

## **NOTICE OF PUBLIC MEETING**

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** of the City of De Pere will meet on June 24, 2013 at 7:00 p.m. in the City Hall Council Chambers, Second Floor, City Hall, 335 South Broadway, De Pere, WI 54115.

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

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

### **AGENDA FOR SAID MEETING:**

1. Roll Call.
2. Approve the minutes of the regular meeting of the Plan Commission on May 28, 2013.
3. Review the modified Site Plan Application for a 3,931 square foot building expansion at VHC, 2121 American Blvd. Applicant: Best Built.
4. Review the Rezoning Application for 416 N Ninth St (Parcel WD-714) from Single & Two Family Residence (R-2) to General Residence with a Planned Development Overlay (R-3 PDD). Applicant: C&C Investments LLC.\*
5. Review the Rezoning Application for 785 Scheuring Road (Parcel WD-207-1) from Limited Industrial (I-2) to Corporate-Executive Office 2 (C-EO-2). Applicant: PEDS LLC.\*
6. Review the Street Name Change Application for Ashland Avenue to Mike McCarthy Avenue. Applicant: City of De Pere.\*
7. Review the extraterritorial single lot CSM on French Road in the Town of Lawrence. Surveyor: Richard Huxford.\*
8. Adjournment.

Ken Pabich  
Director of Planning and Economic Development

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

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

### **AGENDA SENT TO:**

PLAN COMMISSION MEMBERS  
HISTORIC PRESERVATION COMMISSION  
ALDERPERSONS  
BULLETIN BOARDS  
NEWS MEDIA

DACC  
DOWNTOWN DE PERE INC  
TOWN OF LEDGEVIEW  
TOWN OF LAWRENCE  
TOWN OF ROCKLAND

**ITEM 1-2: NONE**

**ITEM 3:**  
TOM VAN DE HEI

**ITEM 4:**  
ALHAMBRA VILLAGE DE PERE  
ALLAN J & BRENDA A RECKELBERG  
ALLEN W & JANICE R BAETEN  
C&C INVESTMENTS OF DE PERE LLC  
CRAIG A & BARBARA J JOHNSON  
DENNIS M & CLAUDIA D LARSON  
GAJESKI FAMILY TRUST  
JACOB L SCRAY  
JOSEPH H WESTCOTT  
JUDITH M BURDEY  
LEONA L SAUSEN  
LEONARD M & MARY C TARKOWSKI  
LORI L STANG  
MELINA M LANDESS  
NANCY L JANSCH BLASHKA  
PHYLLIS J DAY  
RALPH L ENDERBY  
TIMOTHY J & JOANNE M ALBERTS  
WAYNE G RASMUSSEN  
WISCONSIN HOUSING AND ECONOMIC DEV  
AUTHORITY

**ITEM 5:**  
ARMS OF ANGELS INC  
BAYLAKE BANK  
BROWN COUNTY  
CLARITY CARE INC  
DAVID J & PAMELA A BISSING  
DAVID T CLARK & TANYA L DENBOER  
DENNIS W CHRISTOFF  
DJH INVESTMENTS  
FRED & SHARON GEGERE  
GERALD VAN DEN HEUVEL  
JOHN J & CYNTHIA A MANDERS  
JOSEPH J & KAREN J LINSKENS  
KNOWLEDGE LEARNING CORP  
MARY THERESE VARA  
PONKY ENTERPRISES LLC  
RANDY L JOHNSON  
RUSSELL J & CHARITY R OLSON  
SYBLE HOPP SCHOOL PARENT  
ORGANIZATION ETAL  
THOMAS L & STEPHANIE L BASTEN  
WILLIAM K & JUDY L HALBROOK  
WISCONSIN CENTRAL LTD  
WISCONSIN PUBLIC SERVICE

**ITEM 6:**

AL YU ZHENG  
ALHAMBRA VILLAGE DE PERE  
ALICIA K JONES  
ASHLAND PROPERTIES LLC  
BFE ACQUISITION LLC  
BROWN COUNTY  
C & Y DP PROPERTIES LLC  
CURTIS CHRISTENSEN  
DALE E & ANGELA K HOCKERS  
DAVID F & MAXINE M WERNER  
DAVID R KOPP  
DJ ENTERPRISES OF THE FOX VALLEY LLC  
DOMINIC DARNE  
DONALD C & EVELYN L BETTINE  
DONALD H & PATRICIA A MEYER  
FEAKER & SONS CO INC  
GARY & ROBERTA J MACK  
GARY A & TERESA L GEREAU  
GLR PROPERTIES LLC  
GORDON P & DEBRA J HUTJENS  
JACHNA LLC  
JACK A & JO AN M RINTAMAKI  
JAMES C & AUDREY L DEMPSKY  
JEFF D & VICTORIA L MEYER  
JEFFREY D & VICTORIA L MEYER  
JOANNE V MUKA  
JOHN BARNSTORFF  
JOSEPH J VAN RENS  
JUDY L JIRIK  
LEONARD H & MARY ANN KELLNER  
MARY C HARPER  
MARY PAT ASCHENBRENNER  
MATTHEW J & TAMMY M PETERSON  
MCMONAGLE LUMBER INC  
OUR HERITAGE FAMILY LTD PARTNERSHIP  
PAUL S & VICKY L SHEFFER  
PROJECT RENEW LLC  
RALPH E & DEBRA M HOCKERS

RALPH JESSE & CONNIE RAE BRAULT  
ROBERT VAN ENKEN VOORT  
ROGER GAJAFSKY  
ROLF J CALAWAY  
ROSEMARY N MC MONAGLE  
SCOTT A & KARLENE J DANELSKI  
SCOTT R SMET  
SHARON J DANEN  
SMET INVESTMENTS LLC  
SONOCO US MILLS INC TAX DEPT  
THOMAS W GOODING  
TOM HOFFMAN  
TORY M LABINE  
TYLER J TERRELL & KALAN A BAVINCK  
USA CORPS OF ENGINEERS  
VENTURE VI GROUP LLC  
WENDY J & BRANDI J WIRTH  
WILLIAM L & LOIS J AMBROSIUS  
WISC DEPT OF TRANS  
WISCONSIN CENTRAL LTD  
WISCONSIN PUBLIC SERVICE

**ITEM 7:**  
RICHARD HUXFORD

# DRAFT

## CITY PLAN COMMISSION De Pere, Wisconsin – May 28, 2013

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

1. Roll Call.

Mayor Walsh called the meeting to order at 7:00 p.m. Roll call was taken, and the following members were present: Derek Beiderwieden, Elizabeth Runge, Alderperson Larry Lueck, and Mayor Walsh. Members excused: James Kalny, Steven Taylor, and Alderperson James Boyd. Also present: City Planning Director Kenneth Pabich, and members of the public.

2. Approve the minutes of the regular meeting on April 22, 2013.

Derek Beiderwieden moved, seconded by Elizabeth Runge, to approve the minutes. Upon vote, motion carried unanimously.

3. Review the Site Plan Application for a 39,060 square foot building expansion at Infinity Machine, 2249 American Blvd. Applicant: Schuh Construction.

Mayor Walsh moved, seconded by Alderperson Lueck, to approve the Application. Upon vote, motion carried unanimously.

4. Review the plan for the proposed Walgreens.

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

Project Developers for Walgreens—Mark Lake, and Steve Rolfe (Midland Commercial Development Group, Waukesha, Wisconsin). Mark addressed questions from the Plan Commission, and asked the Planning Director which address should be used for the Walgreens building.

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

A. Review the Precise Implementation Plan (PIP) for Walgreens located at the northeast corner of Broadway and Wisconsin. Applicant: Midland Development.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the PIP. Upon vote, motion carried unanimously.

B. Review the Certified Survey Map (CSM) for the site. Applicant: Midland Development.

Derek Beiderwieden moved, seconded by Alderperson Lueck, to approve the CSM. Upon vote, motion carried unanimously.

# DRAFT

5. Review the following land division in the City of De Pere.

- A. Review a 2 lot Certified Survey Map (CSM) located on the southeast corner of Scheuring Road and Matthew Drive. Surveyor: Steve Bieda.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously.

- B. Review a single lot and single outlot Certified Survey Map (CSM) on the northwest corner of Ashland Avenue and Glory Road. Surveyor: Steve Bieda.

Mayor Walsh moved, seconded by Elizabeth Runge, to approve the CSM. Upon vote, motion carried unanimously.

6. Review the Affidavit for modifying the Green Area/Drainage Swale width on Trailside Estates. Surveyor: Steve Bieda.

Derek Beiderwieden moved, seconded by Elizabeth Runge, to approve the Affidavit. Upon vote, motion carried unanimously.

7. Review the extraterritorial 4 lot Certified Survey Map (CSM) on Tezlaff Road in the Town of Rockland. Surveyor: Steve Zeitler.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously.

8. Review the zoning code amendments for rezoning protest petitions and time for council action on rezoning applications.

Mayor Walsh moved, seconded by Alderperson Lueck, to approve the zoning code amendments. Upon vote, motion carried unanimously.

9. Future Agenda Items.

There was no discussion

10. Adjournment.

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting at 7:40 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,  
Lori Phillips, Recording Secretary

**Item #3: Review the Site Plan Application for a 3,931 square foot building expansion at VHC, 2121 American Blvd. Applicant: Best Built.**

<b>Overview</b>	
This project was reviewed by the Plan Commission in April and it was approved. Since that time the site plan has been modified for the location of the expansion. The project is for a 3,931 sq. ft. warehouse for storage of specialty goods.	
<b>Public Works</b>	
Does the project meet the City's Stormwater regulations?	■ Yes ↑ No ↑ NA
Sewer properly connected?	■ Yes ↑ No ↑ NA
Water properly connected?	■ Yes ↑ No ↑ NA
Access properly designed (driveway and sidewalks)?	■ Yes ↑ No ↑ NA
Are there any issues with easements or right-of-ways?	Yes ■ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
<b>Required Actions:</b> <b>Sanitary Sewer: Not applicable.</b> <b>Water Main: Not applicable.</b> <b>Storm Water: Not applicable.</b> <b>Drive / Parking / Access: Not applicable.</b> <b>Other:</b> Provide the street address project name / development and address on each plan sheet.	
<b>Forestry &amp; Parks</b>	
Does the project meet City Landscaping Regulations?	■ Yes ↑ No ↑ NA
<b>Required Actions:</b> 1. Internal expansion does not have an impact on existing landscaping.	
<b>Fire</b>	
Does the project meet City Fire Codes?	Yes ■ No ↑ NA
<b>Required Actions:</b> 1. Material to be stored is classified High Hazard by the code as an IB Flammable liquid. More detail must be provided prior to construction or permit release. This product may require additional protective mitigation installed under the building and fire prevention codes. Revisions to the building configuration or design may be required for this project. 2. Provide complete detailed plans for construction review; provide details of use for all areas of structure. Provide details for quantities, locations, and protection for hazardous storage. Vapor sensing for the product may be required. (IBC 415) 3. Separation of hazards/use is required. Provide arrangement for inside and outside structure. Submit details for ignition source controls. (IBC, NFPA 1) 4. Provide details defining the means of egress. Provide exit/emergency lighting throughout the means of egress. "No smoking" signage is required (NFPA 13) 5. Provide fire extinguishers at maximum 50' travel distances from any point. Locate extinguishers toward the exits. (NFPA 13) 6. Provide sprinkler system drawings for approval prior to installation of this system. System shall comply with NFPA 13 requirements. (NFPA 1- 13.1) 7. Provide fire alarm system drawings for approval prior to installation of this system. Building fire alarm system may be inadequate as currently installed, and is subject to review and replacement for this project. (NFPA 1, 13, 72) 8. Install key box for fire department access. (NFPA13)	
<b>Planning &amp; Building Inspection</b>	
Does the project meet design regulations (exterior building elevations/materials)?	■ Yes ↑ No ↑ NA
Does the project meet City setback requirements?	■ Yes ↑ No ↑ NA
Does the project meet City parking requirements?	■ Yes ↑ No ↑ NA
Does the project meet City lighting requirements?	■ Yes ↑ No ↑ NA
Is the refuse properly sited, and screened?	■ Yes ↑ No ↑ NA
Will the signage meet City code?	■ Yes ↑ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
<b>Required Actions:</b> 1. Note that the building is shown using all metal. Given the amount of precast concrete on the existing elevations, the building would still meet City standards. The metal panels will need to meet City requirements. 2. Property line would need to be adjusted before the projected will be permitted.	

**Recommendation:**

Staff recommends approval of the project with the items identified above being addressed. Specifically, the project will need to obtain approval from the Fire Department before permits can be issued.



## CITY OF DE PERE

APPLICATION FOR  
SITE PLAN REVIEW

Fee: \$ 245.00

Receipt #: \_\_\_\_\_

Date: \_\_\_\_\_

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: VHCMailing Address: 3090 Holmgren Way Green Bay WI 54304Phone: 920-336-7278

Email: \_\_\_\_\_

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

Agent:

Name: Best Built IncMailing Address: 3100 Holmgren Way Green Bay WI 54304Phone: 920-337-6488Email: jim@bestbuiltinc.com

## B. Property Information

Address/Location of Property: 2101 American Dr Parcel #: WD-1040

Parcel Dimension: \_\_\_\_\_ Parcel Area: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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

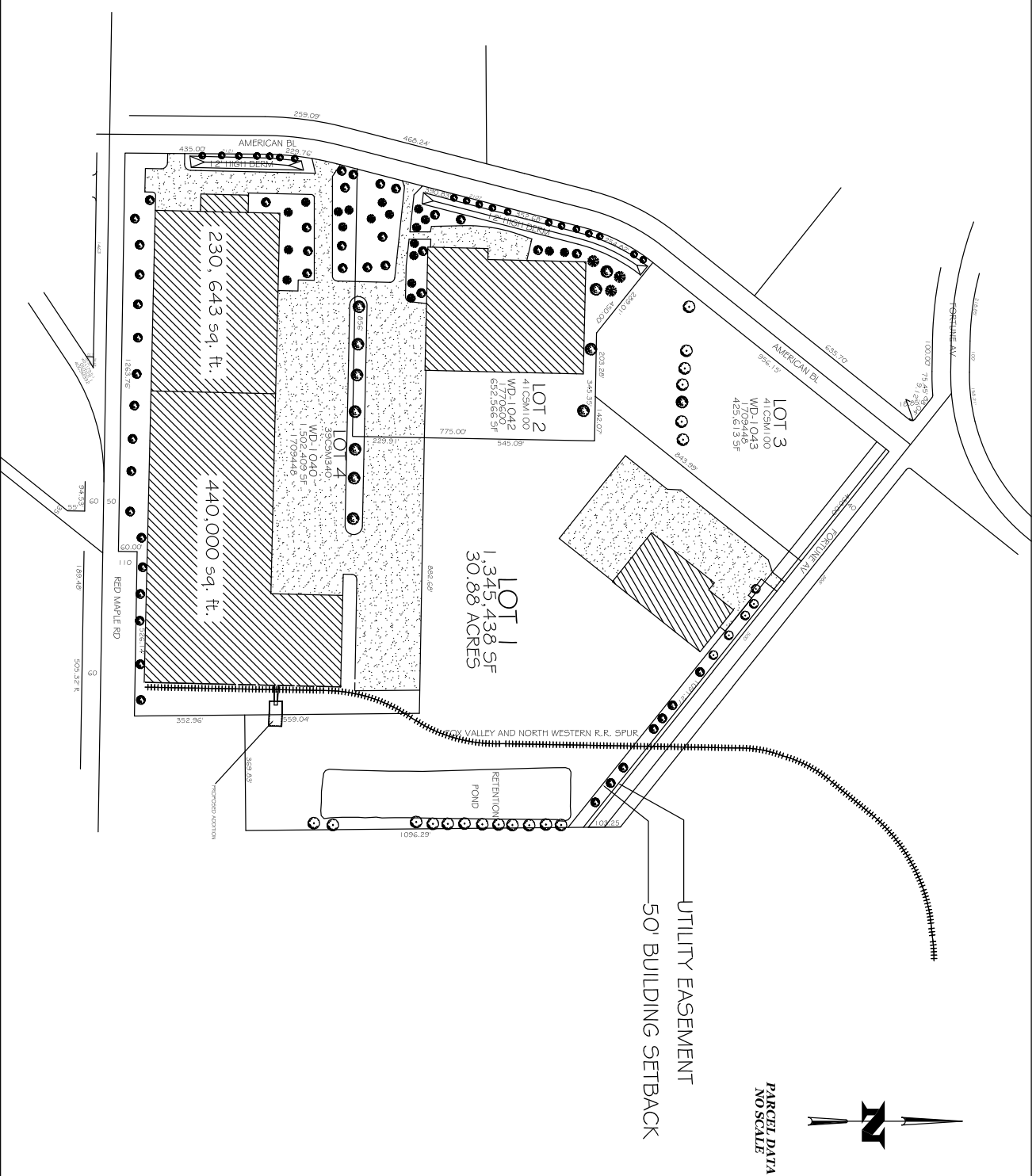
  
 Owner Signature

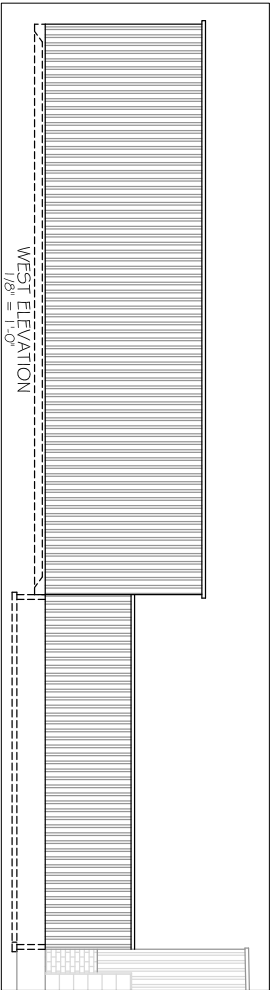
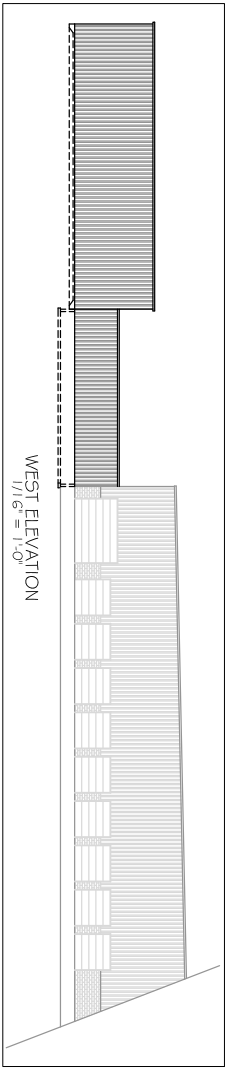
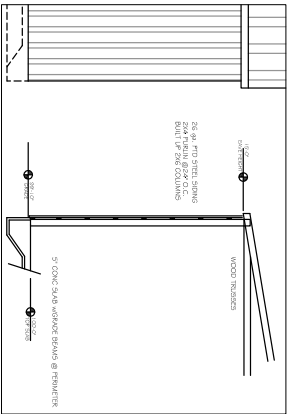
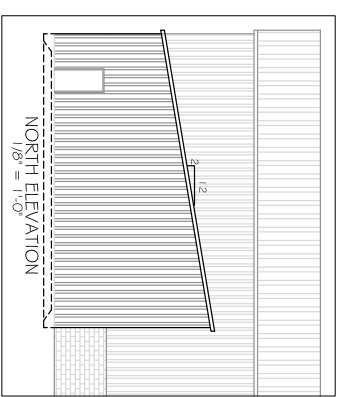
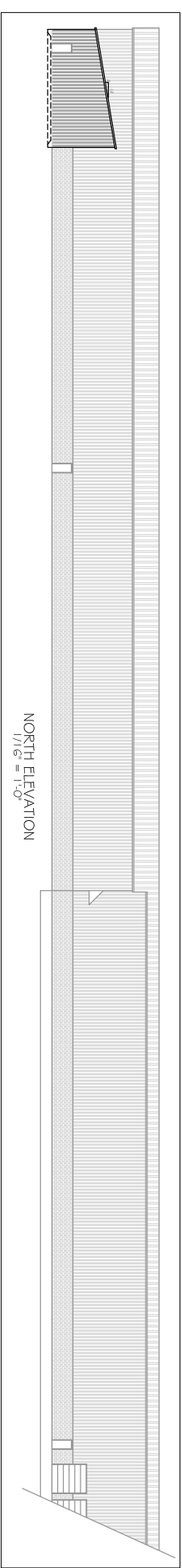
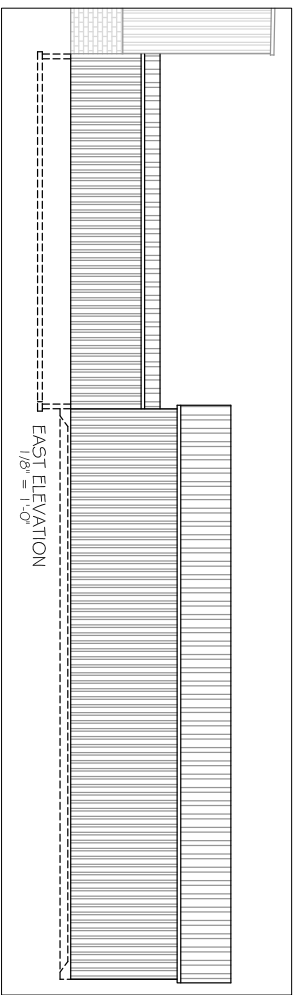
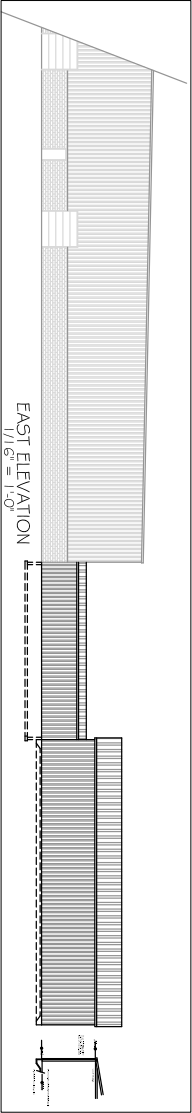
4/5/13  
 Date

  
 Agent Signature

4/5/13  
 Date

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



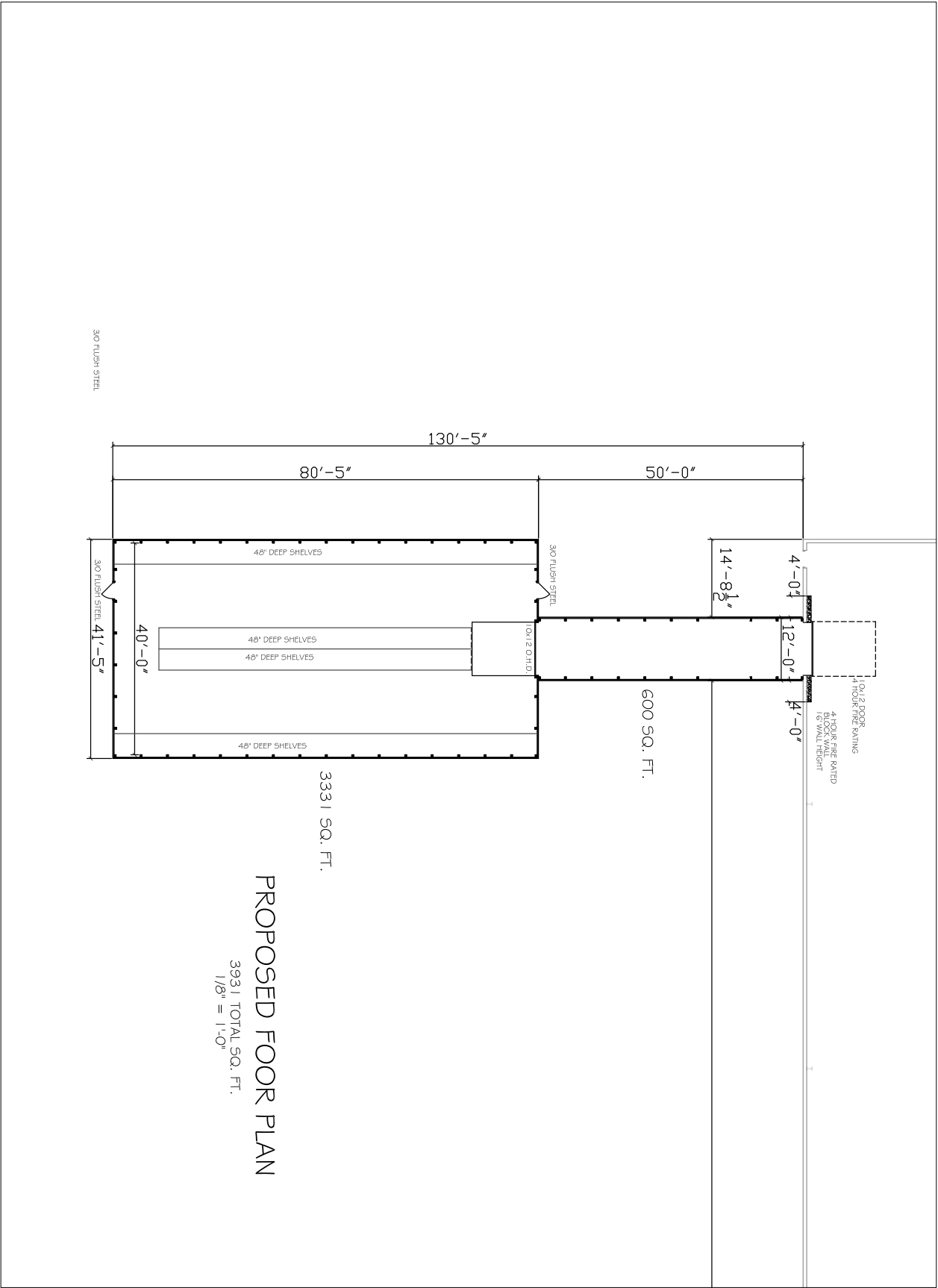


PROFESSIONAL SEAL(S)

PROJECT INFO:  
2121 AMERICAN BLVD  
BUILDING ADDITION

SHEET TITLE:  
PROPOSED  
ELEVATIONS

SHEET:  
A-01



★ Construction      ★ Development  
JAMES W. WALKER      JAMES W. WALKER  
JAMES W. WALKER      JAMES W. WALKER  
JAMES W. WALKER      JAMES W. WALKER

PROFESSIONAL SEAL(S)  
PROJECT INFO:  
2121 AMERICAN BLVD  
BUILDING ADDITION

SHEET TITLE:  
PROPOSED  
ADDITION  
FLOOR PLAN

SHEET:  
A-03



**Item #4:** Review the Rezoning Application for 416 N Ninth St (Parcel WD-714) from Single & Two Family Residence (R-2) to General Residence with a Planned Development Overlay (R-3 PDD). Applicant: C&C Investments LLC.\*

**Description:** The current parcel is vacant. The proposed project is to match the development that was approved for the corner of 9<sup>th</sup> and Cedar. The project is proposing 5 or 6 units which will depend on the final setback requirements to be reviewed by the Plan Commission.

**Location:** 416 N Ninth.

**Zoning**

**Existing Zoning:** The R-2 Single and Two-Family Residence District is designed to accommodate single family homes and duplexes along with compatible uses that are characteristic of low to medium density neighborhoods.

**Proposed Zoning:** The purpose of the Planned Development District is to promote the maximum benefit from coordinated area site planning, diversified location of structures, mixed compatible uses, provide for a safe and efficient system of pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and ensure adequate planning.

**Adjacent Zoning:** R-2 north, R-3PDD south, R-2 west, R-3 to the east.

**Land Use**

**Current use:** Vacant.

**Use of Adjacent Property:** Uses are consistent with the zoning.

**Suitability to Existing Zoning:** The existing zoning was discussed when the original project for 9<sup>th</sup> and Cedar were approved. It was discuss that this parcel would match the development.

**Suitability to Proposed Zoning:** The requested use would be compatible with the area.

**Effects of Proposed Rezoning**

<b>Densities:</b>	Change	<b>Utilities:</b>	Change	<b>Police and Fire:</b>	Change
<b>Traffic:</b>	Increase	<b>Pedestrian:</b>	Increase	<b>Parking:</b>	Provided on site
<b>Highway Access:</b>	NA	<b>Garbage:</b>	Increase	<b>Property Value:</b>	Increase
<b>Pollution:</b>	No change	<b>Schools:</b>	Increase		

**Recommendation:**

Based on staff review, we would recommend the following:

1. That the rezoning be approved, and forwarded to Council for the required public hearing.

**Item #4: Site Plan Review (General Development Plan)**

<b>Overview</b>	
The project would be a multi-family development which would match the development on 9 <sup>th</sup> and Cedar (pictures attached). The project originally had 5 units proposed; however with the vacation of Elm, there is room for 6 units.	
<b>Public Works</b>	
Does the project meet the City's Stormwater regulations?	Yes ↑ No ↑ ■ NA
Sewer properly connected?	Yes ↑ No ↑ ■ NA
Water properly connected?	Yes ↑ No ↑ ■ NA
Access properly designed (driveway and sidewalks)?	Yes ↑ No ↑ ■ NA
Are there any issues with easements or right-of-ways?	Yes ↑ No ↑ ■ NA
Are there other items that need to be addressed?	Yes ↑ No ↑ ■ NA
<i>Required Actions:</i> Engineering did not have any issues with the General Development Plan.	
<b>Forestry &amp; Parks</b>	
Does the project meet the City's Landscaping Regulations?	Yes ↑ No ↑ ■ NA
<i>Required Actions:</i> Forestry and Parks did not have any issues with the General Development Plan.	
<b>Fire</b>	
Does the project meet City Fire Codes?	Yes ↑ No ↑ ■ NA
<i>Required Actions:</i> 1. Provide complete detailed plans for construction review. Provide details and definitions of use for all areas of structure.	
<b>Planning &amp; Building Inspection</b>	
Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes ↑ No ↑ NA
Does the project meet City setback requirements?	■ Yes ↑ No ↑ NA
Does the project meet City parking requirements?	■ Yes ↑ No ↑ NA
Does the project meet City lighting requirements?	Yes ↑ No ↑ ■ NA
Is the refuse properly sited and screened?	■ Yes ↑ No ↑ NA
Will the signage meet City code?	■ Yes ↑ No ↑ NA
Are there other items that need to be addressed?	Yes ↑ No ↑ ■ NA
<i>Required Actions:</i> Planning and Building Inspection did not have any issues with the General Development Plan.	

**Recommendation:**

Staff recommends approval of the General Development Plan.

**CITY OF DE PERE****APPLICATION FOR  
REZONING**

Fee: \$ 250.00

Receipt #: 83760

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) Monica Olles / C&C Investments of De Pere, LLC	Authorized Representative	Title	
Mailing Address 2667 Foxwood Ct	City De Pere	State WI	ZIP Code 54115
Email Address JOLLES@new.rr.com	Phone Number (incl. area code) 920-330-0189	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 416 N Ninth St	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

**SECTION 3: Project or Site Location**

Project Address/Description LAWTON FARMS E 125 FT OF N 125 FT OF LOT 46 & S1/2 VACATED ELM ST ADJ NLY	Parcel Number(s): WD-714
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**SECTION 4: Proposed Conditional Use**

Existing Zoning:	R-2 Single & Two Family Residence		
Proposed Zoning:	R-3 PDD General Residence with a Planned Development Overlay		
Adjacent Zoning: North R-2	Adjacent Zoning: South R-3 PDD	Adjacent Zoning: West R-2	Adjacent Zoning: East R-2
Present Use of Parcel	Vacant Land		
Proposed Use of Parcel	Multi-Family Development which matches the development at 900 Cedar St.		

**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) Monica L. Olles	Title Owner	Phone Number 920-330-0189
Signature of Applicant Monica L. Olles		Date Signed 6/10/2013

Attached additional sheets if necessary.

**C&C Investments of DePere, LLC**

2667 Foxwood Court  
DePere, WI 54115  
(920) 330-0189  
jolles@new.rr.com

June 10, 2013

Ken Pabich  
Director of Planning and Economic Development  
City of DePere  
335 S. Broadway  
DePere, WI 54115

Dear Mr. Pabich:

**Summary Letter for Rezoning Application**

We are applying for the rezoning of parcel WD-714 from R-2 to R-3. We wish to construct condominiums in the same likeness as currently exists on 900-932 Cedar Street.

The number of units (5-6) would be contingent upon setback requirements to the existing parking lot of the current condominiums and to the city trail of the vacated Elm Street. The units would consist of two bedrooms and would be the same size of the existing Cedar Street units (see attached General Development Plan).

The planned building material would be primarily brick, with a small siding area over the garages. Again, it would be the same as the existing structure on Cedar Street.

Parking would be in the back of the unit where the garages are. The Cedar Street structure and the proposed structure for Ninth Street would share the existing driveway.

The proposed landscape would mirror that of the existing structure (see attached photo).

The proposed project timeline would be to begin the construction process upon rezoning approval.

Thank you for your consideration.

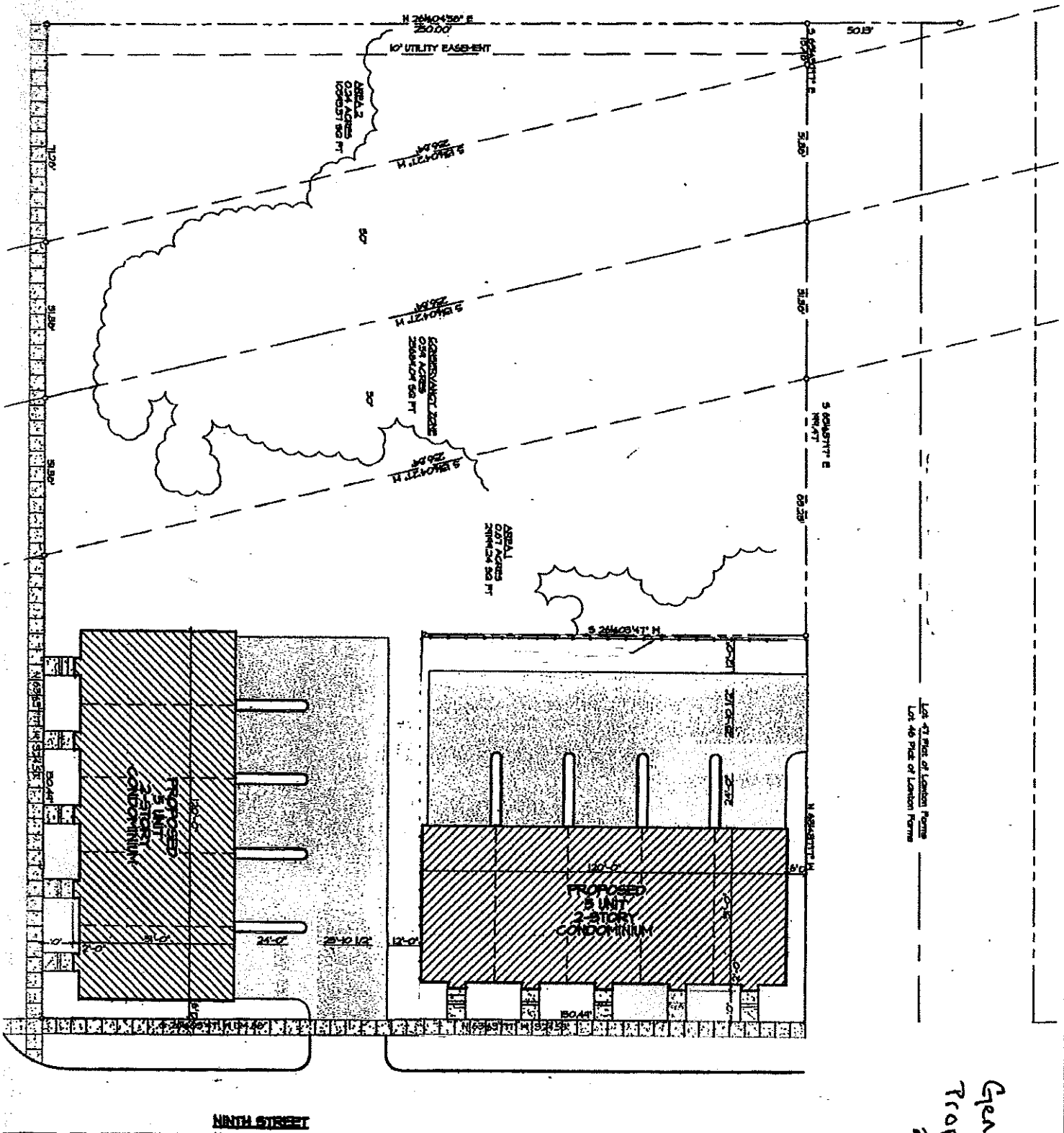
Sincerely,



Monica L. Olles  
Owner



John J. Olles  
Owner



Lot 47 Piece of London Farm  
 Lot 46 Piece of London Farm

General Site Plan  
 Proposed 5-6 unit  
 2 story condominium



**Item #5:** Review the Rezoning Application for 785 Scheuring Road (Parcel WD-207-1) from Limited Industrial (I-2) to Corporate-Executive Office 2 (C-EO-2). Applicant: PEDS LLC.\*

**Description:** The existing site has a building that has not been maintained and will be taken down. The proposed project would place a small office building that would support uses that could fit with the neighboring uses.

**Location:** 785 Scheuring Road

**Zoning**

**Existing Zoning:** The I-2 Limited Industrial District is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-, and nuisance-free environment.

**Proposed Zoning:** The purpose of this district is to provide for small scale office development in an elite campus-type environment.

**Adjacent Zoning:** I-B-2 to the west (and also the rail line), R-2 to the East / R-1 to the North, R-2 to the south.

**Land Use**

**Current use:** Vacant building that will be taken down.

**Use of Adjacent Property:** Uses are consistent with the zoning.

**Suitability to Existing Zoning:** I-2 is not compatible with the residential uses in the area.

**Suitability to Proposed Zoning:** This zoning would best fit the character and uses within this area.

**Effects of Proposed Rezoning**

<b>Densities:</b>	Change	<b>Utilities:</b>	Change	<b>Police and Fire:</b>	Change
<b>Traffic:</b>	Increase	<b>Pedestrian:</b>	Increase	<b>Parking:</b>	Provided on site
<b>Highway Access:</b>	NA	<b>Garbage:</b>	NA	<b>Property Value:</b>	Increase
<b>Pollution:</b>	No change	<b>Schools:</b>	NA		

**Recommendation:**

Based on staff review, we would recommend the following:

1. The rezoning be approved, and forwarded to Council for the required public hearing.



**CITY OF DE PERE**  
**APPLICATION FOR**  
**REZONING**

Fee: \$ 250.00

Receipt #: 83763

Date: June 17, 2013

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) PEDS LLC	Authorized Representative Mark Soderlund	Title	
Mailing Address 1251 Scheuring Road Suite B	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	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  ASSESSOR'S PLAT OF W DEPERE NLY 181 FT OF W 198 FT OF LOT 188 LYG E OF W.P.S R/W & S OF C/L SCHEURING ST EX ST & EX PATRIOT WAY	Parcel Number(s):  WD-207-1
--------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

**SECTION 4: Proposed Conditional Use**

Existing Zoning:	I-2 Limited Industrial District		
Proposed Zoning:	CE-O-2 Corporate Executive Office 2		
Adjacent Zoning: North R-1	Adjacent Zoning: South R-2	Adjacent Zoning: West I-B-2	Adjacent Zoning: East R-2
Present Use of Parcel	Vacant Buildings that will be torn down.		
Proposed Use of Parcel	Small office building		

**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) Mark Soderlund	Title owner	Phone Number
Signature of Applicant 		Date Signed June 17, 2013

Attached additional sheets if necessary.





**Item #6: Review the Street Name Change Application for Ashland Avenue to Mike McCarthy Avenue. Applicant: City of De Pere.\***

The City of Green Bay, Village of Ashwaubenon and the City of De Pere have met to discuss the road name change of Ashland Avenue to Mike McCarthy Avenue. The name change is based on the regional impact the Packer organization has on the communities and also the success of Coach Mike McCarthy. To change the name of Ashland Avenue, all three communities would pass and record the name change at the same time. Based on meeting schedules, the City of De Pere Plan Commission will be the first body to discuss the change.

In the City of De Pere, Ashland Avenue is approximately 1 mile in length. It starts as part of the HWY41 exit (approximately 10<sup>th</sup> extended) and extends to the City limits at Ashwaubenon Creek. In the City, the name change would impact the properties between Glory Road and the City limits to the north. It should be noted that the City does not have any Ashland Avenue addresses on the east side so it would only impact properties on the west side of Ashland. Of these properties, 2 are residential and the remaining 8 are business properties.

The Mayor has been contacting each property owner to discuss the name change and any issues they may have with the name change. At the time of this writing, each property owner has not been contacted. Of the ones that have been contacted, some of them had expressed concern with the expense of changing their address, but they were open to the name change. The Mayor will be providing a more detailed update at the meeting.

In terms of other costs, there would be costs related to highway signage and also local street signage. The local signage impact would be minimal given the number of signs in the corridor. The primary highway changes would be with the off ramp sign and the roundabout at Ashland and Glory. Initial discussions with WisDOT were positive since the off ramp signage has not yet been done so it could be easily incorporated. We are still working on the costs related to the roundabout.

**Recommendation:**

Staff would recommend approval contingent upon similar support from Ashwaubenon and Green Bay. This item will need to be forwarded to the City Council for consideration.



**CITY OF DE PERE**

**APPLICATION FOR  
STREET NAME CHANGE**

**Fee: \$150.00**

Receipt #: \_\_\_\_\_

Date: June 18, 2013

Please print or type using black ink for duplicating purposes.

**A. Property Owner:** Name: City of De Pere  
Mailing Address: 335 S Broadway, De Pere WI 54115  
Phone: 339-4043  
Email: \_\_\_\_\_

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

**Agent:** Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**B. Street Name Change**

Current Street Name: Ashland Avenue

New Street Name: Mike McCarthy Avenue

**C. Reason for Requesting Name Change**

The City is working the Village of Ashwaubenon and City of Green Bay in renaming the  
corridor.

City of De Pere  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

Ashland Ave

Ashland Ave

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.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



Scale 1:4800



**Item #7:        Review the extraterritorial single lot CSM on French Road in the Town of Lawrence.  
Surveyor: Richard Huxford.\***

Richard Huxford has submitted a single lot CSM request on French Road in the Town of Lawrence. The lot is 3.3 acres and it has the appropriate restrictions listed for stormwater and erosion control.

**Recommendation:**

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

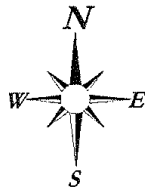
## APPLICATION FOR CSM REVIEW

Date: 6-14-13

Date \_\_\_\_\_

# CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 22 NORTH,  
RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE  
BROWN COUNTY COORDINATE SYSTEM  
NAD 83(91) THE NORTH - SOUTH  
QUARTER LINE OF SECTION 14-22-19  
BEARS S00°11'41"E.



N 1/4 CORNER  
SEC. 14-22-19  
1 1/4" IRON PIPE  
& BROWN CO. CAP  
FOUND

S00°11'41"E  
1107.35'

PATOKA  
DOC. # 2556069

UNPLATTED LANDS

FRENCH ROAD  
350.00'

WDOT TYP # 1130-42-00  
DOC. # 2594980

JAMES L. & IDA M. VANGHEEM  
DOC. # 1544128

UNPLATTED LANDS

Road Dedication  
0.08 acres  
3368 sq ft

E. FRONTAGE ROAD U.S.H. 41  
N 45°51'18" E  
N 45°51'18" E  
10.36'  
5.00'

Lot 1  
3.30 acres  
143748 sq ft

JAMES L. & IDA M. VANGHEEM  
DOC. # 1544128

LOT 1  
22 CSM 173

N 52°23'50" W  
415.01'  
425.37'

S 52°23'50" E  
415.01'  
425.37'

SE NW  
SW NE

JAMES L. & IDA M. VANGHEEM  
DOC. # 1544128

UNPLATTED LANDS

JAMES L. & IDA M. VANGHEEM  
DOC. # 1544128

UNPLATTED LANDS

4170.34'  
5391.93'

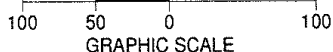
S 1/4 CORNER  
SEC. 14-22-19  
ALUMINUM MON.  
FOUND

SHEET 1 OF 3

## LEGEND

- COUNTY MONUMENT  
MATERIAL AS NOTED
- 1 1/4" O.D. x 18" IRON  
PIPE SET 1.42 LBS/FT  
& ID CAP
- ▲ 1 1/4" IRON PIPE WDOT  
ID CAP & METAL  
GUARD POST FND
- X COMPUTED POINT  
NOTHING SET

SCALE 1" = 100'



Huxford Surveyor's, Inc 920-336-4011  
DATE: 8/13/2013  
FINAL DATE:

**SURVEYOR'S CERTIFICATE:**

I, RICHARD A. HUXFORD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 22 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S00°11'41"E ALONG THE NORTH-SOUTH QUARTER LINE, 1107.35 FEET; THENCE S45°51'18"W, 434.19 FEET TO THE POINT OF BEGINNING; THENCE S52°23'50"E, 425.37 FEET; THENCE S45°51'18"W, 350.00 FEET TO THE NORTH LINE OF LOT 1, VOLUME 22, CERTIFIED SURVEY MAPS PAGE 173, OF BROWN COUNTY RECORDS; THENCE N52°23'50"W ALONG SAID NORTH LINE 425.37 FEET TO THE EAST LINE OF THE EAST FRONTAGE ROAD (FRENCH ROAD) AS LAID OUT UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT PLAT 1130-42-00, DOCUMENT NUMBER 2594980 OF BROWN COUNTY RECORDS; THENCE N45°51'18"E ALONG SAID EAST LINE 350.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.38 ACRES MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY.

THE ABOVE DESCRIBED PARCEL BEING PART OF LANDS DESCRIBED IN DOCUMENT NUMBER 1544128 OF BROWN COUNTY RECORDS. SAID PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

I, ALSO HEREBY CERTIFY THAT THE MAP SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND THE DIVISION OF THAT LAND, ITS EXTERIOR BOUNDARIES, LOCATION OF ALL BOUNDARY FENCES, HIGHWAY CONVEYANCES, APPARENT EASEMENTS AND ENCROACHMENTS IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY BY THE ORDER OF JAMES L. AND IDA M. VANGHEEM, OWNERS, AND I HAVE FULLY COMPLIED WITH SECTION 236.34 REVISED STATUTES OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF BROWN COUNTY AND THE TOWN OF LAWRENCE.

RICHARD A. HUXFORD    RLS 937    DATE \_\_\_\_\_



**OWNER'S CERTIFICATE:**

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: BROWN COUNTY PLANNING COMMISSION, THE TOWN OF LAWRENCE AND THE CITY OF DE PERE.

\_\_\_\_\_  
JAMES L. VANGHEEM

\_\_\_\_\_  
IDA M. VANGHEEM

STATE OF WISCONSIN

\_\_\_\_\_  
COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
THE ABOVE NAMED, JAMES L. VANGHEEM AND IDA M. VANGHEEM, TO ME KNOWN TO BE THE SAME  
PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

**RESTRICTIVE COVENANTS:**

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

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHOD OUTLINED IN "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 ADOPTED A SOIL EROSION CONTROL ORDINANCE IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION OR INSTALLATION RELATED ACTIVITIES.

NO STRUCTURE FOR HUMAN HABITATION SHALL BE PLACED ON THIS LOT UNTIL ALL STATE, COUNTY AND TOWN REGULATIONS HAVE BEEN MET AND A SANITARY PERMIT HAS BEEN ISSUED BY THE BROWN COUNTY ZONING OFFICE.

**CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION:**

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
PETER SCHLEINZ  
SENIOR PLANNER  
BROWN COUNTY PLANNING COMMISSION

**BROWN COUNTY TREASURER'S CERTIFICATE:**

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS  
IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID SPECIAL ASSESSMENTS  
AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF  
THE DATE LISTED BELOW.

\_\_\_\_\_  
KERRY M. BLANEY, BROWN COUNTY TREASURER

\_\_\_\_\_  
DATE

**CERTIFICATION OF THE TOWN OF LAWRENCE:**

APPROVED BY THE TOWN OF LAWRENCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
JENNIFER MESSERSCHMIDT  
LAWRENCE TOWN CLERK

**CERTIFICATION OF THE CITY OF DE PERE**

APPROVED BY THE CITY OF DE PERE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
KENNETH PABICH  
DIRECTOR OF PLANNING CITY OF DE PERE



Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_, 20\_\_\_\_.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M and recorded as

Document # \_\_\_\_\_ in

Volume \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

Cathy Williquette Lindsay, Register of Deeds