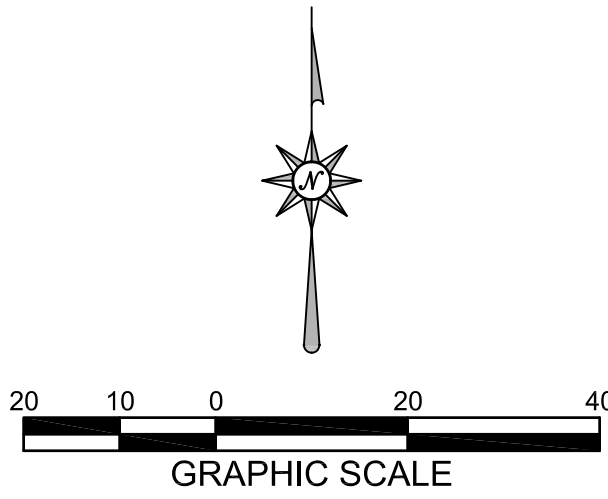
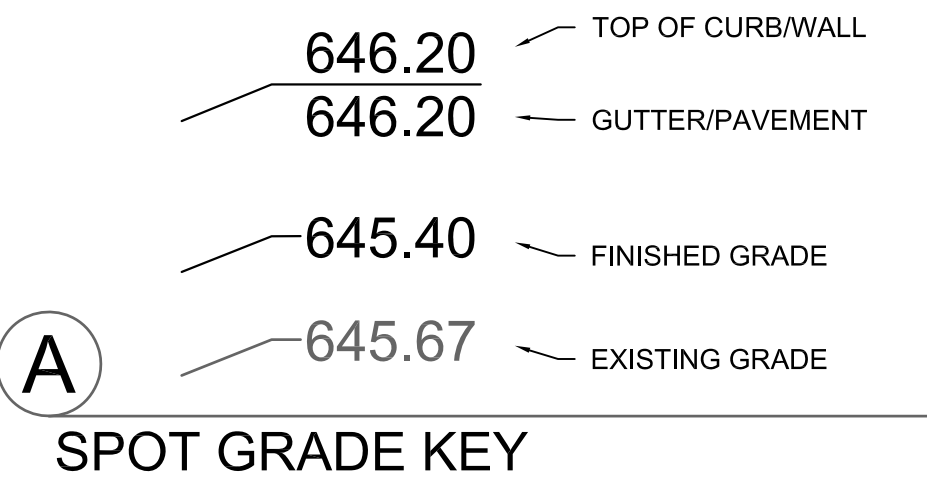


GRADING PLAN - NORTH

Benchmarks		
Label	Elevation	Description
BM 1	645.11	1" IRON PIPE WITH CAP

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 STORM WATER BASIN; SEE DETAIL E SHEET C6.1
- 4 EMERGENCY OVERTFLOW; SEE DETAIL F SHEET C6.1



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



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
7111 Lodi 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
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 849-3181

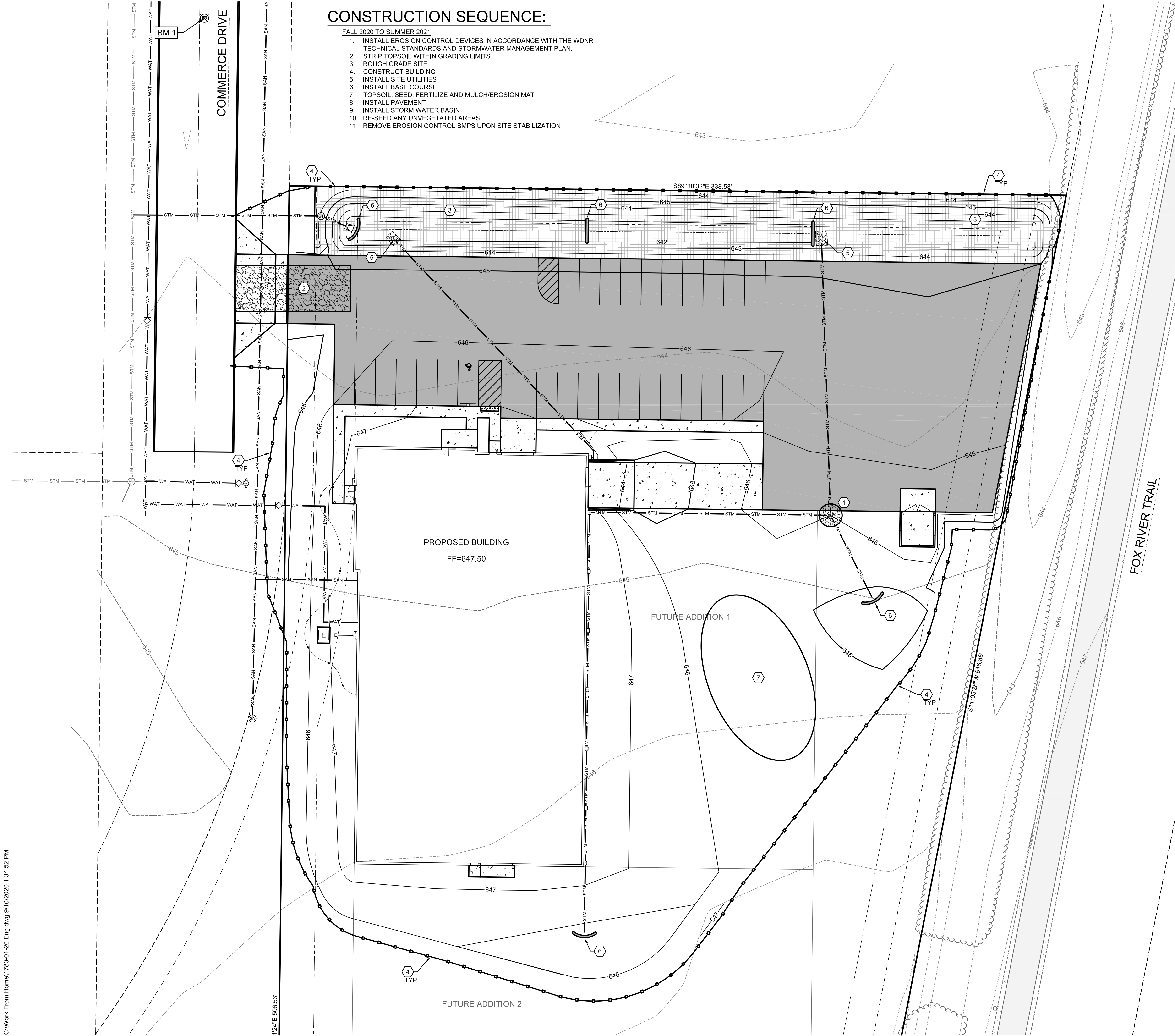
www.kellerbuilds.com

PROPOSED BUILDING FOR:
SONG INDUSTRIES, INC.
DE PERE,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER: M. NYSTED
DESIGNER:
DRAWN BY:
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P20096
CONTRACT NO:
DATE:
SHEET: **C4.1**



CONSTRUCTION SEQUENCE:

- FALL 2020 TO SUMMER 2021
1. INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 2. STRIP TOPSOIL WITHIN GRADING LIMITS
 3. ROUGH GRADE SITE
 4. CONSTRUCT BUILDING
 5. INSTALL SITE UTILITIES
 6. INSTALL BASE COURSE
 7. TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 8. INSTALL PAVEMENT
 9. INSTALL STORM WATER BASIN
 10. RE-SEED ANY UNVEGETATED AREAS
 11. REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

EROSION CONTROL PLAN - NORTH

SHEET KEY NOTES:

- ① INLET PROTECTION; SEE DETAIL A SHEET C5.2
- ② STONE TRACKING PAD; SEE DETAIL B SHEET C5.2
- ③ CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.2
- ④ SILT FENCE; SEE DETAIL D SHEET C5.2
- ⑤ ENERGY DISSIPATOR; SEE DETAIL E SHEET C5.2
- ⑥ SEDIMENT LOG; SEE DETAIL F SHEET C5.2
- ⑦ TEMPORARY STOCKPILES

PLANNED EROSION CONTROL PRACTICES:

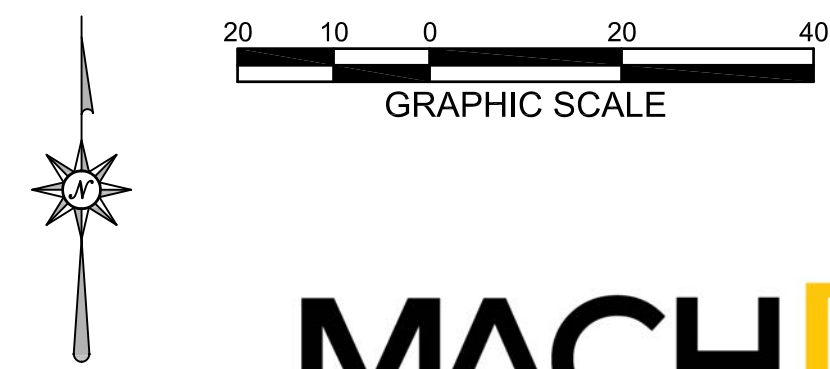
1. **SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION** (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL** (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING** (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.



2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



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
7111 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
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

WISCONSIN
DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

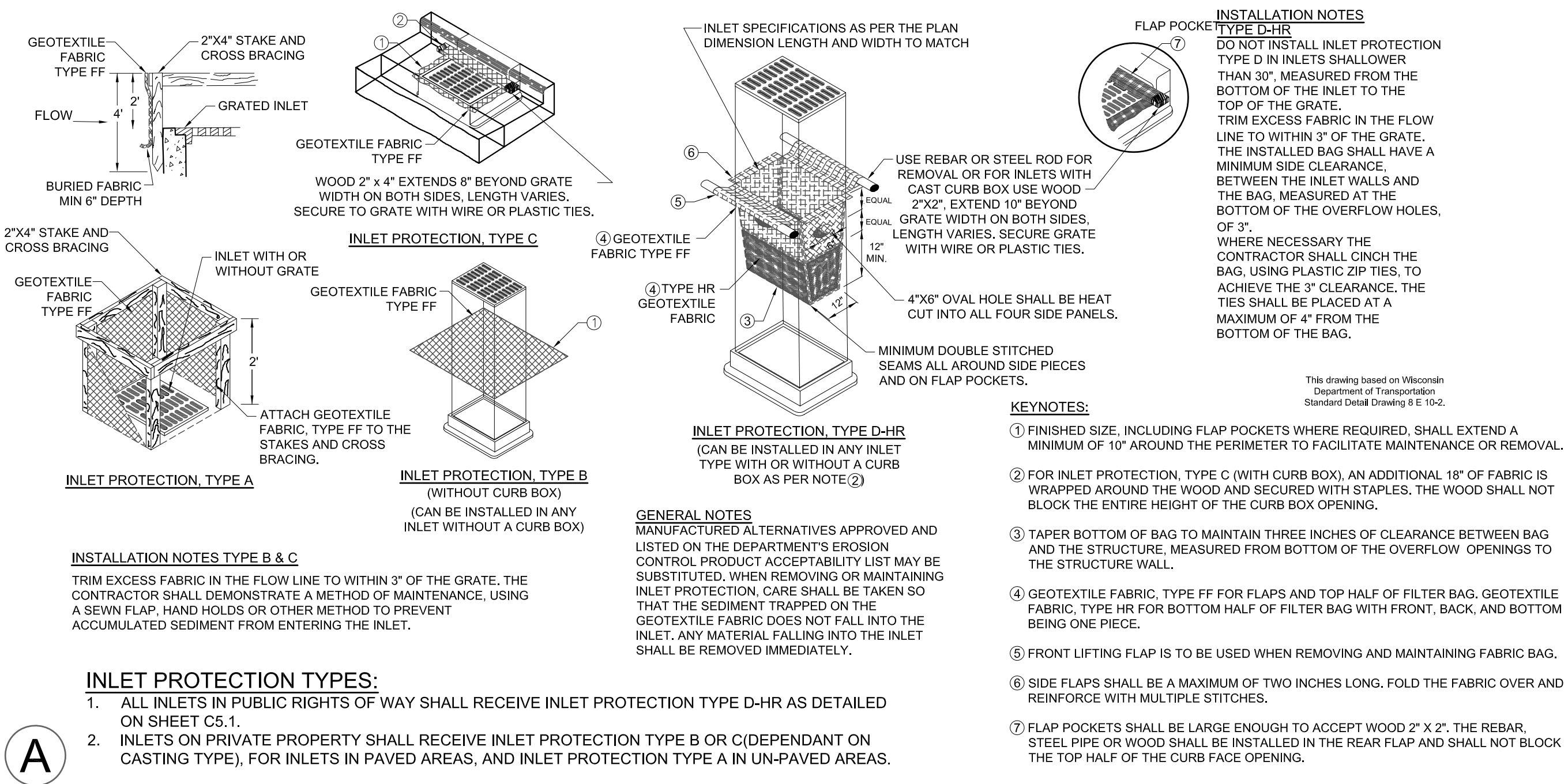
SUPERVISOR:

PRELIMINARY NO:
P20096

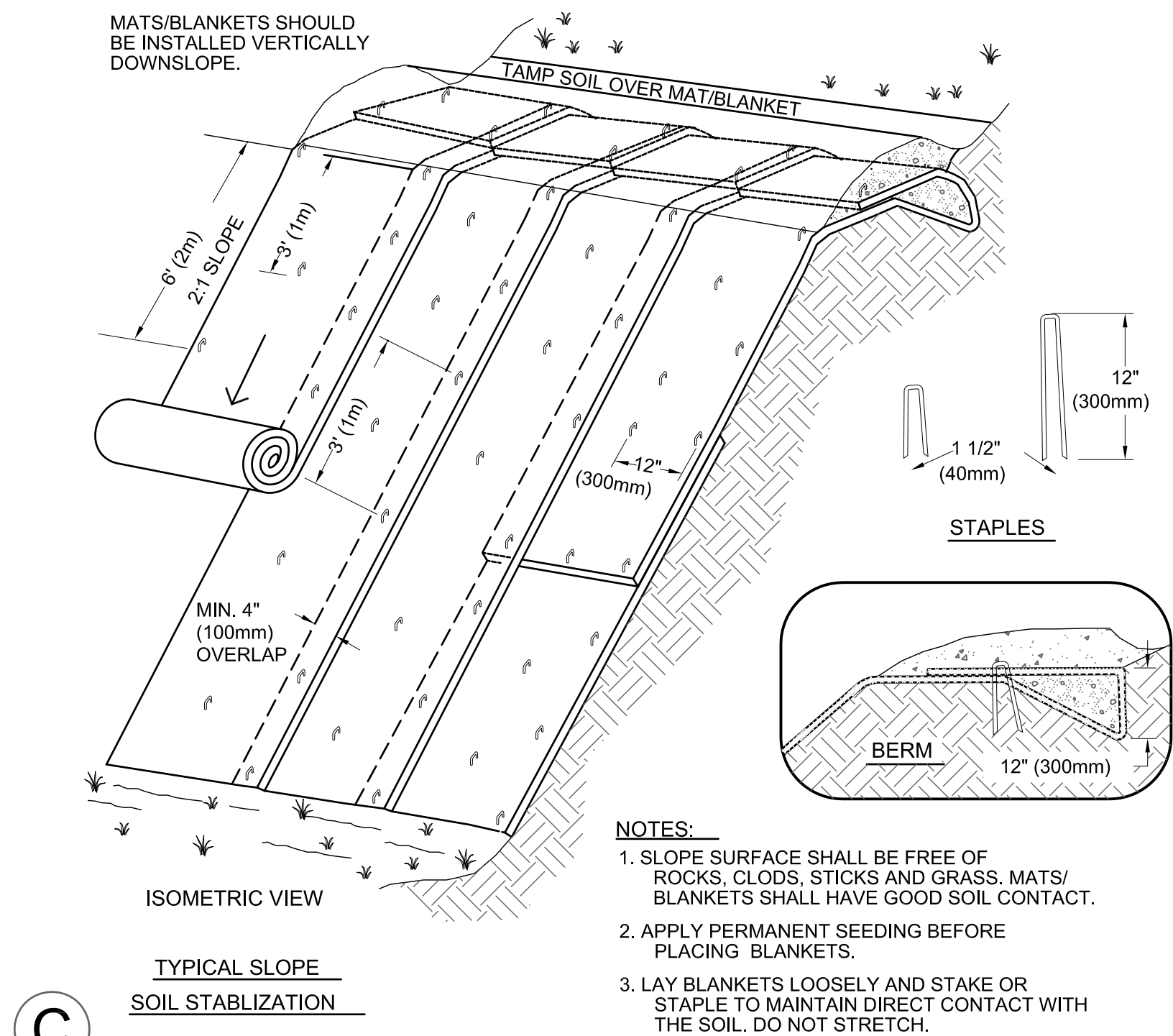
CONTRACT NO:

DATE:

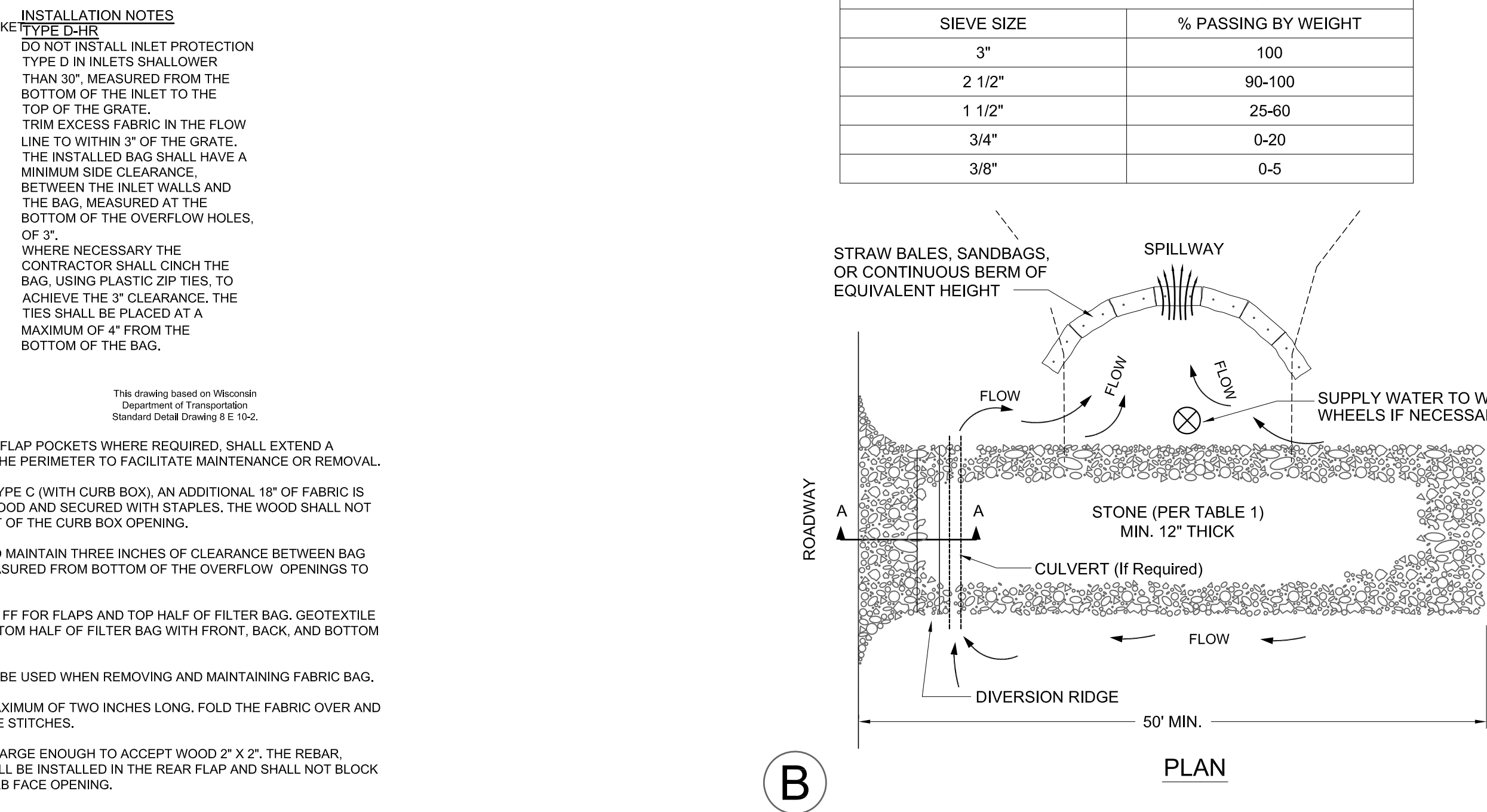
SHEET:
C5.1



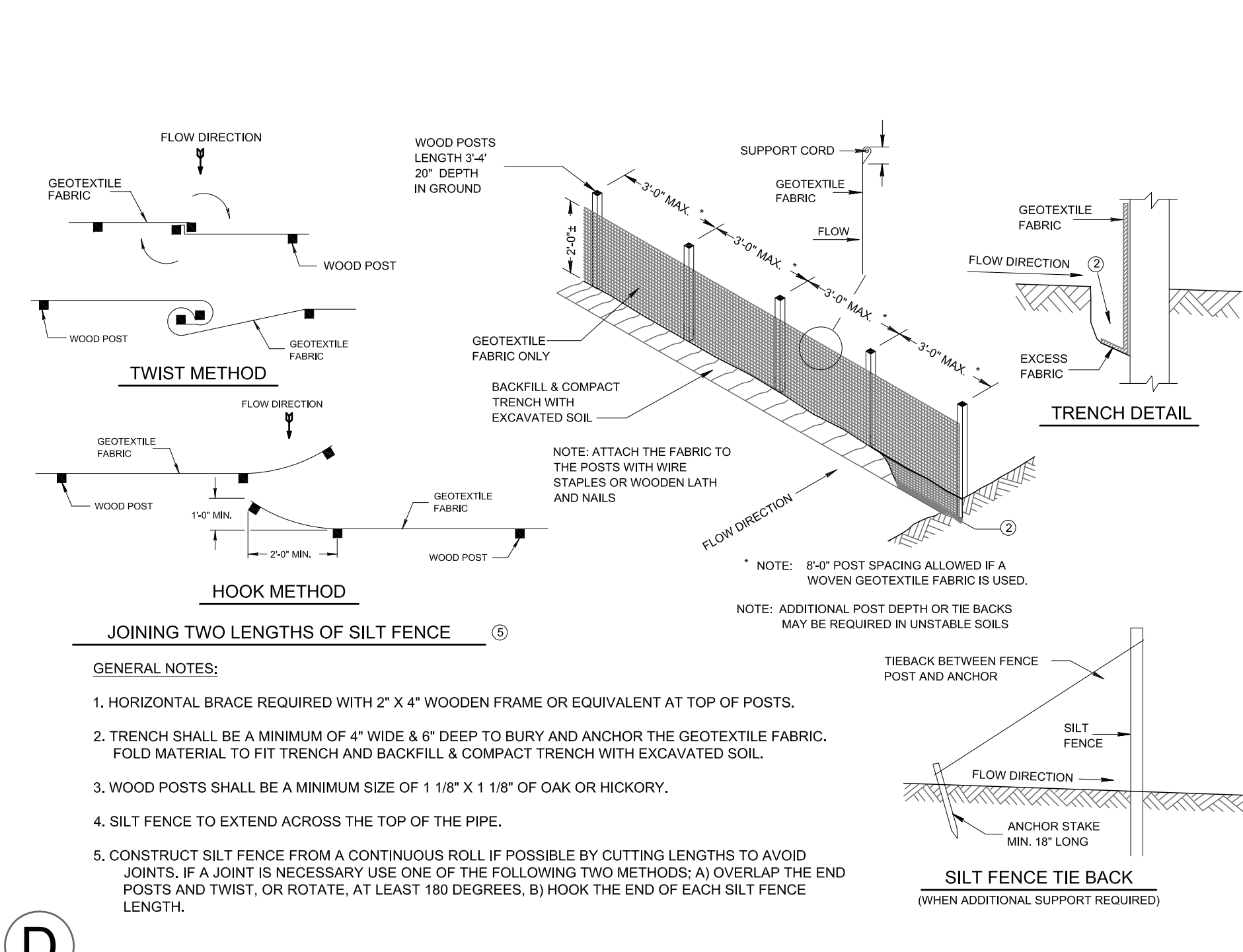
INLET PROTECTION



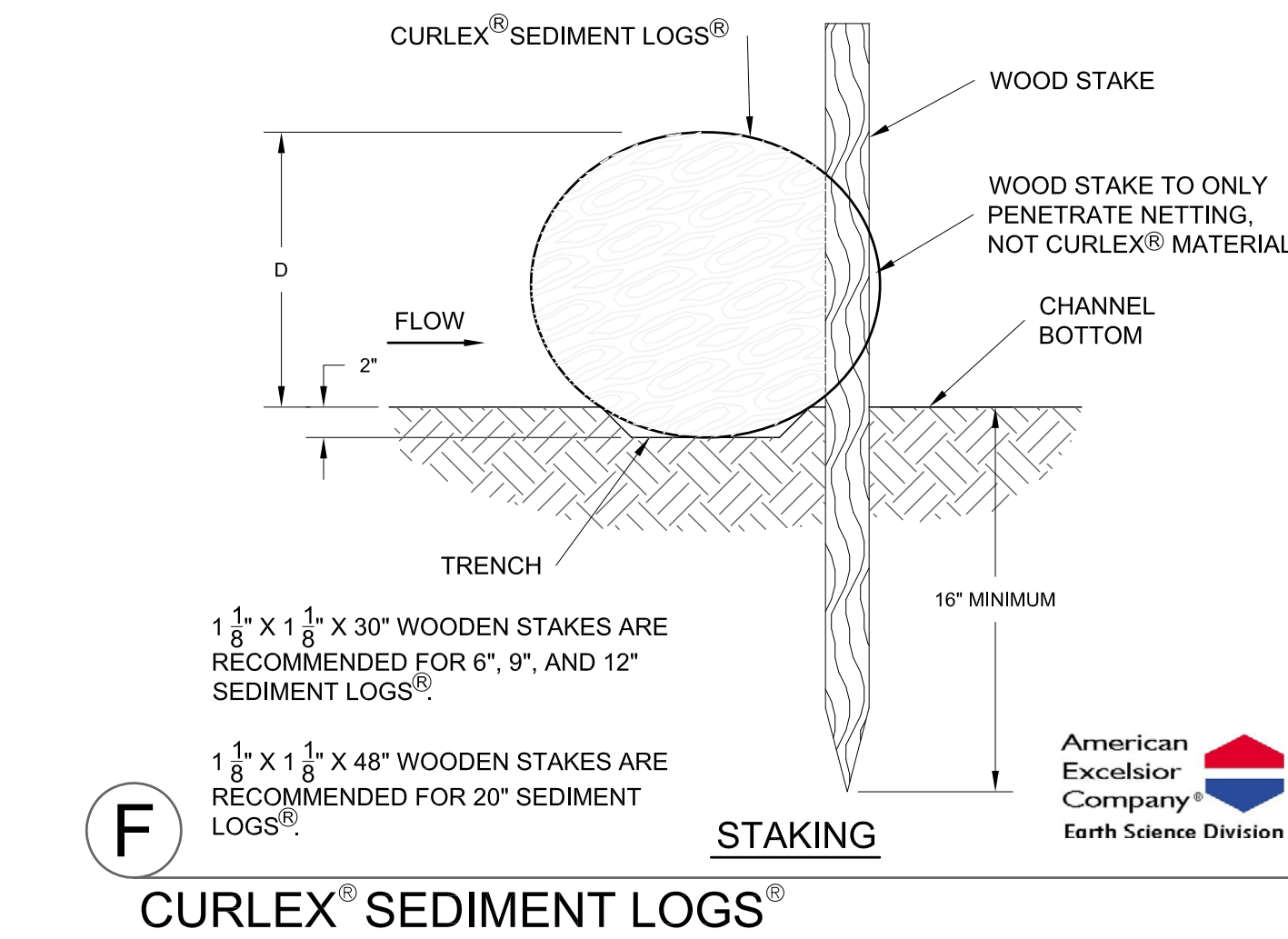
EROSION CONTROL MAT FOR SLOPE INSTALLATION



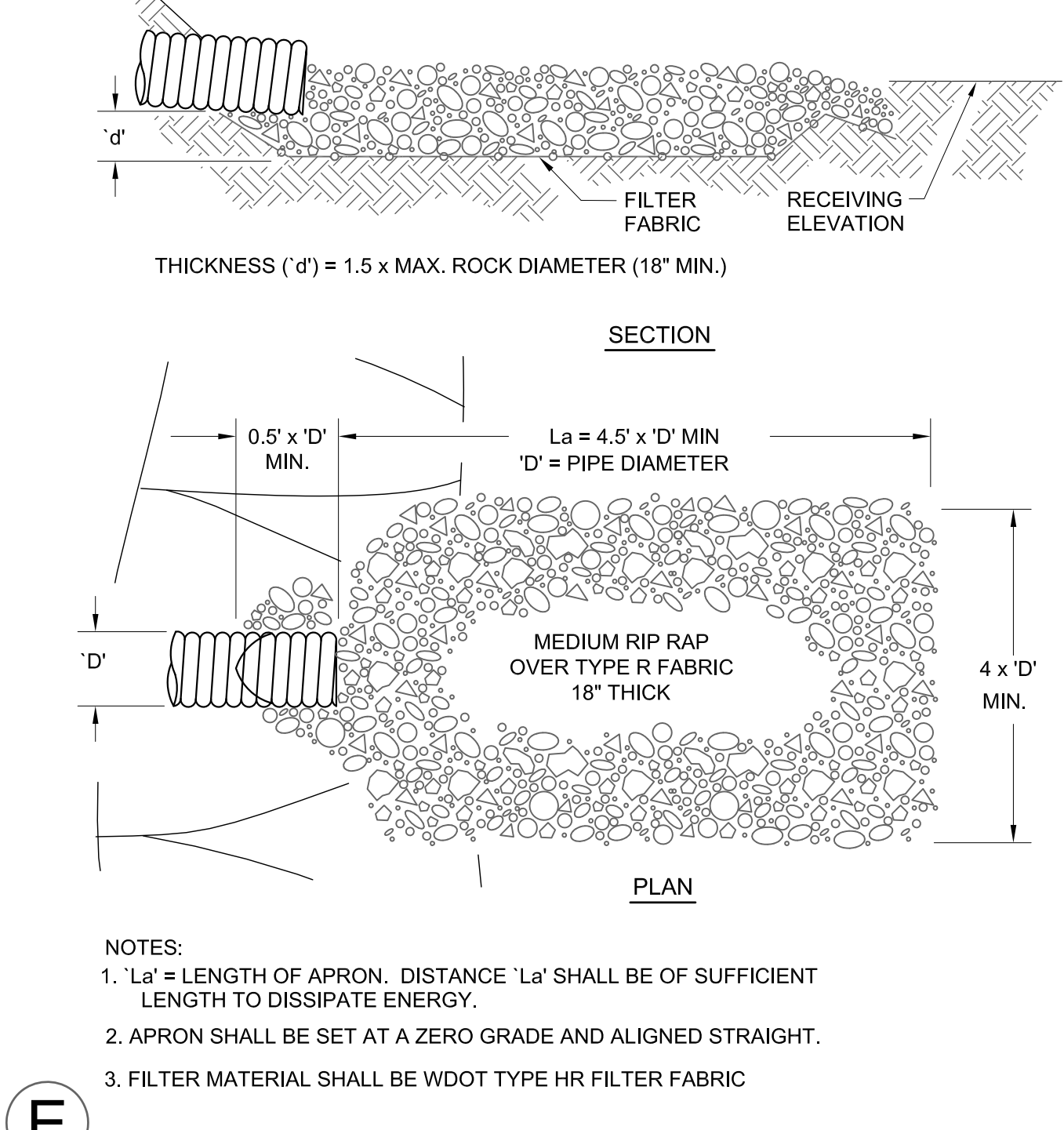
STONE TRACKING PAD



SILT FENCE



CURLEX® SEDIMENT LOGS®



ENERGY DISSIPATOR

EROSION CONTROL DETAILS

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
7111 Lake Dr.
San Prairie, WI 53590
PHONE (608) 318-2336 / 1-800-236-2534
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 BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20096

CONTRACT NO:

DATE:

SHEET:

C5.2

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20

Keller
 PLANNERS | ARCHITECTS | BUILDERS

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN

REVISIONS

DESIGNER:

DRAWN BY:

EXPEDITOR

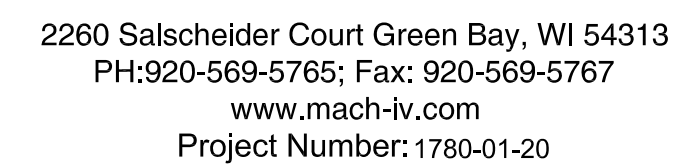
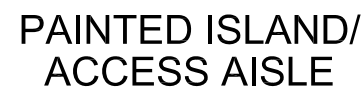
SUPERVISC

CONTRACT NO:

DATE: _____

SHEET: 000

C6.0



UTILITY DETAILS



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 Lodi Dr.
San Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caldenside 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 BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE, WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

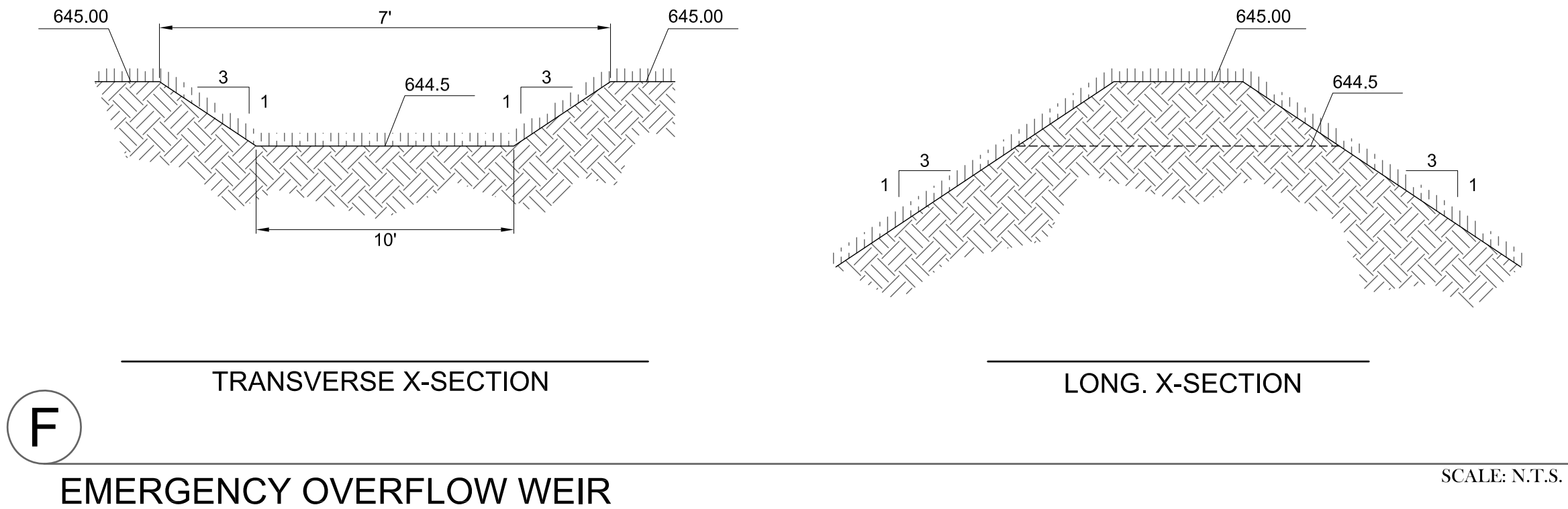
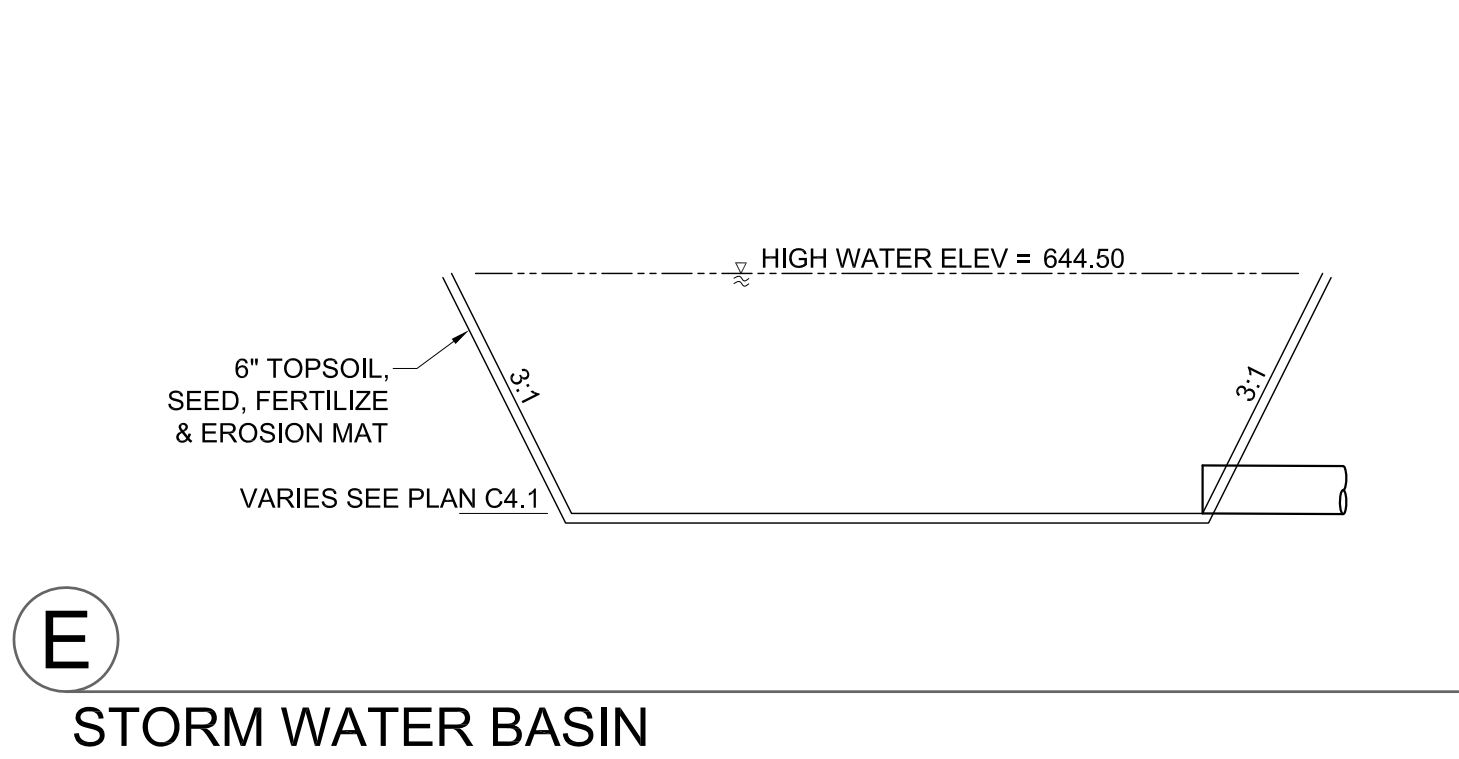
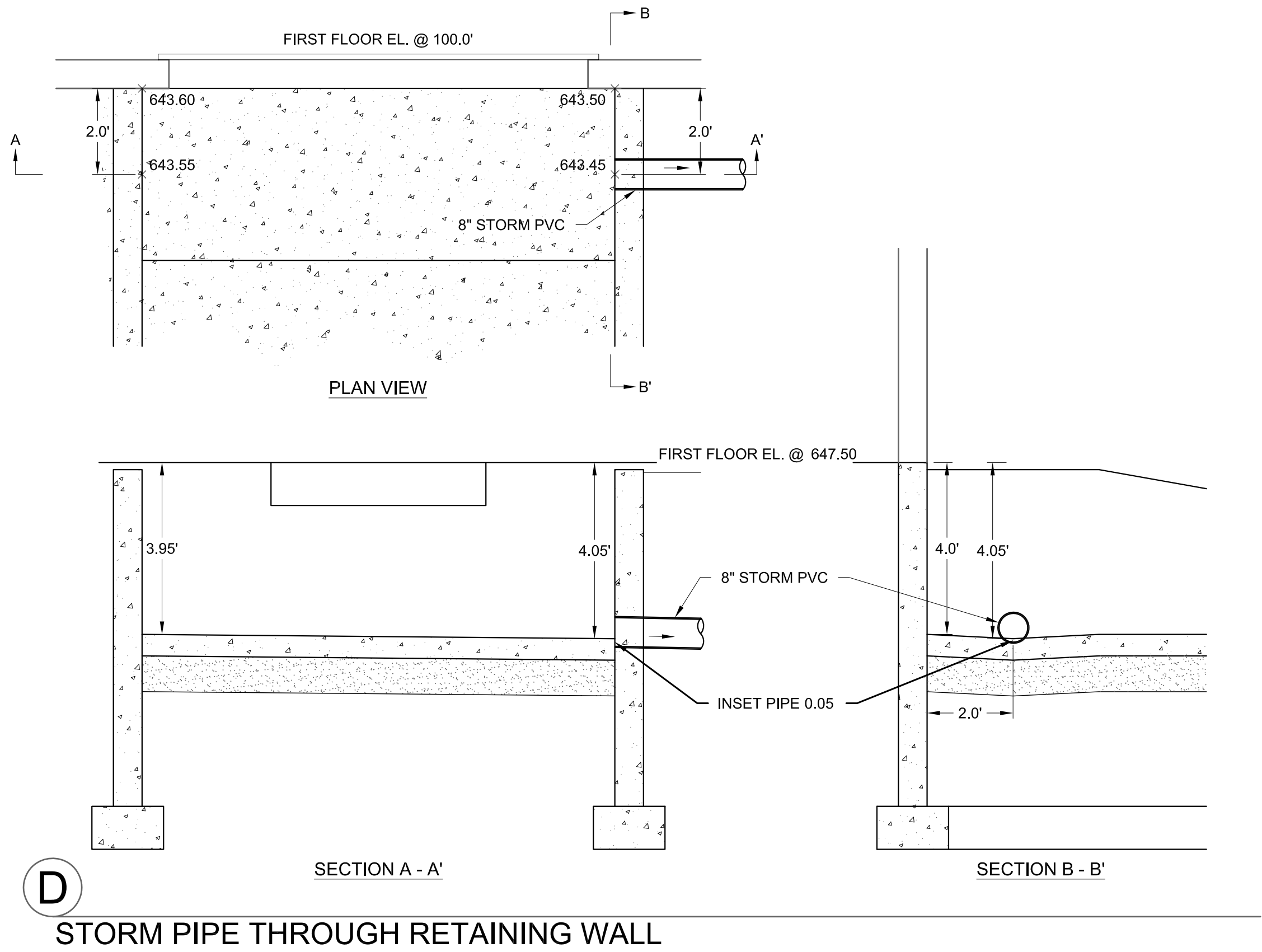
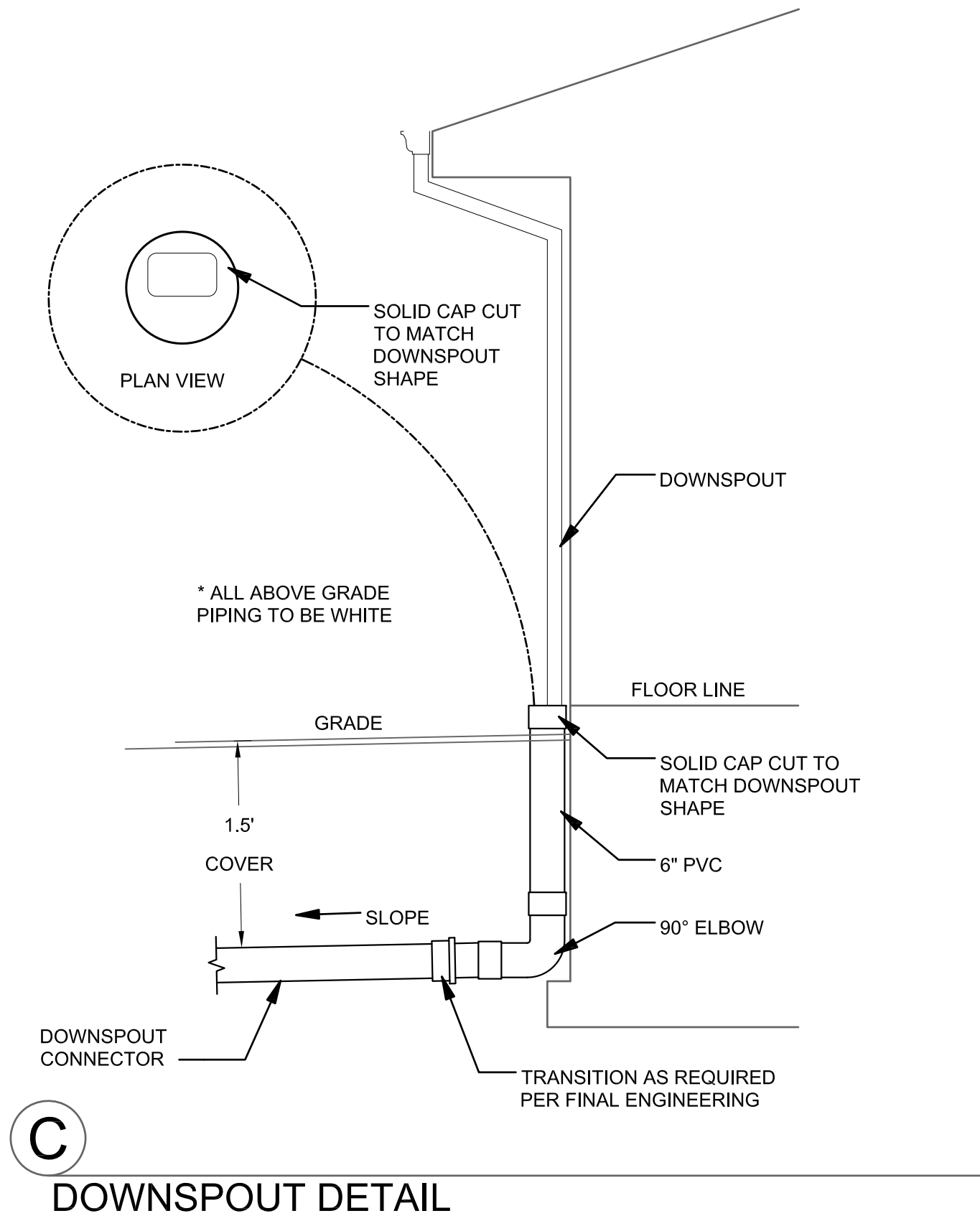
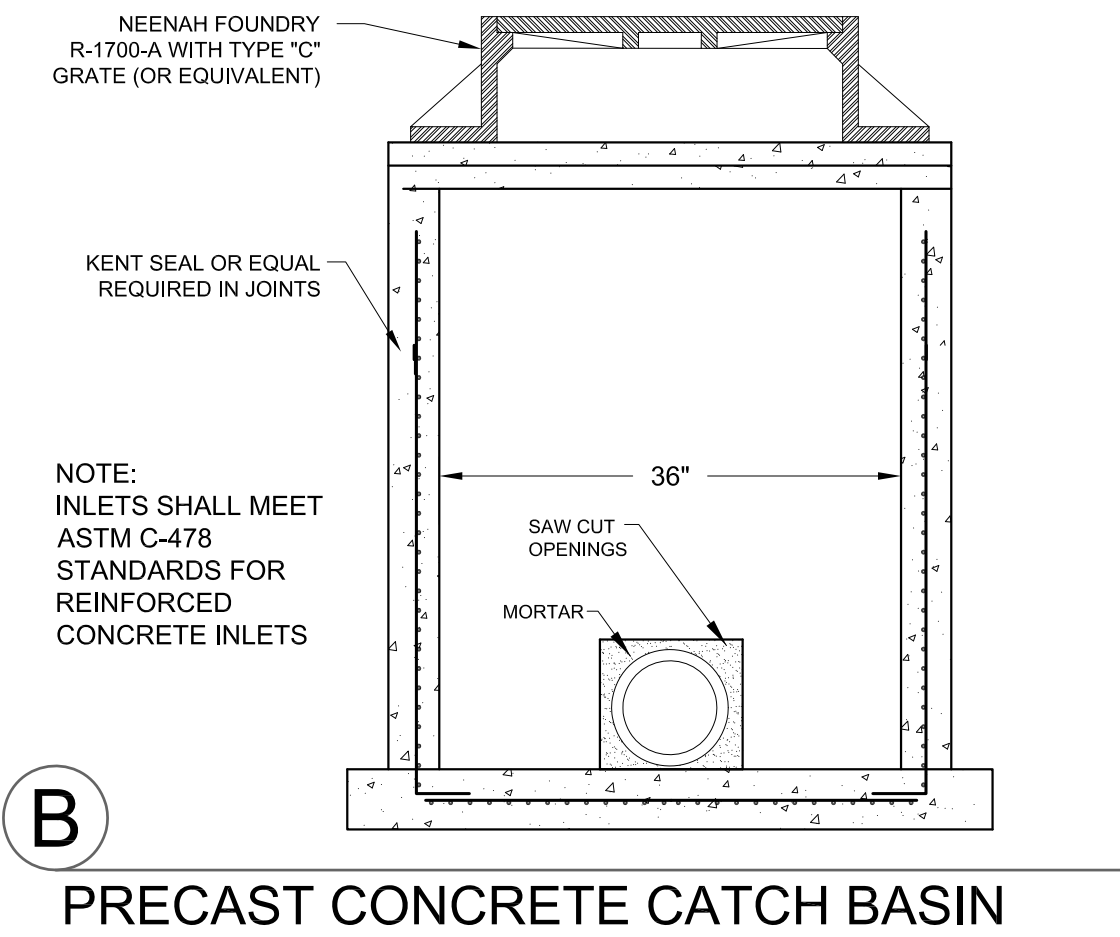
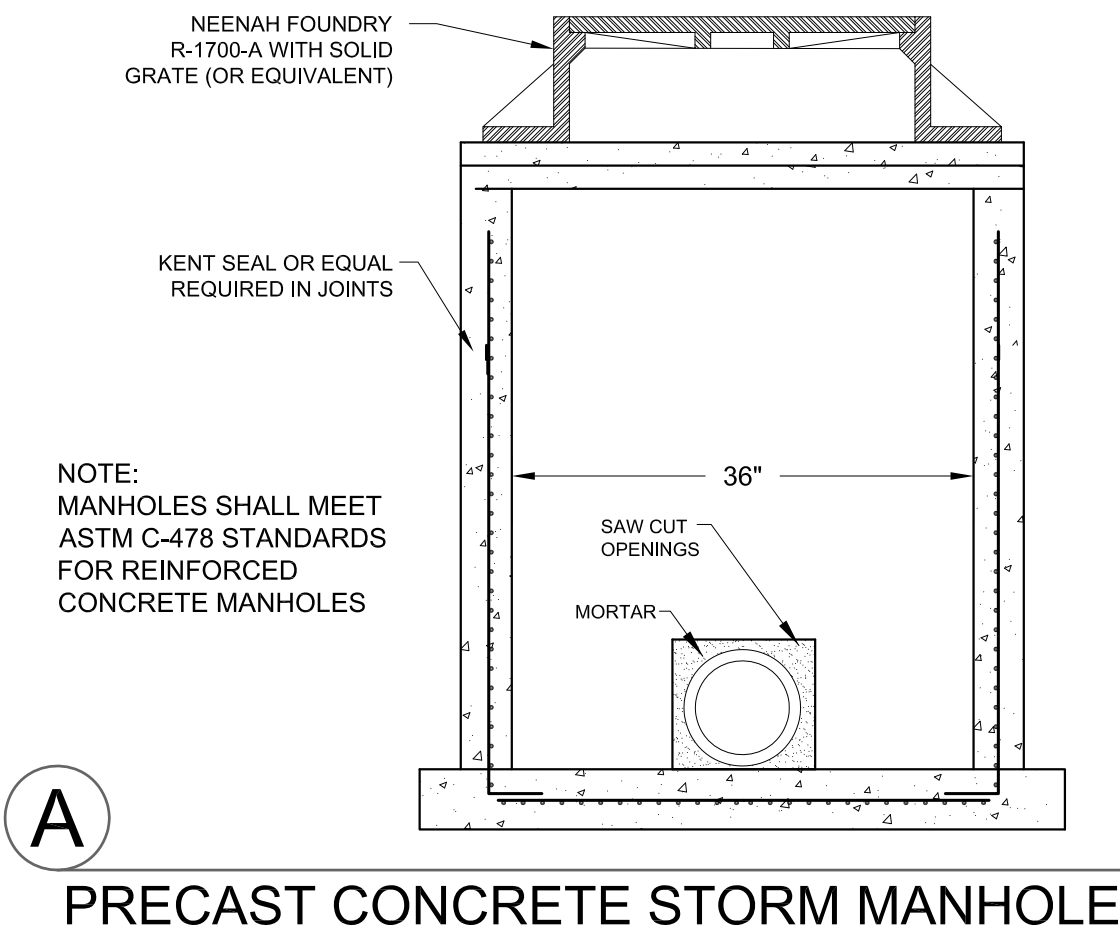
REVISIONS

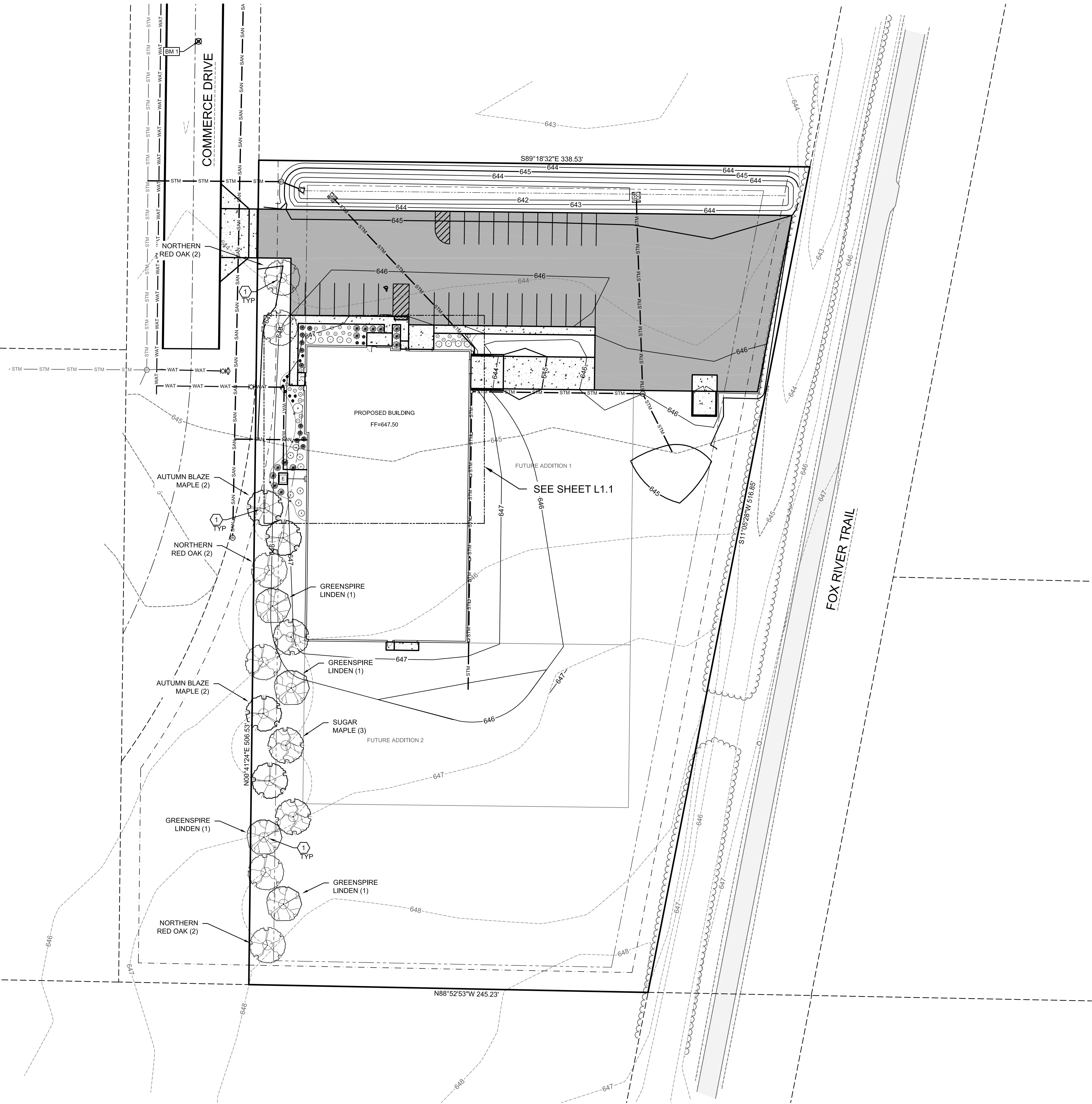
PROJECT MANAGER:	M. NYSTED
DESIGNER:	
DRAWN BY:	
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P20096
CONTRACT NO:	-----
DATE:	
SHEET:	C6.1

MACH IV

ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20





LANDSCAPE PLAN - NORTH

SHEET KEY NOTES:

1. 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; REFER TO DETAIL A SHEET L1.1

GENERAL NOTE

1. SEE SHEET L1.1 FOR LANDSCAPE NOTES.
2. SEE SHEET L1.1 FOR PLANT TABLE.



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

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

WISCONSIN
W204 N11509
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P20096

CONTRACT NO:

DATE:

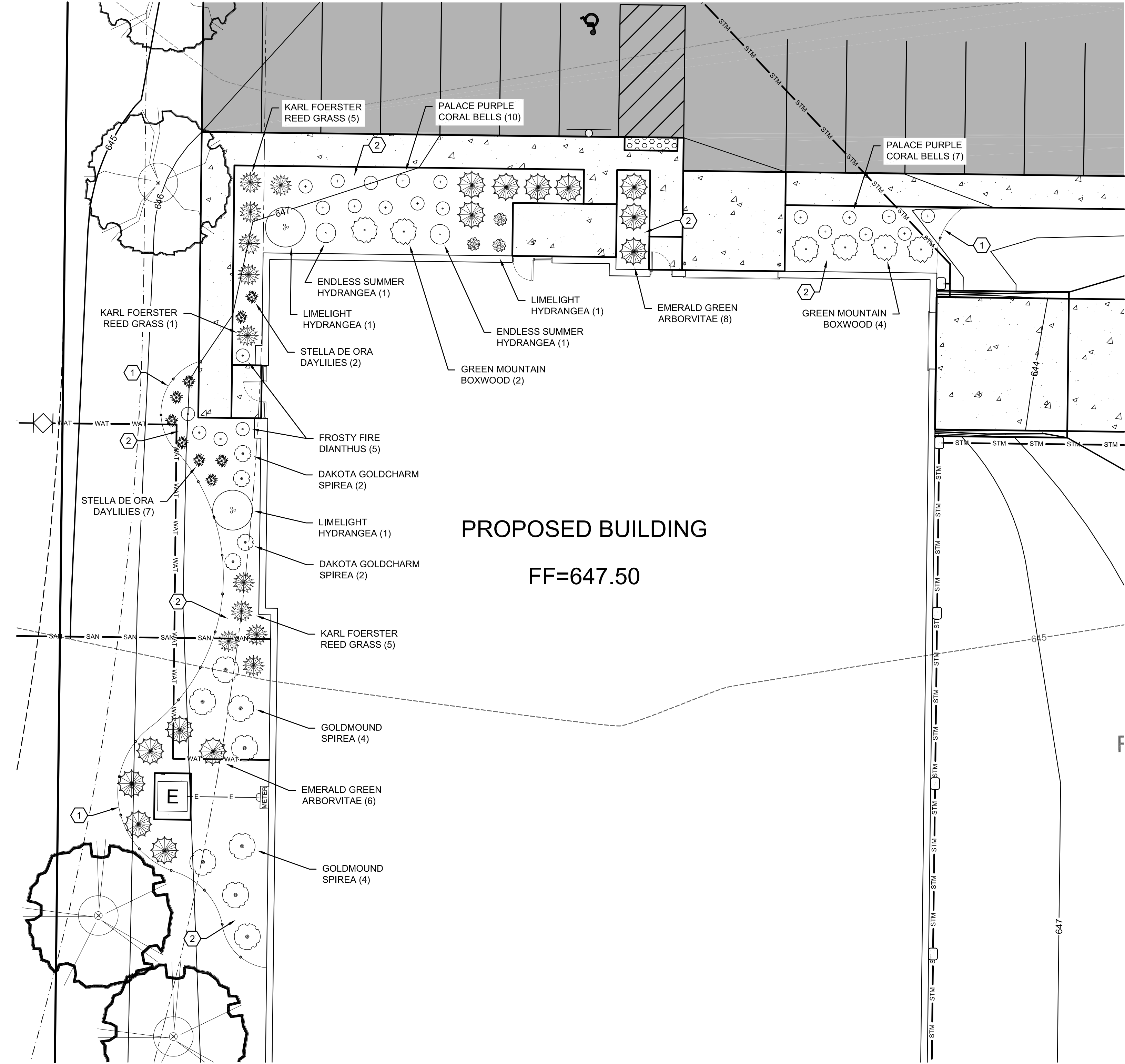
SHEET:

L1.0



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



PROPOSED BUILDING

FF=647.50

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.

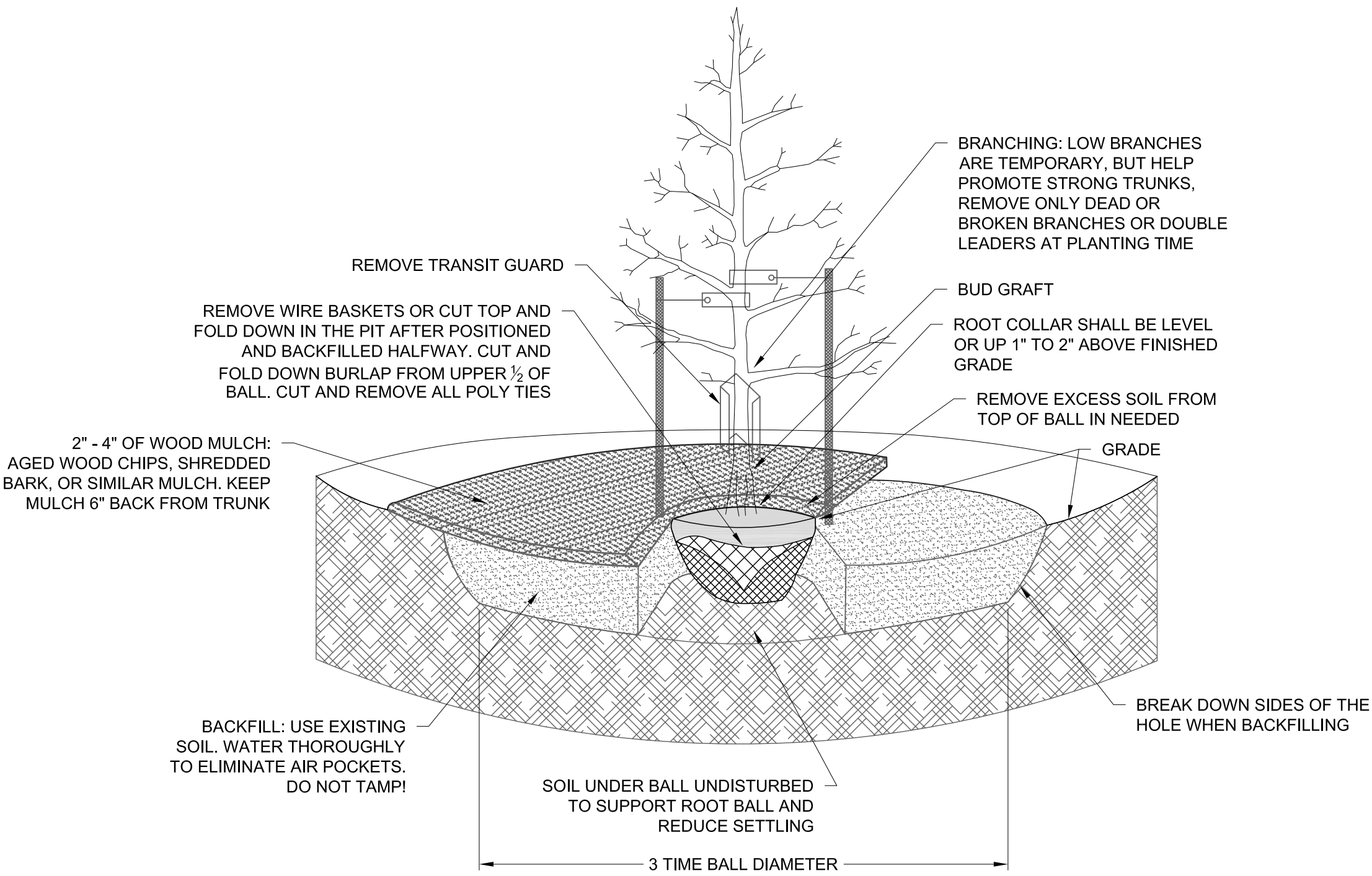
SHEET KEY NOTES:

1. PROFESSIONAL GRADE BLACK EDGING
2. LANDSCAPE STONE WITH TYPAR WEED BARRIER FABRIC

LANDSCAPE PLAN - DETAIL

GENERAL NOTE

1. REFER TO SHEET L1.0 FOR TREE PLANTINGS.



PLANTING NOTES:

1. STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY, TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
2. USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE

A

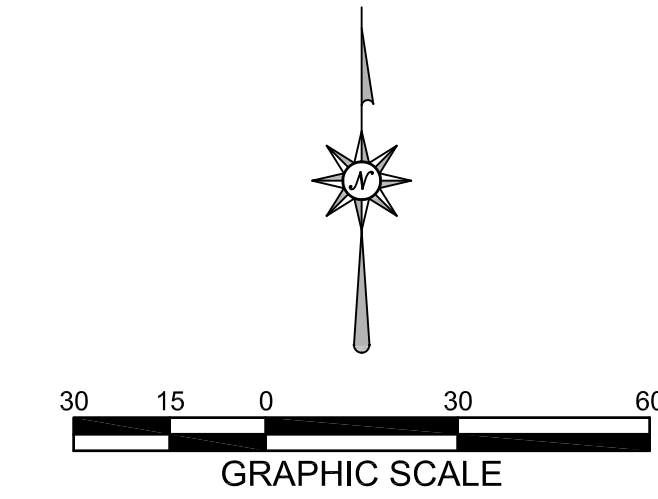
PLANTING DETAIL

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	4	2 1/2"
	SUGAR MAPLE	ACER SACCHARUM	3	2 1/2"
	NORTHERN RED OAK	QUERCUS RUBRA	6	2 1/2"
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	4	2 1/2"
	GREEN MOUNTAIN BOXWOOD	BUXUS 'GREEN MOUNTAIN'	6	3 GAL.
	LIMELIGHT HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	2	3 GAL.
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	2.	3 GAL.
	GOLDMOUND SPIRAEA	SPIRAEA X BUMALDA 'GOLDMOUND'	8	3 GAL.
	DAKOTA GOLDCHARM SPIRAEA	SPIRAEA X BUMALDA 'DAKOTA GOLDCHARM'	4	3 GAL.
	FRANCES WILLIAM HOSTA	HOSTA 'FRANCES WILLIAM'	.3	1 GAL.
	STELLA DE ORO LILLIES	HEMEROCALLIS 'STELLA DE ORO'	9	1 GAL.
	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	11	1 GAL.
	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	14	1 GAL.
	FROSTY FIRE DIANTHUS	DIANTHUS 'FROSTY FIRE'	5	1 GAL.
	PALACE PURPLE CORAL BELLS	HEUCHERA MICRRANTHA 'PALACE PURPLE'	17	1 GAL.

All ideas, designs, arrangements and plans contained by this drawing are owned by, and are the property of Donnie Mac's Landscaping Inc.
No portion of these ideas, arrangements or plans shall be disclosed to any person, firm, or contractor for any purpose without the expressed written consent of Donnie Mac's Landscaping Inc.

Phone 920.965.2222 Fax 920.468.9353
www.donniemac.com



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1780-01-20



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 Lois 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
FAX (262) 250-9740

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

www.kellerbuilds.com

PROPOSED BUILDING FOR:
SONG INDUSTRIES, INC.
DE PERE,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:
M. NYSTED

DESIGNER:

DRAWN BY:

EXPEDITOR:

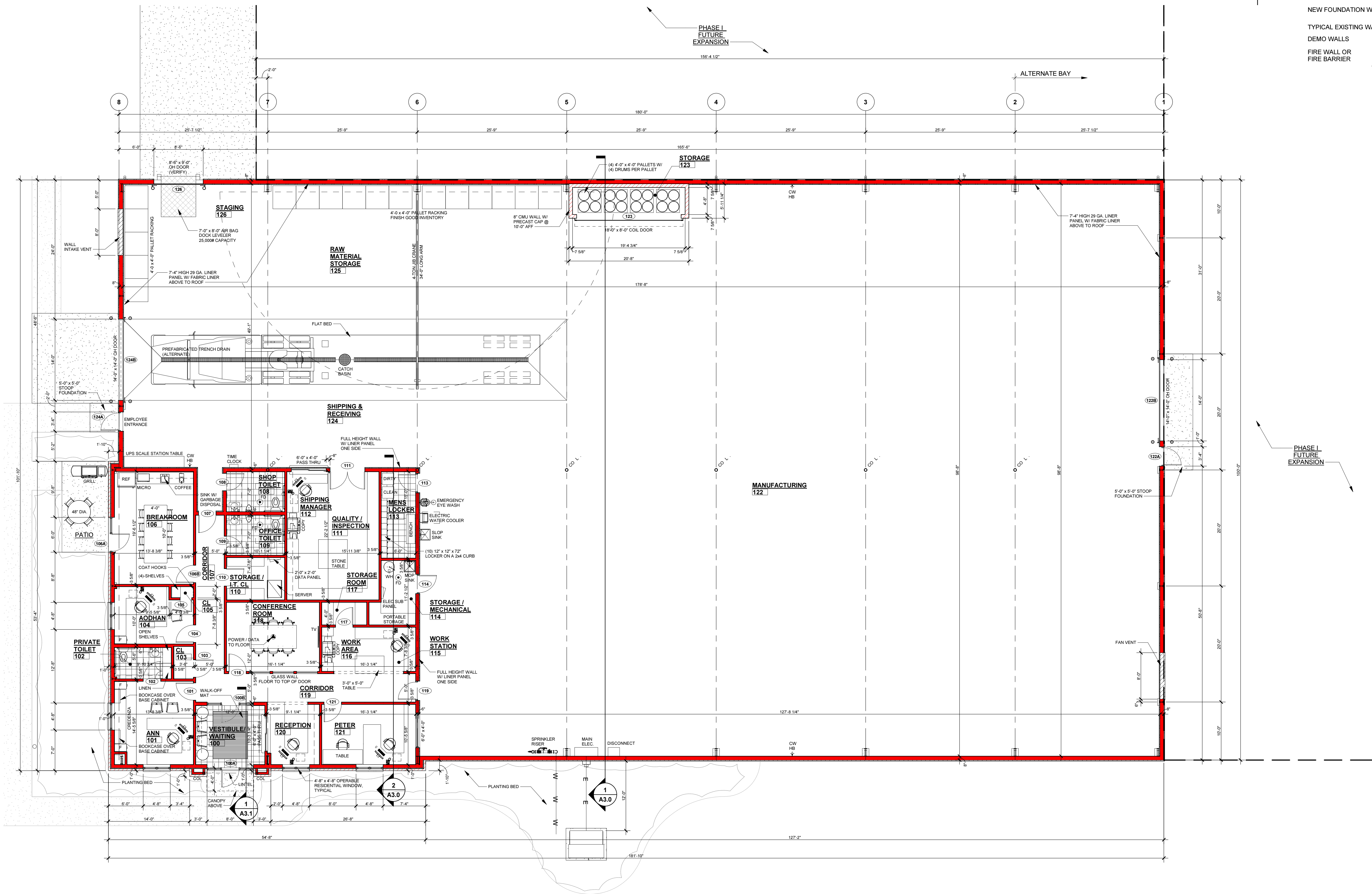
SUPERVISOR:

PRELIMINARY NO:
P20096

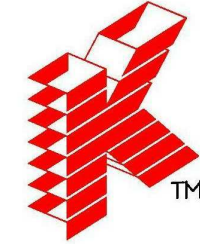
CONTRACT NO:

DATE:

SHEET:
L1.1



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



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 Oak 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
FAX (262) 250-9740

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

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

WISCONSIN

DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS		
1	04.24.2020	C. TEAFOE
2	05.27.2020	ACM
3	06.11.2020	ACM
4	06.25.2020	ACM
5	07.27.2020	ACM
6		

PROJECT MANAGER:
M. NYSTED

DESIGNER:
S. KLESSIG

DRAWN BY:
C. TEAFOE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20096

CONTRACT NO:

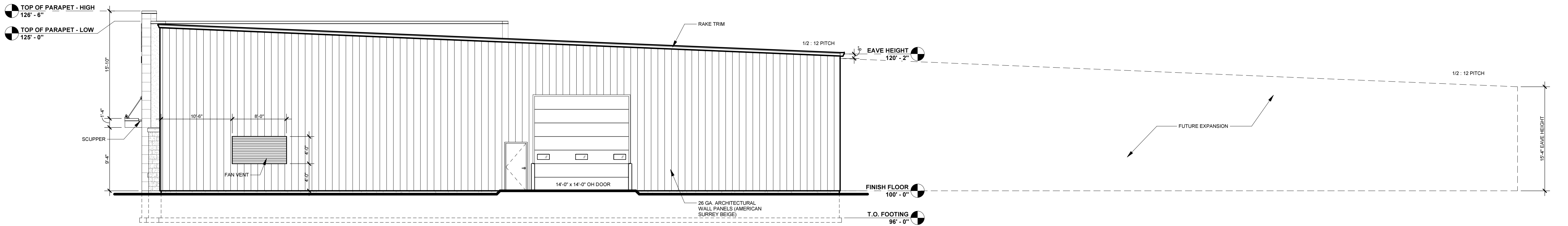
DATE:
04.09.2020

SHEET:
A1.0

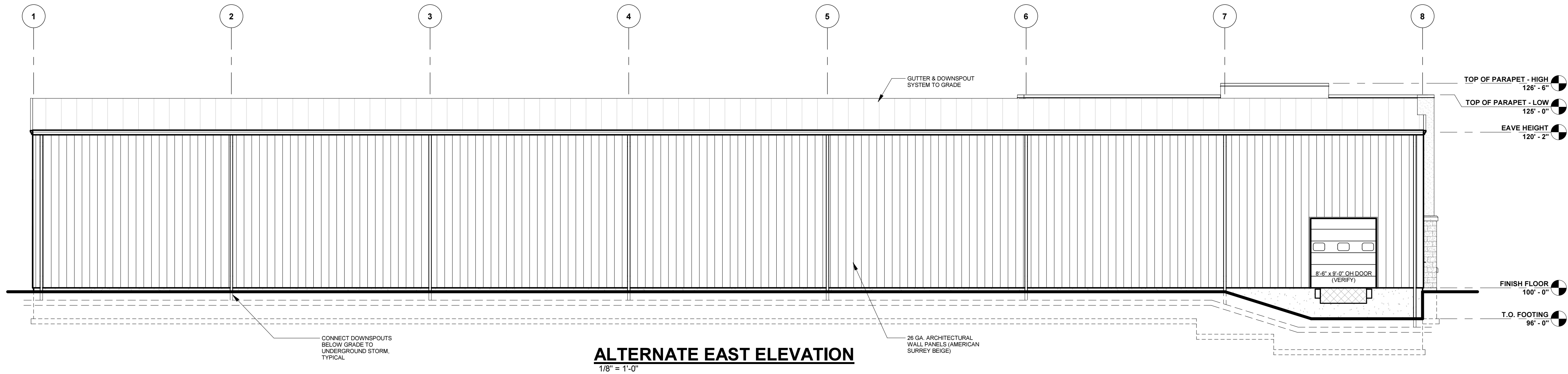
NORTH

FLOOR PLAN
1/8" = 1'-0"

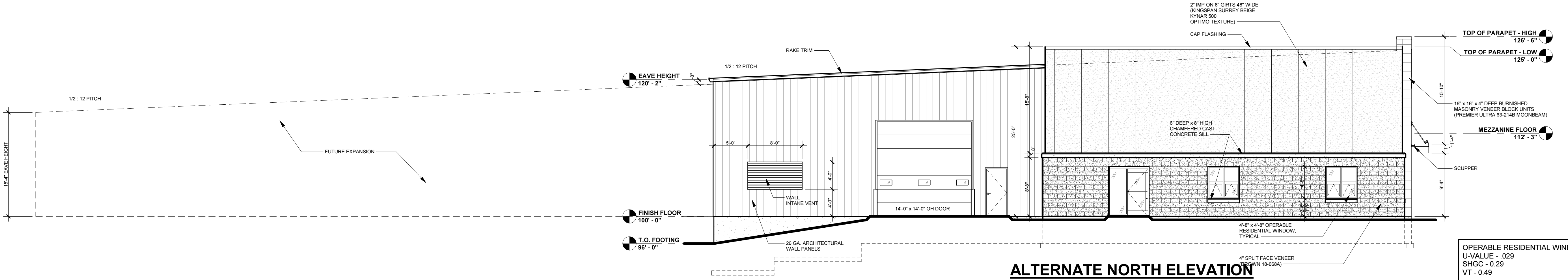
PRELIMINARY - NOT FOR CONSTRUCTION



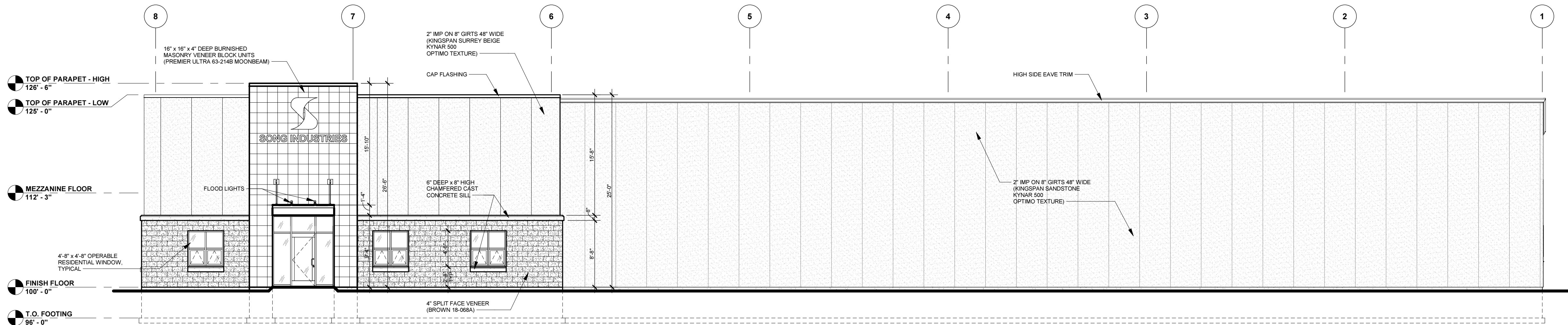
ALTERNATE SOUTH ELEVATION
1/8" = 1'-0"



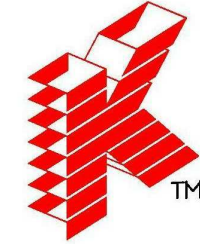
ALTERNATE EAST ELEVATION
1/8" = 1'-0"



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



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



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
FAX (262) 250-9740

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

www.kellerbuilds.com

PROPOSED BUILDING FOR:

SONG INDUSTRIES, INC.

WISCONSIN

DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	04.24.2020	C. TEAFOE
2	05.27.2020	ACM
3	06.11.2020	ACM
4	06.25.2020	ACM
5	07.27.2020	ACM
6		

PROJECT MANAGER:
M. NYSTED

DESIGNER:
S. KLESSIG

DRAWN BY:
C. TEAFOE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20096

CONTRACT NO:

DATE:
04.09.2020

SHEET:

A2.1



OPTION 'C'



SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN



CONCEPT ONLY



OPTION 'C'



SONG INDUSTRIES, INC.

DE PERE,

WISCONSIN





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding an ordinance to amend Municipal Code Chapter 46 (Platting and Division of Land), related to applicability to condominiums.*

ATTACHMENTS:

- Memo to PC - Add Condo Plat Review to Code Chapter 46 (Land Division) (DOCX)
- Ordinance to Amend Chapter 46 of the De Pere Municipal Code (PDF)
- Chapter 46 Redlined (PDF)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: September 28, 2020

RE: Staff recommendation and possible action regarding an ordinance to amend Municipal Code Chapter 46 (Platting and Division of Land), related to applicability to condominiums.*

Summary

The City does not have review authority when a new condominium plat is proposed in the City nor in areas within the extraterritorial plat approval jurisdiction of the City. A new condominium plat does not always create a new parcel(s), which is a typical trigger for City land division review. Thus, proposed condominium plat reviews are performed by Brown County.

The DRAFT ordinance proposes amendments to the 'Platting and Division of Land' chapter of the Municipal Code that will allow the City to review proposed condominium developments in the City and in areas within the extraterritorial plat approval jurisdiction of the City. The review authority will be in addition to the existing Brown County review.

The proposed ordinance includes the following summarized changes that will give review authority to the City:

- A definition is added to Municipal Code Section 46-2 for a definition to 'Condominium Development.'
- New Municipal Code Section 46-4(a)(8) is added to include 'Applicability to Condominiums.'
- New Municipal Code Section 46-4(a)(8) is added for 'Condominium Developments.'
 - This section includes a purpose and applicability references.
- Municipal Code Section 46-5(b)(1) is amended to add condominium developments to 'Public Open Spaces.'
- New Municipal Code Section 46-5(b)(3)e is added to establish a land dedication or payment in lieu of dedication when the number of dwelling units is unknown.
- Municipal Code Section 46-12 is repealed and recreated to update 'Penalties and Remedies.'

For convenience, a copy of the DRAFT ordinance, and a redlined copy of Municipal Code 46 are included with this memo.

Staff Recommendation

Staff recommends that Plan Commission approve the DRAFT ordinance to amend Municipal Code Chapter 46, and forward the DRAFT ordinance to Common Council for final approval.

ORDINANCE NO. 2020_____

**ORDINANCE TO AMEND CHAPTER 46 OF THE DE PERE MUNICIPAL CODE RELATED TO
APPLICABILITY TO CONDOMINIUMS**

The Common Council of the City of De Pere do hereby ordain as follows:

1. SECTION ONE. De Pere Municipal Code Section 46-2. – Definitions – is hereby amended to add the following definition to the existing definitions set forth therein:

“Condominium Development means a real estate development in which the condominium form of ownership pursuant to Wis. Stats. Chap. 703 is utilized.”

2. SECTION TWO. De Pere Municipal Code Section 46-4.(a)(8) Applicability to Condominiums is hereby created to read:

“Applicability to Condominiums. This Chapter is expressly applicable to condominium developments within the City’s territorial or extraterritorial jurisdiction, pursuant to Wis. Stats. §703.27(1). For purposes of this Chapter, a condominium unit and any associated limited common elements shall be deemed to be equivalent to a lot or parcel created by the act of Subdivision.”

3. SECTION THREE. De Pere Municipal Code Section 46-45 – Condominium Developments is hereby created to read:

“46-45 Condominium Developments.

(a) *Purpose.*

- (1) The Common Council hereby finds that certain issues arise in condominium developments that require limited applicability of this Chapter to condominium developments. The state legislature has recognized that subdivision ordinances may apply to condominiums but that subdivision ordinances may not impose burdens upon condominiums that are different from those imposed on other property of a similar character not subject to a declaration of condominium.
- (2) The factor that makes this Chapter applicable to condominium development is the creation of multiple, distinct property entities at or near the ground surface, subject to property taxation and separate tax parcels, with each property entity having different ownership and management. The City determines that this factor makes a condominium development dissimilar, both physically and in ownership, from developments in which the land and improvements are under unitary ownership, management and control.
- (3) Thus, the Common Council hereby finds that new condominium developments can place impacts upon community resources in the same manner as other new developments that are characterized by division of land into lots. These impact include:

- a. Additional population density.
 - b. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
 - c. Additional demands upon City parks, recreation areas, utility facilities and schools.
 - d. Additional traffic and street use.
- (b) *Portions of Chapter Applicable to Condominium Developments.* The following sections of this Chapter shall apply to condominium developments.
- (1) Section 46-4(b) through (g) relating to design standards for improvements.
 - (2) Section 46-5 of this Chapter relating to public sights and open spaces.
 - (3) Section 46-6 of this Chapter relating to required improvements.
 - (4) Sections 46-7(a) and (b) relating to preliminary consultation and preliminary plat approval. This stage of approval shall be the only approval required.
 - (5) Section 46-11 of this Chapter relating to fees for review.
- (c) This section shall not apply to any condominium plat recorded prior to the effective date of the ordinance from which this Chapter is derived."

4. SECTION FOUR. De Pere Municipal Code Section 46-5(b)(1) – Public Open Spaces is hereby amended to read:

- "(1) *Purpose.* It is the purpose of this section that adequate open spaces may be properly located and preserved as the community develops, and that the cost of providing sites for parks, recreational areas, and all their uses related to the operation of the City government necessary to serve the additional population brought into the community by subdivision or condominium development may be most equitably apportioned on the basis of the additional need created by the individual subdivision or condominium."

5. SECTION FIVE. De Pere Municipal Code Section 46-5(b)(3)e. – Unknown Number of Dwelling Units – is hereby created to read:

- "e. Where the plat, certified survey or condominium does not specify the number of dwelling units to be constructed, the land dedication or payment in lieu of dedication shall be based upon the maximum number of dwelling units permitted by the City zoning code and this Chapter."

6. SECTION SIX. De Pere Municipal Code Section 46-12 – Penalties and Remedies – is hereby repealed and recreated to read:

“(a) *Violations.* It shall be unlawful to build upon, divide, convey, record or monument any land in violation of this Chapter or the Wisconsin statutes, and no person, firm or corporation shall be issued a building permit by the City authorizing the building on, or improvement of, any subdivision, certified survey map, condominium or replat within the jurisdiction of this Chapter not of record as of the effective date of this Ordinance from which this Chapter is derived until the provisions of this Chapter have been fully met. The City may institute appropriate actions or proceedings to enjoin violations of this Chapter or the applicable Wisconsin statutes.

(b) Any person who fails to comply with the provisions of this Chapter shall, upon conviction, be subject to such forfeiture as determined by resolution of the Common Council. Each day a violation exists or continues shall constitute a separate offense. In addition, the remedies provided by Wis. Stats. Chap. 236 shall be available to the City.

(c) This Chapter shall be in full force and effect after a public hearing is held thereon pursuant to Wis. Stats. §236.45(4) and its subsequent passage and publication.”

7. SECTION SEVEN. This Ordinance shall take effect on and after its passage and publication as provided by law.

The above and foregoing ordinance is duly adopted by the City of De Pere Common Council at a regular meeting held on the ____ day of _____, 2020.

CITY OF DE PERE

By: _____
James G. Boyd, Mayor

ATTEST:

Carey Danen, City Clerk

First Reading:

Vote:

Ayes: _____

Noes: _____

Adopted: _____

Published: _____

(Proposed revision marked with **red text**: Removed text crossed out and new text underlined.)

Chapter 46 - PLATTING AND DIVISION OF LAND^[1]

Footnotes:

--- (1) ---

Cross reference— The zoning ordinance of the city and all amendments supplementary thereto, including the establishment of residential, commercial and industrial zones or districts saved from repeal, § 1-8(11); streets, alleys and sidewalks, ch. 22; parks and recreation, ch. 30; historic preservation, ch. 38; construction site erosion control, ch. 42; building code, ch. 54; sewer system regulations, ch. 70; mobile home parks, ch. 90; zoning, app. A.

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

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

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

(Code 1974, § 13.01; Ord. No. 15-31, § 1, 12-1-2015)

Sec. 46-2. - Definitions.

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

Condominium Development means a real estate development in which the condominium form of ownership pursuant to Wis. Stats. Chap. 703 is utilized.

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

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

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

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

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

Urban reserve area of extraterritorial review jurisdiction means that area designated as urban reserve in the latest update to the city's comprehensive plan.

(Code 1974, § 13.02; Ord. No. 13-17, § 15, 8-20-2013; Ord. No. 15-31, § 2, 12-1-2015; Ord. No. 16-18, § 1, 9-6-2016)

Cross reference— Definitions, § 1-3.

Sec. 46-3. - Procedure.

(a) Preliminary matters.

- (1) If the time limits, deadlines, notice requirements or other provisions in this chapter are more restrictive than time limits, deadlines, notice requirements or other provisions that provide protections for a subdivider contained in Wis. Stats. ch. 236, the time limits, deadlines, notice requirements or other provisions that provide protections for a subdivider contained in chapter 236 shall apply.
- (2) Plat submissions shall comply with all ordinances in effect as of the date the preliminary plat is submitted.
- (3) Previous to filing a preliminary plat, the subdivider may consult the plan commission and its staff for advice and assistance.

(b) Preliminary plat.

- (1) Before submitting a final plat for approval, the subdivider shall submit to the director of planning and economic development 14 copies of a preliminary plat not less than ten days preceding the meeting of the plan commission for preliminary approval. One additional copy shall be submitted if the plat is adjacent to a state highway. The subdivider shall submit two copies if the plat is in the extraterritorial platting jurisdiction of the city.
- (2) After review of the preliminary plat and negotiations with the subdivider on changes deemed advisable and the kind and extent of public improvements which will be required, the plan commission shall, within 90 days of its submission, approve, approve conditionally or reject the

plat. The subdivider shall be notified, in writing, of any conditions or approval or the reasons for rejection.

- (3) Approval of the preliminary plat shall entitle the subdivider to final approval of the layout shown by such plat if the final plat conforms substantially to the preliminary plat and conditions of approval have been met.

(c) *Final plat.*

- (1) The final plat and nine copies for plats located within the city limits, or two copies for plats located in the extraterritorial platting jurisdiction shall be submitted to the director of planning and economic development within 36 months after the last required approval of the preliminary plat. The plan commission may extend the time for submission of the final plat.
- (2) The plan commission shall refer the final plat with its recommendation to the common council. The council shall approve or reject the final plat within 60 days of its submission to the plan commission unless the time is extended by agreement with the subdivider. Conclusions and recommendations of the city director of planning or designee as to whether the final plat conforms substantially to the preliminary plat and the director of planning recommendation on approval of the final plat shall be made a part of the record either verbally or in writing of the council proceeding. Reasons for rejection shall be stated in the minutes of the council meeting and a copy thereof or a written statement of such reasons shall be supplied the subdivider.
- (3) If the original of the final plat has been filed with another approving authority, the subdivider may file a true copy of such plat in lieu of the original. However, before the approval of the council will be inscribed on the original of the final plat, the surveyor or the subdivider shall certify the respects in which the original of the final plat differs from the true copy and all modifications must first be approved.
- (4) After recording the final plat at the county register of deeds' office, the subdivider shall submit to the city eight true copies of the final plat if the plat is located in the city, and two true copies if the plat is located within the extraterritorial platting jurisdiction of the city. The subdivider shall submit one additional copy of the recorded plat if it is located within the city adjacent to a state highway.

(Code 1974, § 13.03; Ord. No. 10-28, § 1, 12-7-2010)

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

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

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

Stats. §703.27(1). For purposes of this Chapter, a condominium unit and any associated limited common elements shall be deemed to be equivalent to a lot or parcel created by the act of Subdivision.

(b) *Streets.*

- (1) *General considerations.* The streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. The preliminary plat shall show topography or be accompanied by a map of the same scale showing topography using contour intervals not greater than five feet.
- (2) *Conform to official map.* The arrangement, width and location of all streets shall conform to the official map.
- (3) *Arrangement.*
 - a. Major streets shall be properly integrated with the existing and proposed system of major streets, highways, and thoroughfares.
 - b. Collector streets shall be properly related to the mass transit system, to special traffic generating from facilities such as schools, churches and shopping centers, to population densities, and to the arterial streets into which they feed.
 - c. Minor streets shall be laid out to conform as much as possible to topography, to discourage use by through traffic, to permit efficient drainage and sewer systems, and to require the minimum amount of street necessary to provide convenient, safe access to property. The reasonable and intelligent use of curvilinear and cul-de-sac streets is encouraged.
- (4) *Railroad right-of-way or limited access highway.* Where a residential subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the plan commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for park or residential purposes.
- (5) *Highways and thoroughfares.* Where a subdivision borders on or contains an existing or proposed highway or thoroughfare, the plan commission may require that the backs of lots abut the highway or thoroughfare and be provided with screen planting contained in a nonaccess reservation along the rear property line, that deep lots with rear service alleys be provided, or that other provisions be made for the adequate protection of properties and the separation of through and local traffic.
- (6) *Width.* All streets shall be of the width specified on the official map or, if no width is specified there, they shall be not less than the width specified as follows:
 - a. Highways: 80 feet plus eight-foot tree planting easement on both sides of right-of-way.
 - b. Collector streets: 80 feet.
 - c. Minor streets: 70 feet.
 - d. Minor streets designed with parking on one side: 60 feet plus eight-foot tree planting easement on both sides of right-of-way.
- (7) *Alignment and visibility.* Clear visibility, measured along the centerline, shall be provided for at least 400 feet on major streets, 350 feet on collector streets, and 250 feet on minor streets.
- (8) *Minimum radii or curvature on the centerline.*
 - a. Major streets: 300 feet.
 - b. Collector streets: 200 feet.
 - c. Minor streets: 100 feet.

- (9) *Tangents.* A tangent at least 100 feet long shall be introduced between reverse curves on major and collector streets.
- (10) *Street names.* Any street which is the reasonable continuation of an existing street shall bear the same name. If the topography or other features of a permanent nature are such as to render the continuation of the actual roadway impossible, and where such nomenclature is apt to produce confusion, the street shall not carry the same name as the street to which it may be geometrically aligned.

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

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

(c) *Intersections.*

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

(d) *Alleys.*

- (1) Alleys shall be provided in all commercial and industrial districts, except that the plan commission may waive this requirement if definite and assured provision is made for service access such as off-street loading and parking consistent with, and adequate for, the uses proposed.
- (2) Alleys shall not be approved in residential areas unless necessary because of topography or other exceptional circumstances.
- (3) The width of alleys shall be not less than 20 feet.
- (4) Dead-end alleys are prohibited except under very unusual circumstances, and crooked and "T" alleys shall be discouraged. Where dead-end alleys are unavoidable, they shall be provided with adequate turnaround facilities at the dead end.

(e) *Easements and restrictive covenants.*

- (1) Easements across lots or centered on rear or side lot lines shall be provided for utilities where required by the plan commission, and shall be at least ten feet wide.
- (2) A drainage easement in favor of the city, centered on rear lot lines, shall be provided on all subdivisions of land. Such easement shall, at a minimum, contain the following restrictions:
 - a. Any obstruction to the flow of water, by any means, shall be prohibited.

- b. No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.
 - c. The erection of a fence or annual plantings may be allowed provided that same do not obstruct the flow of water.
 - d. Grantor (property owner) is prohibited from changing the grade elevation of the drainage easement from that established by grantee.
 - e. Grantee shall have full rights of ingress and egress to carry on and all work in connection with the maintenance and operation in, over, under and across the lands of grantor.
 - f. The property covered by said easement shall not be used in any way or manner that will impair the rights of grantee.
 - g. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.
 - h. The easement shall be assignable.
- (3) A stormwater covenant shall be provided on the face of each subdivision as follows:
- The land on the side of the lots within the area shall be graded by the subdivider and maintained by the abutting property owner to provide for the adequate drainage of surface water.
- (4) Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way of sufficient width conforming substantially with the lines of such watercourse. Grading or construction adequate for the purpose may be required. Wherever possible, the drainage shall be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow as determined by the plan commission. Such improvement shall be installed prior to council approval of the final plat.
- (5) A stormwater covenant shall be provided on each plat as follows: The land on the rear of all lots and on the side of lots (specified) within the area shall be graded by the subdivider and maintained by the abutting property owner to provide for the adequate drainage of surface water.
- (6) An eight-foot tree planting easement shall be provided on the front or side of each lot fronting or siding a major street and streets with a width less than 70 feet, and no portion of the street shall be used for tree planting. Such easement shall be contained in a restrictive covenant written on the face of the plat.
- (7) Residential lots including corner lots in a subdivision shall have a minimum setback of not less than 25 feet.
- (f) *Blocks.*
- (1) The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1,500 feet between street lines.
- (2) Pedestrian crosswalks, not less than ten feet wide, may be required by the plan commission through the center of blocks more than 900 feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.
- (g) *Lots.*
- (1) *In general.* The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

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

(Code 1974, § 13.04; Ord. No. 03-23, § 1, 10-7-2003; Ord. No. 07-20, §§ 1—3, 8-7-2007; Ord. No. 15-31, § 3, 12-1-2015; Ord. No. 16-18, § 2, 9-6-2016; Ord. No. 19-26, § 1, 12-17-2019)

46-45 Condominium Developments.

- (a) Purpose.
 - (1) The Common Council hereby finds that certain issues arise in condominium developments that require limited applicability of this Chapter to condominium developments. The state legislature has recognized that subdivision ordinances may apply to condominiums but that subdivision ordinances may not impose burdens upon condominiums that are different from those imposed on other property of a similar character not subject to a declaration of condominium.
 - (2) The factor that makes this Chapter applicable to condominium development is the creation of multiple, distinct property entities at or near the ground surface, subject to property taxation and separate tax parcels, with each property entity having different ownership and management. The City determines that this factor makes a condominium development dissimilar, both physically and in ownership, from developments in which the land and improvements are under unitary ownership, management and control.

- (3) Thus, the Common Council hereby finds that new condominium developments can place impacts upon community resources in the same manner as other new developments that are characterized by division of land into lots. These impact include:
- a. Additional population density.
 - b. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
 - c. Additional demands upon City parks, recreation areas, utility facilities and schools.
 - d. Additional traffic and street use.
- (b) Portions of Chapter Applicable to Condominium Developments. The following sections of this Chapter shall apply to condominium developments.
- (1) Section 46-4(b) through (g) relating to design standards for improvements.
 - (2) Section 46-5 of this Chapter relating to public sights and open spaces.
 - (3) Section 46-6 of this Chapter relating to required improvements.
 - (4) Sections 46-7(a) and (b) relating to preliminary consultation and preliminary plat approval. This stage of approval shall be the only approval required.
 - (5) Section 46-11 of this Chapter relating to fees for review.
- (c) This section shall not apply to any condominium plat recorded prior to the effective date of the ordinance from which this Chapter is derived.

Sec. 46-5. - Public sites and open spaces.

- (a) *Dedication of property unsuitable for development.* Whenever a plat is filed of a subdivision containing submarginal land or containing or adjoining an open stream or watercourse, such land shall be dedicated to the city or other appropriate municipality for drainage purposes. Such dedication or reservation shall be made for the purpose of preventing the erection of structures on unsuitable property and to secure the public health and safety and to facilitate adequate provision for drainage.
- (b) *Public open spaces.*
- (1) *Purpose.* It is the purpose of this section that adequate open spaces may be properly located and preserved as the community develops, and that the cost of providing sites for parks, recreational areas, and all other uses related to the operation of the city government necessary to serve the additional population brought into the community by subdivision or condominium development may be most equitably apportioned on the basis of the additional need created by the individual subdivision or condominium.
 - (2) *Dedication of sites.*
 - a. The subdivider shall provide, and dedicate to the public, land compatible with the comprehensive plan for the development of the community, provided that such development shall not exceed in area that provided in subsection (b)(2)b of this section.

- b. The amount of land to be provided and dedicated in R-1, R-2, R-3, and R-4 residential districts shall be 4.4 percent of the total nonpublic residential property developed. If dedicated land is set aside in the plat, it shall be done with the approval and in coordination with the city plan commission and the park board.

(3) *Payment in lieu of dedication.*

- a. Where the plan commission determines that such dedication is not compatible with the comprehensive plan, the subdivider shall, in lieu thereof, pay to the city a fee as determined by resolution of the common council.
- b. Such fees shall be used only for open space acquisition or the preparation of park and open space plans, including a master plan of development.
- c. Payment shall be made at the time the building permit is issued.
- d. No payment shall be required for a parcel on which a permanent residential structure exists prior to the date of the division. However, a residence that is intentionally razed and a new structure built of additional dwellings would come under the provisions of this chapter and be subject to the fees in accordance with subsection (b)(3)a of this section.

e. Where the plat, certified survey or condominium does not specify the number of dwelling units to be constructed, the land dedication or payment in lieu of dedication shall be based upon the maximum number of dwelling units permitted by the City zoning code and this Chapter.

(Code 1974, § 13.05; Ord. No. 14-20, § 2, 12-16-2014)

Sec. 46-6. - Required improvements.

- (a) The subdivision shall be monumented, as required by Wis. Stats. § 236.15, which is hereby adopted by reference and incorporated in this section as though fully set out.
- (b) Before the final plat or subdivision located within the corporate limits is approved, the subdivider may provide the following facilities:
 - (1) Water and sanitary sewer mains and laterals to the lot line where connection to existing systems can be reasonably provided.
 - (2) Streets graded to full width and roadway graveled.
 - (3) Adequate facilities to provide surface water drainage.
 - (4) Curb and gutter and gravel when so ordered by the city council.
 - (5) Street trees or such variety, size, number and location as designated by the park board and forester.
 - (6) Adequate facilities for interior lot improvement to provide surface water drainage. Surface water shall be drained over easements to public facilities where possible.

Where necessary due to ground elevations and topography, storm sewer construction, including installation of catchbasins, shall be required at the expense of the subdivider.
 - (7) The land surface within the proposed subdivision, including the street right-of-way to be dedicated, shall be graded to the proposed contours as approved on the preliminary plat. Any land surface so graded shall be appropriately and adequately protected to maintain the grade and protect the same from erosion.

As an alternative to the foregoing, the city shall design, construct and install such improvements after approval of the final plat at a time and under such conditions as the city shall determine in its discretion. If the city constructs such improvements, the cost shall be assessed pursuant to chapter 13 of this Code.

(c) All facilities shall be installed according to standard plans and specifications as adopted by the city.

(Code 1974, § 13.06)

Sec. 46-7. - Plats and data.

(a) *Preliminary consultation data.* The following information shall be provided at the time of the preliminary consultation or upon filing the preliminary plat if no preliminary consultation is held:

- (1) Data on existing covenants, land characteristics and available community facilities and utilities, description of the subdivision proposal, such as number of residential lots, typical lot width and depth, business areas, playgrounds, park areas, other public areas, proposed protective covenants and proposed utilities and street improvements.
- (2) A location map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it, including development name and location, main traffic arteries, public transportation lines, shopping centers, elementary and high schools, parks and playgrounds, and other community features such as hospitals and churches. The map shall also include title, scale, north arrow and date.
- (3) A sketch plan showing in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand pencil sketch made directly on a print of the topographic survey.

(b) *Preliminary plat.*

- (1) The preliminary plat shall be drawn with waterproof nonfading black ink or legibly drawn with pencil on tracing cloth, or tracing paper of good quality on a scale of not more than 100 feet to an inch and shall show correctly on its face:
 - a. Date, scale and north point.
 - b. The proposed subdivision name, which shall not duplicate the name of any plat previously recorded in the county.
 - c. The name and address of the owner, the subdivider and a surveyor registered in the state preparing the plat.
 - d. Location of the subdivision by government lot, quarter, quarter section, section, township, range and county.
 - e. A small scale drawing of the section of government subdivision of the section in which the subdivision lies with the location of the subdivision indicated thereon.
 - f. The exact length and bearing of the exterior boundaries of the subdivision.
 - g. Location and names of adjacent subdivisions and the owners of adjoining parcels or unsubdivided land.
 - h. Zoning on the adjacent land to the subdivision for subdivisions outside the city.
 - i. Location, widths and names of all existing platted or dedicated streets, alleys or other public ways and easements, railroad, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data, as determined by the city plan commission.
 - j. The water elevations of adjoining lakes or streams at the date of survey and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to the U.S. Coast and Geodetic Survey or established city datum.
 - k. If the subdivision borders a lake or stream, the distances and bearings of a meander line established not less than 20 feet back from the ordinary high water mark of the lake or stream.

- l. Layout and width of all new streets and rights-of-way, such as alleys, highways, easements for sewers, water mains and other public utilities.
 - m. Direction and distance to nearest water and sewer mains.
 - n. Approximate dimensions of and areas of lots.
 - o. Proposed building lines.
 - p. Approximate radii of all curves and length of tangents.
 - q. Approximate location and area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.
- (2) *Supplementary information.* The subdivider shall furnish the following information along with his or her preliminary plat:
- a. A brief description of the improvements such as grading, paving, tree planting, installation of utilities which the subdivider proposes to make and the time when he or she proposes to make them.
 - b. A brief description of the deed restrictions, if any, which will be put on the plat.
 - c. A topographic plan illustrating the existing and proposed contours of the land surface within the proposed subdivision, including the proposed contours within and adjacent to the street right-of-way using contour intervals not greater than two feet within the city and five feet elsewhere at the same scale as the preliminary plat.
- (c) *Final plat.*
- (1) A final plat of subdivided land shall comply with the requirements of Wis. Stats. § 236.20, which is hereby adopted by reference and incorporated in this section as though fully set out.
 - (2) The affidavits and certificates required by Wis. Stats. ch. 236, shall be lettered or printed legibly with black, durable ink or typed with black ribbon on the final plat.
 - (3) Prior to approval of the final plat, the subdivider shall submit the grade or elevation of all streets located within the plat to the director of public works. The grades submitted shall be at the centerline of each street. Such grade or elevation shall be consistent with the topographic plan previously approved by the plan commission in accordance with subsection (b)(2)c of this section and shall assume as a base the "Datum Plane of Reference" filed in accordance with section 22-4 of this Code, in the office of the director of public works.

(Code 1974, § 13.07; Ord. No. 13-17, §§ 13, 15, 8-20-2013)

Sec. 46-8. - Land divisions other than subdivisions.

- (a) *Procedure.* The divider shall file a certified survey map with the plan commission. The plan commission shall, within 40 days, approve, approve conditionally or reject the map. The divider shall be notified, in writing, of any conditions of approval or the reason for rejection. The divider shall submit to the city 13 copies of a preliminary certified survey map if the property is located within the city and two copies of the preliminary certified survey map if the property is located within the extraterritorial platting jurisdiction of the city.
- (b) *Requirements.*
 - (1) To the extent reasonably practicable, the division shall comply with the provisions of this chapter relating to general requirements, design standards, required improvements, and public sites and open spaces.
 - (2) The survey shall be performed and the map prepared by a surveyor registered in the state.

- (3) All corners shall be monumented in accordance with Wis. Stats. § 236.15(1)(c) and (d).
- (4) The map shall be prepared in accordance in Wis. Stats. § 236.20(2)(2)(b), (c), (e), (f), (g), (h), (j), (k) and (l), on durable white paper 8½ inches wide by 14 inches long. All lines shall be made with nonfading black ink on a scale of not more than 200 feet to an inch.

(c) *Certificates and affidavits.*

- (1) The map shall include the affidavit of the surveyor who surveyed and mapped the parcel, typed, lettered or reproduced legibly with nonfading black ink, giving a clear and concise description of the land surveyed by bearings and distances, commencing with some corner marked and established in the U.S. Public Land Survey or some corner providing reference to a corner marked and established in the U.S. Public Land Survey. Such affidavit shall include the certificate of the surveyor to the effect that he or she has fully complied with the requirements of this section.
- (2) The certificate of approval of the plan commission shall be typed, lettered or reproduced legibly with nonfading black ink on the face of the map.
- (d) *Map.* The map shall be filed by the divider for record with the county register of deeds, and two copies shall be filed with the city director of planning if the property is located within the city. Two copies shall be filed with the director of planning if the property is located within the extraterritorial platting jurisdiction of the city.

(Code 1974, § 13.08; Ord. No. 13-17, § 13, 8-20-2013)

Sec. 46-9. - Subdivisions created by successive divisions.

- (a) Where it is not practical to require that a final plat of a subdivision created by successive division be filed in accordance with this chapter, the common council may, in lieu thereof, order an assessor's plat to be made under Wis. Stats. § 70.27 and may assess the cost (as provided in such section) to the subdivider.
- (b) Regardless of the type of plat filed, any such subdivision shall comply with all provisions of this chapter to the extent that they may reasonably be applied.

(Code 1974, § 13.09)

Sec. 46-10. - Variances.

- (a) *Plan commission authority to grant.* In circumstances where the plan commission is the final approval authority for a subdivision and where, owing to special conditions, a literal enforcement of the provisions of this chapter or of chapter 50 of this Code, would result in practical difficulty or unnecessary hardship so that the spirit of this chapter and the zoning code shall be observed, public safety and welfare served, and substantial justice done, the plan commission may approve a certified survey map or plat which includes, in whole or in part, parcels of land which do not meet one or more of the following: minimum lot area, minimum lot width, minimum open space, minimum setback, minimum side or minimum rear yard required in the district where such land is located.
- (b) *Authority of common council.* Where the common council has final approval authority over a subdivision, it may, upon its own motion or upon recommendation of the plan commission, grant such final approval of a certified survey map or plat which includes, in whole or in part, parcels of land which do not meet one or more of the following: Minimum lot area, minimum lot width, minimum open space, minimum setback, minimum side or minimum rear yard required in the district where such land is located, where, owing to special conditions, a literal enforcement of the provisions of this chapter or chapter 50 of this Code, would result in practical difficulty or unnecessary hardship so that the spirit of this chapter shall be observed, public safety and welfare served, and substantial justice done.

- (c) *Limitation.* Neither the plan commission nor common council shall waive the requirement of recording a plat or certified survey map.
- (d) *Recording.* Any modification or variance granted shall be entered in the minutes of the city plan commission and/or common council, setting forth the reasons which, in the opinion of the commission and/or council, justify the variance.

(Code 1974, § 13.10)

Sec. 46-11. - Fees.

Any person who shall plat or otherwise divide land subject to review and approval by the city pursuant to this chapter shall pay to the city such fees as determined by resolution of the common council, such fees may include late fees, penalties and expediting fees. All fees shall be non-returnable and shall be paid to the clerk.

(Code 1974, § 13.11; Ord. No. 01-08, § 1, 7-2-2001; Ord. No. 06-33, § 4, 11-8-2006)

Sec. 46-12. - Penalties and remedies.

- ~~(a) Any person who fails to comply with the provisions of this chapter shall, upon conviction, be subject to such forfeiture as determined by resolution of the common council. Each day a violation exists or continues shall constitute a separate offense. In addition, the remedies provided by Wis. Stats. ch. 236 shall be available to the city.~~
- ~~(b) This chapter shall be in full force and effect after a public hearing is held thereon pursuant to Wis. Stats. § 236.45(4), and its subsequent passage and publication.~~
- (a) *Violations.* It shall be unlawful to build upon, divide, convey, record or monument any land in violation of this Chapter or the Wisconsin statutes, and no person, firm or corporation shall be issued a building permit by the City authorizing the building on, or improvement of, any subdivision, certified survey map, condominium or replat within the jurisdiction of this Chapter not of record as of the effective date of this Ordinance from which this Chapter is derived until the provisions of this Chapter have been fully met. The City may institute appropriate actions or proceedings to enjoin violations of this Chapter or the applicable Wisconsin statutes.
- (b) Any person who fails to comply with the provisions of this Chapter shall, upon conviction, be subject to such forfeiture as determined by resolution of the Common Council. Each day a violation exists or continues shall constitute a separate offense. In addition, the remedies provided by Wis. Stats. Chap. 236 shall be available to the City.
- (c) This Chapter shall be in full force and effect after a public hearing is held thereon pursuant to Wis. Stats. §236.45(4) and its subsequent passage and publication."

(Code 1974, § 13.12; Ord. No. 14-20, § 1, 12-16-2014)