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. 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.

* 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
ITEM 1-2: NONE

ITEM 3:
TOM VAN DE HEI

ITEM 4:
ALHAMBRA VILLAGE DE PERE
ALLEN W & JANICE R BAETEN
C&C INVESTMENTS OF DE PERE LLC
CRAIG & BARBARA J JOHNSON
DENNIS M & CLAUDIA D LARSON
GAJESKI FAMILY TRUST
JACOB L SCRAY
JUDITH M BURDEY
LEONA L SAUSEN
LEONARD M & MARY C TARKOWSKI
LORI L STANG
MELINA M LANDESS
NANCY J JANUSCH BLASHKA
PHYLLIS J DAY
RALPH L ENDERBY
TIMOTHY J & JOANNE M ALBERTS
WAYNE G RASMUSSEN
WISE PLAS INC

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
DHJ INVESTMENTS
FRED & SHARON GEGERE
GERALD VAN DEN HELVEL
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 AUTHORITY

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
JACHIN 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 BARNSTORF
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

ITEM 7:
RALPH JESSE & CONNIE RAE BRAULT
ROBERT VAN ENKEN VOORT
ROGER GAJAFSKY
ROLF J CALAWAY
ROSEMARY N MC MONAGLE
SCOTT A & KARLENE J DANIELSKY
SCOTT R SMET
SHARON J DANIEN
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 AMBROSIOUS
WISC DEPT OF TRANS
WISCONSIN CENTRAL LTD
WISCONSIN PUBLIC SERVICE

ITEM 8:
RICHARD HUXFORD
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.


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.
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.


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.


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.

### Overview
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.

### Public Works
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project meet the City's Stormwater regulations?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer properly connected?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
<tr>
<td>Water properly connected?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
<tr>
<td>Access properly designed (driveway and sidewalks)?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
<tr>
<td>Are there any issues with easements or right-of-ways?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
<tr>
<td>Are there other items that need to be addressed?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Required Actions:**
- Sanitary Sewer: Not applicable.
- Water Main: Not applicable.
- Storm Water: Not applicable.
- Drive / Parking / Access: Not applicable.
- Other: Provide the street address project name / development and address on each plan sheet.

### Forestry & Parks
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project meet City Landscaping Regulations?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Required Actions:**
1. Internal expansion does not have an impact on existing landscaping.

### Fire
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
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<th>NA</th>
</tr>
</thead>
<tbody>
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<td>Does the project meet City Fire Codes?</td>
<td></td>
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</tbody>
</table>

**Required Actions:**
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)

### Planning & Building Inspection
<table>
<thead>
<tr>
<th>Question</th>
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<td>Does the project meet design regulations (exterior building elevations/materials)?</td>
<td>Yes</td>
<td>No</td>
<td>NA</td>
</tr>
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<td>Is the refuse properly sited, and screened?</td>
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<td>Will the signage meet City code?</td>
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<td>No</td>
<td>NA</td>
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<td>Yes</td>
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<td>NA</td>
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</table>

**Required Actions:**
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: VHC
   Mailing Address: 3090 Holmen Way Green Bay WI 54304
   Phone: 920-336-7278
   Email: __________________________

   I hereby appoint the following as my agent for purposes of this application:
   Agent: Name: Best Built Inc
   Mailing Address: 3100 Holmen Way Green Bay WI 54304
   Phone: 920-337-6988
   Email: 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 XII, Section 14.60.

Owner Signature __________________________
Date 4/5/13

Agent Signature __________________________
Date 4/5/13

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.
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 9th 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 9th 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
Densities: Change
Traffic: Increase
Highway Access: NA
Pollution: No change
Utilities: Change
Pedestrian: Increase
Garbage: Increase
Schools: Increase
Police and Fire: Change
Parking: Provided on site
Property Value: 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)

**Overview**
The project would be a multi-family development which would match the development on 9th and Cedar (pictures attached). The project originally had 5 units proposed; however with the vacation of Elm, there is room for 6 units.

<table>
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**Required Actions:**
Engineering did not have any issues with the General Development Plan.

<table>
<thead>
<tr>
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**Required Actions:**
Forestry and Parks did not have any issues with the General Development Plan.

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**Required Actions:**
1. Provide complete detailed plans for construction review. Provide details and definitions of use for all areas of structure.

<table>
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<tr>
<th>Planning &amp; Building Inspection</th>
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<td>NA</td>
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**Required Actions:**
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

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, Yeb Investments of De Pere, LLC

Authorized Representative  

Title  

Mailing Address  
2667 Foxwood Ct

City  
De Pere

State  
WI

ZIP Code  
54115

Email Address  
Jollies@new.rg.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

Parcel Number(s):  
WD-714

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.
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
2 story condominium
Proposed 6-6 unit
General Site Plan
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

<table>
<thead>
<tr>
<th>Densities:</th>
<th>Change</th>
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<tbody>
<tr>
<td>Traffic:</td>
<td>Increase</td>
</tr>
<tr>
<td>Highway Access:</td>
<td>NA</td>
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<tr>
<td>Pollution:</td>
<td>No change</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities:</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian:</td>
<td>Increase</td>
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<tr>
<td>Garbage:</td>
<td>NA</td>
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<tr>
<td>Schools:</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Police and Fire:</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking:</td>
<td>Provided on site</td>
</tr>
<tr>
<td>Property Value:</td>
<td>Increase</td>
</tr>
</tbody>
</table>

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 #: 03763
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

<table>
<thead>
<tr>
<th>Applicant Name (Ind., Org. or Entity)</th>
<th>Authorized Representative</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>PEDS LLC</td>
<td>Mark Soderlund</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1251 Scheuring Road Suite B</td>
<td>De Pere</td>
<td>WI</td>
<td>54115</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email Address</th>
<th>Phone Number (incl. area code)</th>
<th>Fax Number (incl. area code)</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Name (Ind. Org. or Entity)</th>
<th>Contact Person</th>
<th>Title</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email Address</th>
<th>Phone Number (incl. area code)</th>
<th>Fax Number (incl. area code)</th>
</tr>
</thead>
</table>

SECTION 3: Project or Site Location

<table>
<thead>
<tr>
<th>Project Address/Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSESSOR'S PLAT OF W DEPERE NLY 181 FT OF W 198 FT OF LOT 188 LG E OF W P S R W &amp; S OF C I L SCHEURING ST EX ST &amp; EX PATRIOT WAY</td>
</tr>
<tr>
<td>Parcel Number(s): WD-207-1</td>
</tr>
</tbody>
</table>

SECTION 4: Proposed Conditional Use

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-2 Limited Industrial District</td>
<td>CE-O-2 Corporate Executive Office 2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>R-2</td>
<td>I-B-2</td>
<td>R-2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Present Use of Parcel</th>
<th>Proposed Use of Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Buildings that will be torn down.</td>
<td>Small office building</td>
</tr>
</tbody>
</table>

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) | Title | Phone Number |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Soderlund</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Applicant

Date Signed: June 17, 2013

Attached additional sheets if necessary.
Property to be Rezoned

Parcel ID: WD-207-1

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 1:480
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 10th 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: __________________

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: __________________________

                        New Street Name: __________________________

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 __________________
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.
CITY OF DE PERE
APPLICATION FOR
CSM REVIEW

Fee: $300.00
Receipt #: 836681
Date: 6.14.13

Please print or type using black ink for duplicating purposes.

A. Property Owner:
Name: James L. & Ida M. Vangheem
Mailing Address: 2901 Lawrence Drive De Pere
Phone: 920.336.8313 Fax: 
Email: 

I hereby appoint the following as my agent for purposes of this application:
Agent:
Name: Richard A. Huxford - Land Surveyor
Mailing Address: 2589 Oak Ridge Circle De Pere
Phone: 920.336.4011 Fax: 920.336.3437
Email: wasedas937@gmail.com

B. Property Information
Address/Location of Property: Tax Parcel in Town of Lawrence
Vacant Land Sec 14 T22N R19E
Parcel #: L-37

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

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

Owner Signature
Date: 6.14.13

Agent Signature
Date: 6.14.13
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 northeast 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 S80°17'41"E along the north-south quarter line, 1107.35 feet, Thence S45°51'15"W, 404.19 feet to the point of beginning. Thence S80°32'35"W, 123.37 feet; Thence E80°55'10"N, 350.00 feet to the north line of Lot 1, Volume 22, Certified Survey Maps Page 173, of Brown County Records; Thence NS2°23'50"E 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 Plan 1133-42-00, Document Number 259-4950 of Brown County Records; Thence NAP1°11'56"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 1544126 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 53.236.10 or 53.236.12 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. VAN GHEEM  IDA M. VAN GHEEM

STATE OF WISCONSIN

____________________  ______________________
COUNTY

PERSONALLY CAME BEFORE ME THIS  DAY OF  , 2015

THE ABOVE NAMED, JAMES L. VAN GHEEM AND IDA M. VAN GHEEM, 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 FABICH
DIRECTOR OF PLANNING CITY OF DE PERE

Office of the Register of Deeds
Brown County, Wisconsin

Registered for Record ___________ , 20____
at ___________ o'clock ___ M and recorded as
Document ___________ in
Volume _______ of _________ on page ______

Cathy Williquette Lindsay, Register of Deeds