



Planning/Zoning Application


Planning & Zoning Department

Submitted On:

Feb 2, 2024, 11:44AM EST

Payment cleared on: Feb 5, 2024

| | |
|---|---|
| Parcel Number: (Include ALL parcels) | WD-688 WD-954 WD-171 WD-40 WD-691 WD-952 WD-936 WD-692 WD-727 WD-728 WD-697-1 WD-689 WD-721 WD-942 WD-950 WD-22 WD-38 WD-696 WD-697 WD-34 WD-945-1 WD-953 WD-686 WD-687 WD-941 WD-27 WD-685 WD-695 WD-23 WD-905 WD-7 WD-949-1 WD-694 WD-36 WD-690 WD-951 WD-945 WD-698 WD-8 WD-13 WD-949 WD-693 WD-934 WD-732 |
| Nearest property address to the project site: | Street Address: 100 Grant Street City: De Pere State: W Zip: 54115 |
| Check each project type that is being applied for: | Zoning Map Amendment (Rezoning) |
| Current De Pere Zoning Districts: | PI-1 |
| Proposed De Pere Zoning Districts: | PI-2 |
| Existing Site Land Uses: | Public & Civic Commercial |
| Proposed Site Land Uses: | Public & Civic Commercial |
| Does the project comply with the Comprehensive Plan? | Yes |
| Has City Staff been contacted for a pre-consultation meeting? | Yes |
| Property Owner: | First Name: St Norbert College Last Name: Contact: Chris Dahlke |
| Is the property owner's address the same as the nearest property address? | Yes |
| Property Owner's Phone Number: | 920-255-1200 |
| Property Owner's Email Address: | chris.dahlke@snc.edu |
| Is someone processing the project for the property owner as their authorized representative? | No |
| Please attach an EXHIBIT MAP with the zoning boundary. | Attachment B - Alternative Map.pdf |

| | | |
|---|--|--|
| Please attach a WORD DOCUMENT with the boundary legal description. | | Legal Description.docx |
| How do you plan on paying for your application? | | Online with a credit card |
| Total Due: | | \$350.00 |
| Signature Data | First Name: Chris Last Name: Dahlke Email Address: chris.dahlke@snc.edu | |
| |  | |
| | | Signed at: February 2, 2024 11:43am America/New_York |
| User's Session Information | | IP Address: 138.74.15.252 Referrer URL: |



**MASTER PLAN
FOR
ZONING MAP AMENDMENT
FROM PI-1 DISTRICT TO PI-2 DISTRICT**

**Part of
Saint Norbert College
100 Grant ST
De Pere, WI 54115-2002**

**Document prepared by Chris Dahlke, Director of Facilities Management
Saint Norbert College**

1. Purpose

This Master Plan development is intended to define the current and proposed future uses in terms of zoning requirements of the Saint Norbert College campus or portions as defined in the planning area section. The campus is not currently set up as a master planned district under current zoning regulations, as such any campus improvements must follow the most restrictive zoning of the neighboring properties. The primary driver of this change is the proposed construction of a new business building at the site of the former Pennings High School. The proposed project includes a new approximately 42,000 square foot educational facility with support structures and a 57 stall parking lot which is entered from Reid Street.

2. Planning Area

The Saint Norbert Master Plan applies to the area located within the red polygon on the following map:



Although this application only covers the area in the red polygon, St. Norbert campus extends to the west encompassing many but not all of the parcel between third street and the rail road from east to west and from Grant street to 1,200 feet to the south. Much of this area is occupied by College owned single family homes in addition to the College library, 2 residence halls, College support buildings, and the bulk of the College parking area. Due to the distinct differences in use between the east side of third street and the west side of the third street, these two areas will be handled at separate times in terms of updating the master plan. Regardless, reference in this document is made to amenities that support the great campus in this document that exist on parcels outside of the red polygon.

The Saint Norbert Master Plan applies to all the parcels within the above map. The parcels are:

| | | |
|----------|----------|----------|
| WD-688 | WD-22 | WD-7 |
| WD-954 | WD-38 | WD-949-1 |
| WD-171 | WD-696 | WD-694 |
| WD-40 | WD-697 | WD-36 |
| WD-691 | WD-34 | WD-690 |
| WD-952 | WD-945-1 | WD-951 |
| WD-936 | WD-953 | WD-945 |
| WD-692 | WD-686 | WD-698 |
| WD-727 | WD-687 | WD-8 |
| WD-728 | WD-941 | WD-13 |
| WD-697-1 | WD-27 | WD-949 |
| WD-689 | WD-685 | WD-693 |
| WD-721 | WD-695 | WD-934 |
| WD-942 | WD-23 | WD-732 |
| WD-950 | WD-905 | |

3. Existing Property Uses

Current uses of the site are Post Secondary Education and Religious uses including student residential housing, athletic facilities, office buildings, academic buildings, food service facilities, conference and events facilities, Student Life and Recreation facilities, outdoor athletic installations, art galleries, performance venues, academic research facilities, Library facilities, Hotel Facilities, Campus Safety and Security Facilities, Churches, Chapels, and Shrines. Also included are the parking lots, pedestrian pathways, landscaping, and ancillary utility services such as heating plants, chiller facilities, above ground fuel tanks, and refuse collection buildings. See the attachments listed below for additional campus details

- See attachment A – Campus Map – Directional
- See attachment B – Campus Map – Alternative Map
- See attachment C – Building Inventory and Statistics

4. Proposed Uses and Development

Current Proposed Developments

| Saint Norbert Campus | New Business Building |
|--|--|
| Floor Area | 45,000 SF |
| Building Height | 60 Feet |
| Setbacks | 15' Minimum Setback from Lot Lines, 75' from Fox River |
| Open Space | 50% |
| Motor vehicle Parking Ratios (stalls) | 57 Vehicles, see parking analysis |

In addition to the above table, see attachment D – Building School Program

NOTE: This program is preliminary but captures the character and rough physical statistics of the business building. Some details have been worked out further this point and will be reference later. The final design is subject to the requirements laid out by this document and will be submitted for the appropriate reviews.

This building is the only anticipated new construction development at the time of the writing of this proposal. Any future developments will follow appropriate procedure to be added to the master plan.

Future development at this site must abide by the following table in regard to lot size and setbacks. Note that within the boundaries of this request St. Norbert College owns all the parcels. Where 2 or more SNC owned parcels abut each other no setback will be required at those lot lines.

Building Requirements

Applicable to entire site in addition to new Business building.

| Code Category | Requirement | Notes |
|--|---|--|
| Minimum Lot Area | None Required | |
| Minimum Lot Frontage | None Required | |
| Minimum Building Setbacks | | |
| Primary Frontage Setback | 15 Feet | |
| Non Primary Frontage Setback | 15 Feet | |
| Minimum Side Setback | 15 Feet | None when adjacent lot is owned by SNC |
| Minimum Rear Setback | 15 Feet | |
| Maximum Site Impervious Coverage | 50% | |
| Additional Semi-Pervious Coverage | 30% | |
| Surface or Accessory Parking Yard Location | Front, Side, Rear, with landscaping per attachment F | Landscaping and Screening per Attachment F |
| Refuse & Recycling, Utilities, & Loading Yard Location | Front, Side, Rear, with landscaping per attachment F | Landscaping and Screening per Attachment F |
| Permitted Driveway Access Location | Front, Side, Rear, with landscaping per attachment F | Landscaping and Screening per Attachment F |
| | | |
| Maximum Building Height | 84' Deck/Peak Height, does not include mechanical equipment or other appurtenances | Roof Top Mechanical, Electrical, or other Non-Structural installations require screening from primary frontage view |
| | | |
| Landscape and Screening | | |
| Appurtenance Screening | Per Attachment F | |
| Street Right-of-Way Trees | Per Attachment F | |
| Parking Lot Interior Landscaping | Per Attachment F | |
| Foundation Landscaping | Per Attachment F | |
| Parking ratios | See Parking Study, ADA stalls by code | Parking for Campus to be considered in totality |
| Building Facade | | |
| Façade Material | Combination of Masonry, Architectural Precast, Glazing, Metal Panel, Architectural Wood, and Direct Applied Finish Systems. | If existing elements outside of those listed are encountered on existing buildings, matching non conforming materials is acceptable if at least 50% of the original non conforming material is to remain |
| Minimum Transparency | 15% facing primary frontage, 15% of all other facades in total. | |

In addition to the requirements in the table listed above principal uses of the site(entire area in the red polygon) must be limited to the following table.

| SAINT NORBERT COLLEGE PI-2 PRINCIPAL USE TABLE | | | |
|---|---|-----------|--|
| RESIDENTIAL | | | |
| Household Living | | | |
| Single-Household | ● | 14-71(1) | |
| Two-Household | ● | 14-71(1) | |
| Three-to-Six-Household | ● | 14-71(1) | |
| Seven+-Household | ● | 14-71(1) | |
| Live-Work | ● | 14-71(1) | |
| Group Living | | | |
| Adult Family Home | ● | 14-71(2) | |
| Community Living Arrangement | ● | 14-71(2) | |
| Foster Home | ● | 14-71(2) | |
| Overnight Shelter | ● | 14-71(2) | |
| Group Living not otherwise classified | ● | 14-71(2) | |
| Neighborhood Clubhouse | — | 14-71(3) | |
| PUBLIC AND CIVIC | | | |
| Cemetery | — | 14-72(1) | |
| Club or Lodge | ● | 14-72(2) | |
| College or University | ● | 14-72(3) | |
| Hospital | — | 14-72(4) | |
| Library or Cultural Center | ● | 14-72(5) | |
| Parks and Recreation | ● | 14-72(6) | |
| Religious & Non-Secular Assembly | ● | 14-72(7) | |
| Safety Service | ● | 14-72(8) | |
| School | ● | 14-72(9) | |
| Utilities and Public Service Facilities | | | |
| Minor | ● | 14-72(10) | |
| Major | ● | 14-72(10) | |
| COMMERCIAL | | | |
| Animal Service | | | |
| Boarding | — | 14-73(1) | |
| Grooming | — | 14-73(1) | |
| Veterinary | — | 14-73(1) | |
| Assembly and Entertainment | | | |
| Small | ● | 14-73(2) | |
| Large | ● | 14-73(2) | |
| Business or Trade School | ● | 14-73(2) | |
| Commercial Service | | | |
| Consumer Maintenance and Repair | ● | 14-73(4) | |
| Personal Service | ● | 14-73(4) | |
| Studio or Instructional Service | ● | 14-73(4) | |
| Other Service | ● | 14-73(4) | |
| Day Care | | | |
| Day Care Home, Family | — | 14-73(5) | |
| Day Care Facility, Adult | ● | 14-73(5) | |
| Day Care Center, Group | ● | 14-73(5) | |
| Eating and Drinking Places | | | |
| Restaurant | ● | 14-73(6) | |
| Bar | ● | 14-73(6) | |
| Financial Service | | | |
| Financial Institution | ● | 14-73(7) | |
| Convenient Cash Business | — | 14-73(7) | |
| Pawnshop | — | 14-73(7) | |
| Funeral or Mortuary Service | | 14-73(8) | |
| Lodging | | | |
| Bed and Breakfast Inn | — | 14-73(9) | |
| Hotel | ● | 14-73(9) | |
| Motel | ● | | |
| Short-term Rental | ● | 14-73(9) | |
| Medical Service | ● | 14-73(10) | |
| Office | ● | 14-73(11) | |
| Parking, Non-accessory | ● | 14-73(12) | |
| COMMERCIAL (Continued) | | | |
| Retail Sales | | | |
| Convenience Goods | ● | 14-73(13) | |
| Consumer Shopping Goods | ● | 14-73(13) | |
| Building Materials and Supplies | — | 14-73(13) | |
| Sexually Oriented Business | — | 14-73(14) | |
| Sports & Recreation, Participant | | | |
| Indoor | ● | 14-73(15) | |
| Outdoor | ● | 14-73(15) | |
| Vehicle Sales and Service | | | |
| Fueling Station | ● | 14-73(16) | |
| Vehicle Sales | — | 14-73(16) | |
| Vehicle Rental | — | 14-73(16) | |
| Vehicle Maintenance & Repair, Minor | ● | 14-73(16) | |
| Vehicle Maintenance & Repair, Major | — | 14-73(16) | |
| INDUSTRIAL | | | |
| Fabrication and Production | | | |
| Artisan | ● | 14-74(1) | |
| Low-Impact | ● | 14-74(1) | |
| Moderate-Impact | — | 14-74(1) | |
| High-Impact | — | 14-74(1) | |
| Industrial Service | — | 14-74(2) | |
| Storage, Distribution and Wholesaling | | | |
| Trucking & Transportation Terminal | — | 14-74(3) | |
| Warehouse | ● | 14-74(3) | |
| Warehouse, Mini (Self-Storage) | — | | |
| Wholesale Sales and Distribution | — | 14-74(3) | |
| Junk or Salvage Yard | — | 14-74(4) | |
| RECYCLING | | | |
| Composting, Yard Waste | ● | | |
| Construction/Demolition Debris | — | 14-75(2) | |
| Consumer Material Drop-off | — | 14-75(3) | |
| Consumer Material Processing | — | 14-75(4) | |
| AGRICULTURAL | | | |
| Community Garden | ● | 14-76(1) | |
| Animal Agriculture | — | 14-76(2) | |
| Crop Agriculture | — | 14-76(3) | |
| ACCESSORY | | | |
| Backyard Cottage | — | 14-27 | |
| Amateur Radio Service Antenna | ● | 14-78(2) | |
| Crop Agriculture | — | 14-78(4) | |
| Drive-in/Drive-through Service | — | | |
| Electric Vehicle Charging Station | ● | 14-78(6) | |
| Geothermal Energy System | ● | 14-78(7) | |
| Home Occupation, Type A | — | 14-78(8) | |
| Home Occupation, Type B | — | 14-78(8) | |
| Outdoor Display | ● | 14-78(9) | |
| Outdoor Storage | ● | 14-78(10) | |
| Residential Composting | — | 14-78(11) | |
| Satellite Dish Antenna | — | 14-78(12) | |
| Secondary Suite | — | 14-78(13) | |
| Solar Energy System | ● | 14-78(14) | |
| OTHER | | | |
| Wireless Telecommunications | ● | | |
| | | | |
| | | | |
| Key | | | |
| Permitted | | ● | |
| Prohibited | | — | |
| | | | |
| | | | |

5. Transportation Plan

See attachment E – Parking Study

SNC Parking shall be considered in whole(all campus parking) by project submittal. Parking counts shall be reviewed each project submission to ensure proper ratios are maintained. See attachment E – Parking Study

Parking counts for the entire campus at the time of this proposal must be maintained to or in excess of the following:

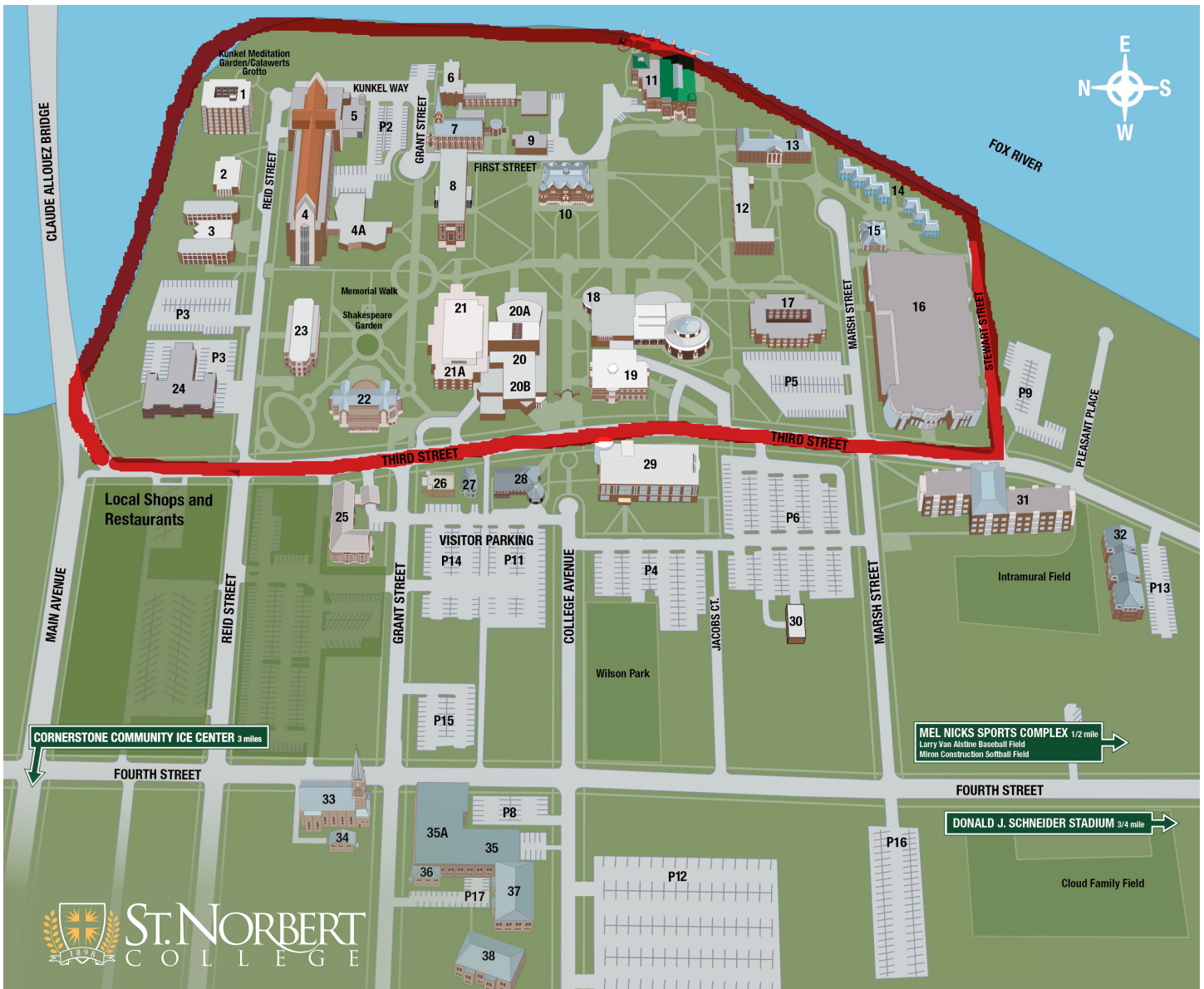
| Occupant Type | Parking Model |
|----------------------------|---------------------------|
| Resident Parking | 7 Stalls per 10 Residents |
| Full Time Employee Parking | 1 Stall per FTE |
| Part Time Employeess | 1 Stall per 2 PTE |
| Hotel Parking | 1 Stall per Guest Room |

The project will not propose additional off -street parking spaces as part of the building and site expansion. Zoning Code 14-806(6) Traffic Impact Analysis indicates a Traffic Impact Analysis (TIA) must be submitted for review by the public works director prior to approval of any rezoning, conditional use or site plan application that proposes more than 250 off -street parking spaces. TIAs must provide an evaluation of the impacts that the proposed development will have on traffic conditions, transit users, pedestrians and bicyclists . Therefore, because we are not proposing additional parking spaces, a TIA is not required.

6. Landscape Plan

This site will conform to the pages of the zoning ordinance attached in attachment F.

Attachment A



Alphabetical Index

Abbot Pennings Hall of Fine Arts - 20
 Alumni House - 27
 Ariens Family Welcome Center - 28
 Bemis Center - 22
 Bergstrom Hall - 2
 Birder Hall - 33
 Blessed Hugh of Fosse Hall - 35
 Bookstore - 21A
 Boyle Hall - 8
 Burke Hall - 13
 Bush Art Center - 19
 Campus Center - 11
 Carriage House - 15
 Cassandra Voss Center - 26
 Cofrin Hall - 23
 Doksany Hall - 36
 Facilities Service Center - 35A
 Gehl-Mulva Science Center - 4
 Gries Hall - 31
 Grounds Facility - 30
 Heating Plant - 9
 Kress Inn - 25
 Mad-Lor Halls - 3
 Main Hall - 10
 Medical College of Wisconsin - 5
 Michels Commons - 18
 Michels Hall - 32
 MMM Hall - 1
 Mulva Family Fitness & Sports Center - 16
 Mulva Library - 29
 Old St. Joseph Church - 7
 PAC - 24
 Prémontré Hall - 37
 Roggenburg Hall - 34
 Sensenbrenner Hall - 12
 South Teaching Wing - 4A
 St. Joseph Hall - 6
 Todd Wehr Hall - 21
 Townhouse Village - 14
 VMC - 17
 Walter Theatre - 20A
 Webb Theatre - 20B
 Xanten Hall - 38

Numerical Index

1 Mary Minahan McCormick Residence Hall (*MMM Hall*)
 2 Gertrude S. Bergstrom Residence Hall (*Bergstrom Hall*)
 3 Madelaine and Lorraine Residence Halls (*Mad-Lor Halls*)
 4 Gehl-Mulva Science Center (*GMS*)
 4A South Teaching Wing (*STW*)
 5 Medical College of Wisconsin
 6 St. Joseph Hall
 7 Old St. Joseph Church
 8 Francis H. Boyle Hall (*Boyle Hall*)
 9 Heating Plant
 10 Main Hall
 11 Ray Van Den Heuvel Family Campus Center (*Campus Center*)
 12 Frank J. Sensenbrenner Residence Hall (*Sensenbrenner Hall*)
 13 Dennis M. Burke Residence Hall (*Burke Hall*)
 14 Thomas and Maureen Manion Residence Townhouse Village (*Townhouse Village*)
 15 Ralph and Catherine Paulson Residence Carriage House (*Carriage House*)
 16 Mulva Family Fitness & Sports Center
 17 Victor McCormick Residence Hall (*VMC*)
 18 Michels Commons
 19 Carol and Robert Bush Art Center (*Bush Art Center*)
 20 Abbot Pennings Hall of Fine Arts
 20A Walter Theatre
 20B Webb Theatre
 21 Todd Wehr Hall
 21A Bookstore
 22 F. K. Bemis International Conference Center (*Bemis Center*)
 23 Austin E. Cofrin Hall (*Cofrin Hall*)
 24 Pennings Activity Center (*PAC*)
 25 George F. Kress Residence for Executive Education (*Kress Inn*)
 26 Cassandra Voss Center
 27 Rev. Ignatius Francis Van Dyke, O.Praem., Alumni House (*Alumni House*)
 28 Ariens Family Welcome Center
 29 The Miriam B. and James J. Mulva Library (*Mulva Library*)
 30 Grounds Facility
 31 Fr. Eugene E. Gries, O.Praem., Residence Hall (*Gries Hall*)
 32 Dale and Ruth Michels Residence Hall (*Michels Hall*)
 33 Dudley Birder Hall (*Birder Hall*)
 34 Roggenburg Residence Hall
 35 Blessed Hugh of Fosse Hall
 35A Facilities Service Center
 36 Doksany Residence Hall
 37 Prémontré Residence Hall
 38 Xanten Residence Hall
 P2 to P17 Parking lots

Attachment B

BUILDING DIRECTORY

| | | |
|-----|--------------------------------------|--|
| ADM | ARIENS FAMILY WELCOME CENTER | ADMISSIONS & WELCOME CENTER |
| BAC | CAROL AND ROBERT BUSH ART CENTER | ACADEMIC |
| BER | GERTRUDE S. BERGSTROM HALL | STUDENT HOUSING |
| BIC | F.K. BEMIS INTERNATIONAL CENTER | ACADEMIC |
| BKE | REV. DENNIS M. BURKE HALL | STUDENT HOUSING |
| BOY | FRANCIS H. BOYLE HALL | ACADEMIC |
| CFF | AUSTIN HAMLOFF FIELD | ATHLETIC DEPARTMENT |
| COF | HALL | ACADEMIC |
| CVC | CASSANDRA VOSS CENTER | ACADEMIC |
| DBH | DUDLEY BIRDER HALL | MUSIC |
| DKH | DORRIS HALL | STUDENT HOUSING |
| GG | GARAGE | FACILITIES |
| GMS | GEHL-MULVA SCIENCE CENTER | ACADEMIC |
| GRH | FR. EUGENE E. GRIES, O.PRAEM HALL | STUDENT HOUSING |
| HFA | ABBOT PENNING'S HALL OF FINE ARTS | THEATER & MUSIC |
| HFH | BLESSED HUGH OF FOSSE HALL | DEPARTMENT OF FACILITIES/STUDENT HOUSING |
| HTG | HEATING PLANT | HEATING PLANT |
| KRI | KRESS RESIDENCE INN | LODGING |
| L&M | MADELAINE & LORRAINE HALL | STUDENT HOUSING |
| MAI | MAIN HALL | ADMINISTRATION |
| MCW | MEDICAL COLLEGE OF WISCONSIN | ACADEMIC |
| MIC | MICHEL'S COMMONS | STUDENT UNION |
| MIH | DALE & RUTH MICHEL'S HALL | STUDENT HOUSING |
| MMH | MARY MINAHAN MCCORMICK HALL | STUDENT HOUSING |
| MNF | MEL NICKS FIELD | ATHLETIC DEPARTMENT |
| MSC | MULVA FAMILY FITNESS & SPORTS CENTER | ATHLETIC DEPARTMENT |
| MUL | MIRIAM B. & JAMES J. MULVA LIBRARY | LIBRARY |
| NUR | CHILDREN'S CENTER | DAYCARE CENTER |
| PAC | PENNING'S ACTIVITY CENTER | ACADEMIC/ADMINISTRATIVE |
| PRE | PREMONTRE HALL | STUDENT HOUSING |
| RGH | ROGGENBURG HALL | STUDENT HOUSING |
| SEN | FRANK J. SENSENBRENNER HALL | STUDENT HOUSING |
| SJC | OLD ST. JOSEPH CHURCH | CHURCH |
| SJH | ST. JOSEPH HALL | STUDENT HOUSING |
| STW | SOUTH TEACHING WING | ACADEMIC |
| THA | TOWNHOUSE COMPLEX | STUDENT HOUSING |
| THB | TOWNHOUSE COMPLEX | STUDENT HOUSING |
| THC | CARRIAGE HOUSE | STUDENT HOUSING |
| TWH | TODD WEHR HALL | ACADEMIC/ADMINISTRATIVE |
| VCC | VAN DEN HEUVEL FAMILY CAMPUS CENTER | CAMPUS CENTER |
| VDH | VAN DYKE HALL | ALUMNI AND PARENT RELATIONS |
| VMC | VICTOR MCCORMICK HALL | STUDENT HOUSING |
| XAN | XANTEN HALL | STUDENT HOUSING |



EXISTING CAMPUS PLAN

Attachment C

ST. NORBERT COLLEGE
CAMPUS SPACE INVENTORY
September 12, 2023

ACADEMIC / RESEARCH

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|--|------------------|---------------|----------------|--------------------|
| Austin E. Cofrin Hall - 251 Reid St. | 44,905 | 1992 | | |
| Abbot Pennings Hall of Fine Arts - 315 Third St. | 45,393 | 1956 | | Add. & Renov. 1989 |
| Boyle Hall - 163 Grant St. | 48,479 | 1917 | | Renov. 1984 |
| Bush Art Center - 403 Third St. | 34,868 | 2002 | | |
| South Teaching Wing - 161 Reid St. | 25,022 | 1967 | | Renov. 2015 |
| Gehl-Mulva Science Center - 161 Reid St. | 160,313 | 1967 | | Renov. 2014 |
| ACADEMIC/ RESEARCH TOTAL | 358,980 | | | |

ADMINISTRATIVE

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|---|------------------|---------------|----------------|-------------|
| Main Hall - 400 First St. | 31,096 | 1902 | | |
| Pennings Activity Center - 290 Reid St. | 43,987 | 1923 | 1990 | |
| Van Dyke Alumni Center - 306 Third St. | 3,729 | 1916 | | Renov. 1999 |
| ADMINISTRATIVE TOTAL | 78,812 | | | |

ATHLETIC FACILITIES

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|--|------------------|---------------|----------------|--------------------|
| Mulva Family Fitness & Sports Center - 601 Third St. | 125,925 | 1979 | | Renov. & Add. 2017 |
| ATHLETICS TOTAL | 125,925 | | | |

CONFERENCE & EVENT SERVICES

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|--|------------------|---------------|----------------|----------|
| Bemis International Center - 299 Third St. | 49,442 | 1995 | | |
| CONF & EVENT SERVICES TOTAL | 49,442 | | | |

STUDENT HOUSING

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|--|------------------|---------------|----------------|-----------|
| RESIDENCE HALLS | | | | |
| Bergstrom Hall - 150 Reid St. | 16,915 | 1966 | | |
| Burke Hall - 100 Marsh St. | 40,141 | 1942 | | |
| Madelaine-Lorraine Hall - 190 Reid St. | 41,006 | 1963 | | |
| Mary Minahan McCormick Hall - 110 Reid St. | 44,083 | 1965 | | |
| St. Joseph Hall & garages - 103 Grant St. | 36,020 | 1925 | 2015 | Add. 1963 |
| Sensenbrenner Hall - 120 Marsh St. | 37,636 | 1956 | | |
| Manion Townhouse Village - 101 Marsh St./100 Stewart St. | 40,919 | 1988 | | |
| Victor McCormick Hall - 505 Third St. | 50,087 | 1963 | | |
| Fr. Eugene E. Gries Hall - 620 Third St. | 59,139 | 2009 | | |
| SUB-TOTAL | 365,946 | | | |

| | | | | |
|------------------------------|----------------|--|--|--|
| STUDENT HOUSING TOTAL | 365,946 | | | |
|------------------------------|----------------|--|--|--|

STUDENT SERVICES

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|--|------------------|---------------|----------------|----------------------|
| Old St. Joseph Church* - 123 Grant St. | 16,177 | 1898 | 1976 | * Add. & Renov. 1999 |
| Michels Commons - 409 Third St. | 59,705 | 1961 | | Add. 1995 & 2010 |
| Van Den Heuvel Campus Center - 419 First St. | 52,771 | 1930 | | Add. & Renov. 2000 |
| Todd Wehr Hall - 301 Third St. | 58,406 | 1967 | | Renov. 2010 |
| STUDENT SERVICES TOTAL | 187,059 | | | |

FACILITIES SERVICES

| BUILDING | GROSS SQ. FT. | YEAR BUILT | YEAR PURCH. | COMMENTS |
|----------------------------------|------------------|---------------|----------------|----------|
| Heating Plant - 389 First St. | 4,437 | 1917 | | |
| Grounds Garage - 450 Third St. | 2,016 | 1999 | | |
| FACILITIES SERVICES TOTAL | 6,453 | | | |

| | | | | |
|-----------------------|------------------|--|--|--|
| BUILDING TOTAL | 1,172,617 | | | |
|-----------------------|------------------|--|--|--|

Attachment D



02 Project Description

ST. NORBERT COLLEGE, Donald & Patricia Schneider Family Hall

June 12, 2023

WORKSHOP

2.1 ARCHITECTURE

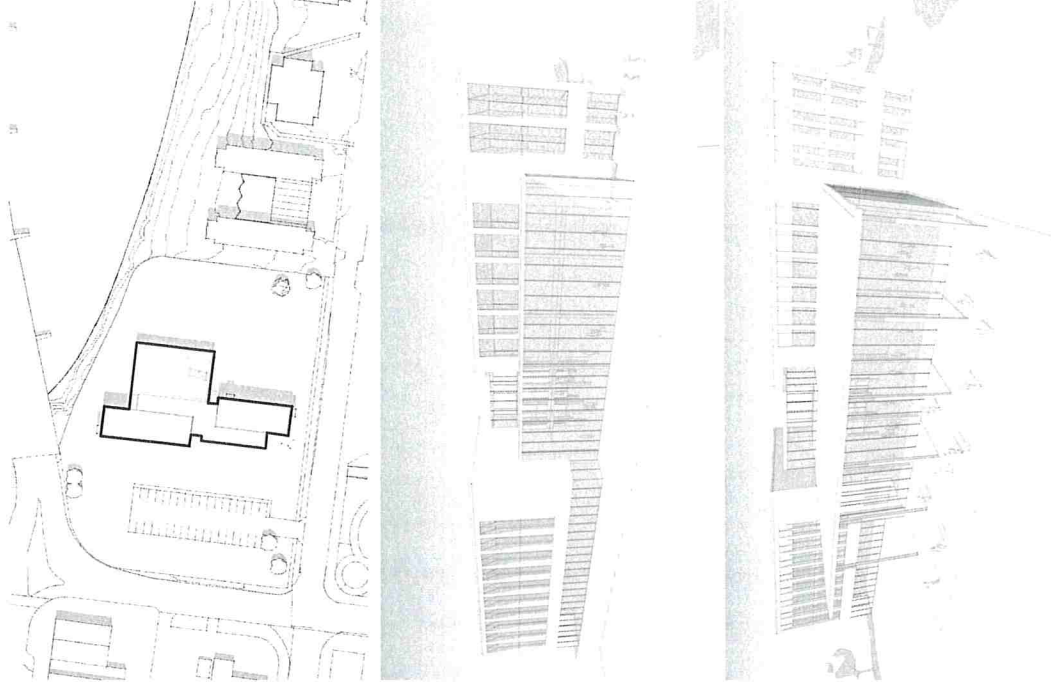
2.1.1 Exterior

Design Intent

The new Schneider School of Business (SSB) will be the front face / gateway into the college. The new building and site will serve as a community and academic hub integrating St. Norbert College with the surrounding community of De Pere. The building is designed to reinforce the mission of the college, specifically Communitas and Localitas. This mission is reinforced by the building placement and massing on the site. The design includes a central circulation hallway with adjacent open multiuse spaces. The open multiuse spaces will include a welcome lounge on the southwest side of the building and a gathering space on the northeast side of the building. These multiuse spaces will serve as a place that can be used by the entire faculty and student body, and as needed by the local business community. The building is oriented in the north-south direction and placed on the site to allow for a large green space and water side terrace to accommodate various student activities. The green space will serve as the connection between the campus to the south and the Fox River to the north. For more detail on the outdoor spaces and connections created by this building, see Section 3.0 Site Analysis for more information.

Building Massing

The building program is distributed into three stories and a basement. The building is designed to enhance connectivity, and has on-grade entrances from the west, east, and south. The building incorporates large expanses of glass-curtainwall at the 1st level multiuse open spaces. The glass-curtainwall enhances connectivity between the interior and the exterior of the building, with the building core being transparent / see through at the 1st and 2nd levels looking east to west. The multiuse open spaces are two stories in height and include circulation mezzanines. These circulation mezzanines enhance connectivity between the 1st and 2nd levels with activity areas that project outward and into the two-story open spaces. A central feature stair provides connectivity between the 1st level open spaces, 2nd level mezzanines, and a 3rd level study lounge. The study lounge is designed as a place where faculty and students can meet / mix formally and informally all the while having panoramic views out toward the Fox River. Additional storage, mechanical space, and potentially parking is provided in the basement.



2.1 ARCHITECTURE

Architectural Character

The new Schneider School of Business (SSB) is conceived as belonging to the existing character of the college campus and surrounding community. The new SSB will take architectural cues from the surrounding historical context, however, will strive to incorporate new exciting architectural expression into the design. The building façade will be open, inviting, and modern, featuring large glass areas that showcase the activity within the building.

The form of the building is arranged asymmetrically into a dynamic and aesthetically pleasing composition. The building façade will be designed to unify the whole while also adapting to fit programmatic needs and solar exposure levels. The building will have a strong presence as a new highly visible and vibrant hub for the campus. Its appearance should be sympathetic to the surroundings while taking a bold stance as a new vibrant hub of campus life.

This page contains photographs of existing St Norbert Campus buildings along with precedent images showing how careful consideration of material use can greatly impact the building's character. The new SSB will utilize a variety of beautiful and durable materials that will seek to unify the architectural history of the campus with a new modern design. Masonry will be used in combination with glass-curtainwall in an artistic and efficient composition. Architectural precast and metal panel will accent these areas to enhance and create additional visual interest. Additional materials such as stone and Terracotta will also be considered.

Existing
Campus



Material:
Brick



Material:
Stone //
Precast



Material:
Curtain
Wall



2.1 ARCHITECTURE

2.1.2 Interior

The interior program is arranged to emphasize the inside-out relationships with the natural and designed exterior environments surrounding the new SSB from all cardinal directions. A continuity between indoor and outdoor spaces serves to showcase and connect the interior business school activities with the rest of the college and surrounding community. The natural beauty of the surrounding trees will extend into the interior of the building with the use of Cross Laminated Timber (CLT) roof decking that will provide a welcoming warmth to the community spaces.

The interiors of the SSB will have warm, textured, and varied materials with a level of quality and durability commensurate with hospitality environments. Terrazzo floors are typical in high traffic areas such as the main level. Warm and textured finishes on walls and ceilings such as wood, stone, and metal are common while acoustical treatments on walls and ceilings improve the quality of acoustics in lively public areas. General lighting will be supplemented by hospitality grade fixtures in key feature areas. Finally, environmental graphics used in selective areas for story-telling and branding build a sense of student attachment and belonging.

Study
Spaces



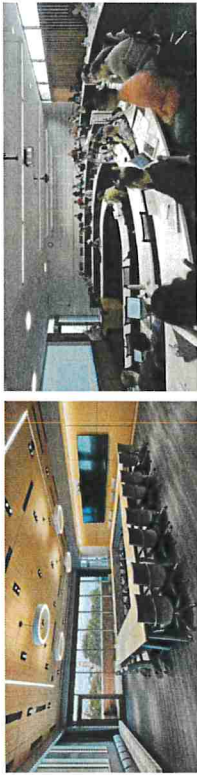
Student
Org
Co-
working



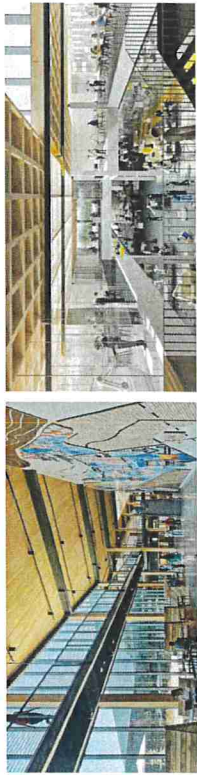
Flexible
Classrooms



Hybrid
Classrooms



Material:
CLT



2.1 ARCHITECTURE

Level 1

The front entrance into the building is from the west community facing side of Campus, this brings people right into the center of the building. Additional entrances are located on the east and south. There is outdoor parking on the west side for visitors, faculty and students. The Welcome Lounge by the south and west entrance is located adjacent to the Center of Executive Learning on the south end of the building. The Center for Executive Learning (CEL) consists of three classrooms and an administrative suite for CEL and support spaces for executive students.

On the north-east is a light-filled central "Gathering Space" which has great views of the outdoor patio, overlooking the river. The "Gathering Space" is a flexible multi-use space that will be used for day-to-day study and collaboration between students, faculty, and community members. It is intentionally designed to function as an event space to host a variety of different events for the Business School, Campus and the local community. The central feature of the space is a fireplace/hearth that is located in tandem with the main circulation stair and will be a focal point for events in the space.

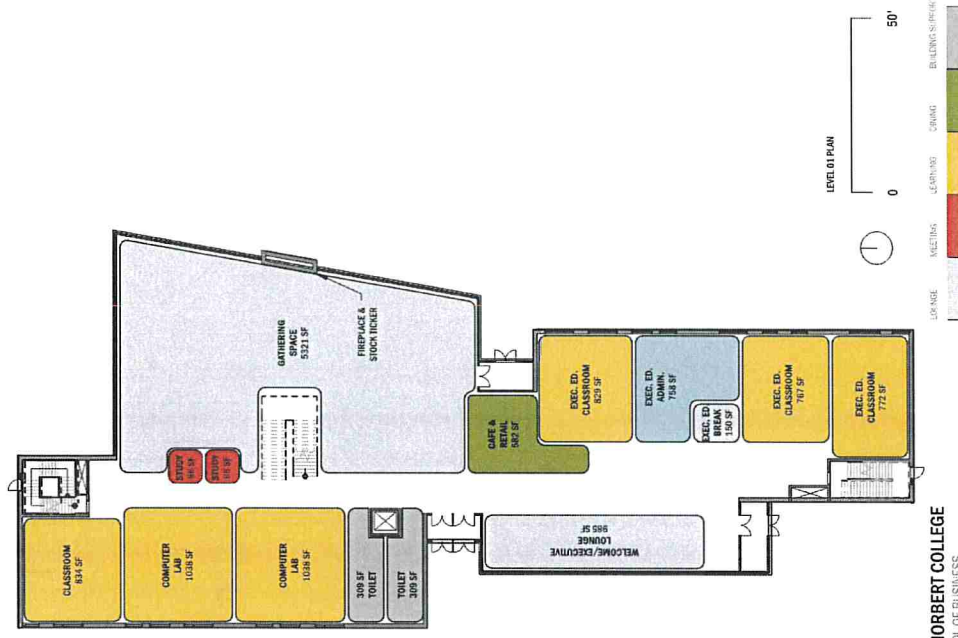
Additionally, there are two computer labs, an active learning classroom, a café, a retail space for discoveries international, two group study rooms and plenty of open study spaces for students on this main level of the building.

Executive Education Classrooms: Executive Education Classrooms are designed for smaller class sizes and are purposely designed to promote small group discussions around a common table. These will typically have one large conference table style with several mobile comfortable chairs for professional students. The room will allow for plenty of space for each student to work effectively without feeling cramped. The location of the projector screen, display, or marker board defines where the front of the room is located.

Computer Labs: Computer labs require regular use of computers as part of the learning process. The instruction area will include a workstation, a projector, a screen and white boards. The arrangement of student workstations in clusters allows for adequate viewing of the teaching area, while also allowing the instructor to roam among student workstations.

WORKSHOP

JUNE 2, 2023



ST. NORBERT COLLEGE
SCHOOL OF BUSINESS

ST. NORBERT COLLEGE, Donald & Patricia Schneider Family Hall

June 12, 2023

WORKSHOP

2.1 ARCHITECTURE

Level 3

Level 3 has learning spaces organized along a north-south spine as well. The north-south spine on this floor opens to green roofs on the south-west and north-east. This also has great views to the outside from the third level. On the north-east green roof, the student study space opens on to a roof deck.

On this floor the Faculty Office Suite (this includes Faculty Offices, space for Teaching Assistants and a Faculty Breakroom/Lounge) are located on the south, with two active learning classrooms, one of which includes breakout rooms for the Capstone Program. The Dean's Suite is located on the North end of the floor. In addition, there is an open study space, which connects to a roof deck over the north-east green roof.

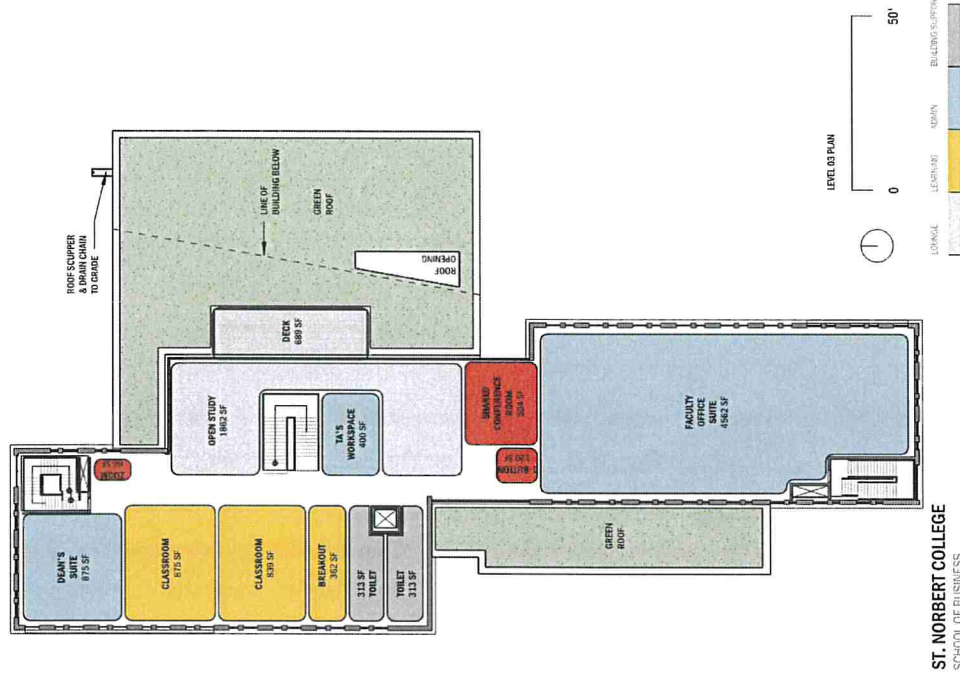
Active Learning Classrooms: Configured to maximize active, collaborative learning and multimodal teaching. These technology-enabled active learning classrooms with analog features (flexible seating and whiteboards) have a far greater effect on student motivation, learning outcomes, and collaboration than digital and high-tech features. These classrooms typically will have 6 round tables that can accommodate 36 students, 2 flat screen displays, and 4 whiteboards. These offer flexible learning arrangements, intended to promote active learning, collaborative problem-solving, and other team-based work.

Active Learning Classroom with breakout spaces: A variation of active learning classrooms, this room has breakout spaces that are used for the Capstone program. The breakout spaces allow students to break up into smaller groups to work on projects during class.

WORKSHOP

WORKSHOP ARCHITECTS, INC.

JUNE 2, 2023



ST. NORBERT COLLEGE
SCHOOL OF BUSINESS

ST. NORBERT COLLEGE, Donald & Patricia Schneider Family Hall

June 12, 2023

WORKSHOP

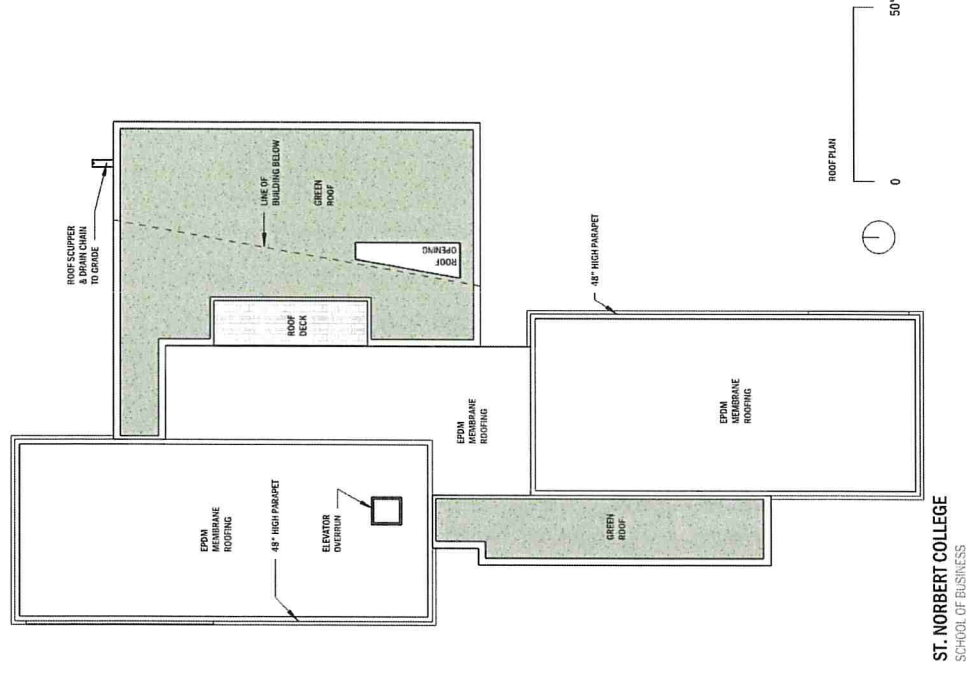
2.1 ARCHITECTURE

WORKSHOP
WORKSHOP ARCHITECTS, INC.

JUNE 2, 2023

Roof Level

Portions of the upper roof level will be used for roof top mounted mechanical units and a solar PV array. A vegetated roof top including an accessible rooftop deck is located on the roof area over the two-story multi-use spaces. See Section 4.5, Mechanical Systems Narrative, for further descriptions of roof areas.



ST. NORBERT COLLEGE, Donald & Patricia Schneider Family Hall

June 12, 2023

WORKSHOP

Attachment E

Saint Norbert College Parking Analysis

(Prepared for 2024 Master Plan Zoning and Business School Plan Review)

.January 31, 2024

Current Parking Lot Availability (Less PAC lot, Including New Proposed Business School Lot)

| ST. NORBERT COLLEGE | | | | | | |
|---|-------------------------------------|-------------------|-------------|-------------|------------------|--------------|
| Parking Capacity(Excluding Schneider Stadium and Mel Nicks) | | | | | | |
| Lot # | Lot Name | | | | | Total Stalls |
| | | | Reg. Stalls | H.C. Stalls | Dedicated Stalls | Total Stalls |
| 1 | | | | | | |
| 2 | GMS | Employee | 86 | 6 | 10 | 102 |
| 3 | Business School | Employee/Commuter | 54 | 3 | | 57 |
| 4 | Mulva Library | Employee/Commuter | 96 | 3 | | 99 |
| 5 | Victor McCormick Hall | Employee/Commuter | 72 | 6 | | 78 |
| 6 | Third Street(next to Mulva Library) | Student | 196 | 2 | | 198 |
| 8 | Hugh Hall | Employee/Commuter | 33 | 0 | | 33 |
| 9 | Stewart Street | Employee/Commuter | 43 | 2 | | 45 |
| 11 | Ariens Family Welcome Center | Visitor | 36 | 2 | 31 | 69 |
| 12 | College Avenue | Student | 346 | 0 | | 346 |
| 13 | Michels Hall | Student | 37 | 2 | | 39 |
| 14 | Bemis International Center | Visitor | 71 | 2 | | 73 |
| 15 | Grant Street | Employee/Commuter | 44 | 0 | | 44 |
| 16 | Fourth Street | Student | 119 | 2 | | 121 |
| 17 | PX Outside Lot | Student | 38 | 1 | | 39 |
| | PX Underground Lots | Student | 51 | | 1 | 52 |
| | Kress Inn | Visitor | 1 | 1 | | 2 |
| | Priory - North | Employee | 8 | 0 | | 8 |
| | Priory - South | Employee | 4 | 0 | | 4 |
| | Heating Plant | Employee | 4 | 0 | | 4 |
| | 6th Street Lot | Student | 67 | | | 67 |
| | Bush Art - south | Student | | 4 | | 4 |
| | Campus Center | Employee | | 1 | | 1 |
| | Off Campus Houses | Student | 169 | 0 | | 169 |
| | | | 1575 | 37 | 42 | 1654 |

Figure 1

Off Site Parking:

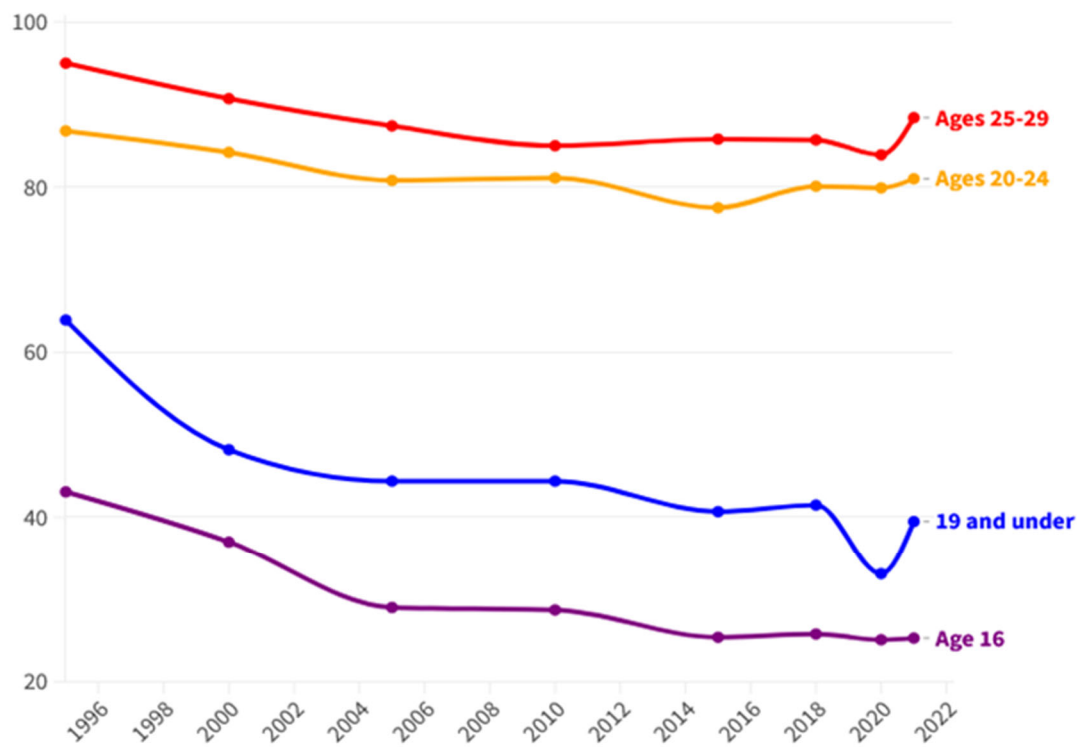
| Lot Name | | | | | Total Stalls |
|-----------------------|--|-------------|-------------|------------------|--------------|
| | | Reg. Stalls | H.C. Stalls | Dedicated Stalls | Total Stalls |
| Schneider Stadium | | 384 | 10 | | 394 |
| Mel Nicks | | 20 | 2 | | 22 |
| Total Off Site Stalls | | 404 | 12 | 0 | 416 |

Figure 2

Figure 3 below shows the historical number of resident and commuter student car passes issues over the last 5 years. SNC parking passes are divided into 3 primary types, Employee/Commuter, visitor, and student(resident). While visitor requires no pass, it is also often used by employee/commuter individuals. The percentage of resident car passes over the total student body less commuters has remained steady over time averaging 66%. Although SNC is seeing a greater trend matching the national market(Figure 4) of few numbers of individuals between the ages of 18 and 24 having their drivers license it is predicted the percentage of students having a car on campus will remain relatively steady.

| Historical | Total Enrollment | Resident Cars | Commuter Cars | Total Student Cars | % Resident/Enrollment |
|------------|------------------|---------------|---------------|--------------------|-----------------------|
| Fall 2019 | 2000 | 1122 | 173 | 1295 | 61.41% |
| Fall 2020 | 1867 | 1200 | 191 | 1391 | 71.60% |
| Fall 2021 | 1941 | 1149 | 167 | 1316 | 64.77% |
| Fall 2022 | 1814 | 1082 | 160 | 1242 | 65.42% |
| Fall 2023 | 1779 | 1082 | 149 | 1231 | 66.38% |
| | | | | Average | 65.92% |

Figure 3



Source: Federal Highway Administration

Figure 4 - % Individual with Drivers License by Age

Figure 5 shows the projected enrollment of SNC. This shows a general decrease in resident cars based on changing demographics within the student market. **Figure 6** shows the current number of full time and part time employees. This does not consider student employees as they are captured in the student numbers.

| Projection | Total Enrollment | Resident Cars | Commuter Cars | Total Student Cars |
|------------|------------------|---------------|---------------|--------------------|
| Fall 2024 | 1646 | 986 | 150 | 1136 |
| Fall 2025 | 1610 | 954 | 162 | 1116 |
| Fall 2026 | 1536 | 897 | 175 | 1072 |
| Fall 2027 | 1536 | 893 | 181 | 1074 |
| Fall 2028 | 1536 | 881 | 200 | 1081 |

Figure 5 – Projected resident and commuter car permits on the SNC campus.

SNC Full and Part Time Employees

| | |
|-----------------------------|-----|
| Current Full Time Employees | 441 |
| Current Part Time Employees | 37 |

Figure 6 – SNC Employee count

Figure 7 shows the parking ratios to be abided by when designing new projects on campus. These ratios should be revisited based on the method listed later in this document to ensure parking needs on campus are met. Parking for full time employees is benchmarked against the standard set out by the city zoning code for like entities in the zoning ordinance dated December 19, 2023. Part time employees are set at half the number of stalls as a full time employee as part time employees provide coverage for services outside of normal business hours or do not overlap with other part time employees. Resident parking historically has been 66%, as such resident parking is set at 7 stalls per 10 residents. Hotel parking mirrors the requirements set by the current zoning ordinance. These metrics are the primary and regular use of the SNC campus. As seen in figure 8 excess parking remains and the excess is anticipated to grow over the course of the next few years. Finally as SNC has the ability to limit student parking, the College is able to artificially reduce parking demand by reducing parking permits where unpredictable occurrence occur. In addition 404 off site parking stalls are available for SNC staff and are used as flex parking when large events occur on campus that require more than the excess parking on campus.

Parking Ratios for Design (Based on primary and regular single time use)

| Occupant Type | Parking Model |
|----------------------------|---------------------------|
| Resident Parking | 7 Stalls per 10 Residents |
| Full Time Employee Parking | 1 Stall per FTE |
| Part Time Employees | 1 Stall per 2 PTE |
| Hotel Parking | 1 Stall per Guest Room |

Figure 8

| Average Occupancy during Standard Business Hours(7:30-4:30) | | | | | | |
|---|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Occupant Type | Parking Model | Fall 2024 | Fall 2025 | Fall 2026 | Fall 2027 | Fall 2028 |
| Resident Parking | 7 Stalls per 10 Residents | 1047 | 1014 | 953 | 949 | 935 |
| Full Time Employee Parking | 1 Stall per FTE | 441 | 441 | 441 | 441 | 441 |
| Part Time Employees | 1 Stall per 2 PTE | 19 | 19 | 19 | 19 | 19 |
| Hotel Parking | 1 Stall per Guest Room | 46 | 46 | 46 | 46 | 46 |
| | Total Parking Need | 1553 | 1519 | 1458 | 1454 | 1441 |
| | Excess Parking | 101 | 135 | 196 | 200 | 213 |

Figure 7 – Parking distribution based on projected occupancy of the SNC campus

Attachment F

ARTICLE X. LANDSCAPE AND SCREENING

| | | | |
|--|------|--|------|
| 14-100 Purposes..... | 10-1 | 14-105 Foundation Landscaping | 10-4 |
| 14-101 Applicability | 10-1 | 14-106 Landscape and Screening Material..... | 10-4 |
| 14-102 Street Trees..... | 10-1 | 14-107 Installation and Maintenance..... | 10-6 |
| 14-103 Parking Lot Screening..... | 10-2 | 14-108 Landscape Plans..... | 10-7 |
| 14-104 Parking Lot Interior Landscaping..... | 10-3 | 14-109 Alternative Compliance | 10-7 |

14-100 Purposes

The landscape and screening regulations of this article establish minimum requirements for landscaping and screening. The regulations are intended to advance the general purposes of this zoning ordinance and to help:

- (1) Maintain and enhance the city's appearance;
- (2) Mitigate possible adverse impacts of higher intensity land uses abutting lower intensity land uses;
- (3) Reduce the impacts of noise and glare;
- (4) Maintain and improve air quality;
- (5) Protect surface water quality and reduce the negative impacts of stormwater runoff by providing vegetated areas that filter and absorb stormwater;
- (6) Moderate heat by providing shade;
- (7) Encourage wise use of water resources; and
- (8) Encourage preservation and replacement of existing trees and vegetation.

14-101 Applicability

- (1) The landscape and screening regulations of this article apply in RM, X, O, C, BP, I, and P zoning districts, as further identified in the individual subsections of this article.
- (2) The landscape and screening regulations do not apply to any of the following:
 - (a) Residential uses with one or two dwelling units;
 - (b) Agricultural uses;
 - (c) Public parks and open spaces;

- (d) Reconstruction of any building that is damaged or destroyed by fire, natural disaster or other means beyond the reasonable control of the property owner.

14-102 Street Right-of-Way Trees

(1) Purpose

Street right of-way trees help maintain and enhance the appearance of the city, contribute to pedestrian safety and comfort and offer environmental benefits by allowing the infiltration of stormwater, reducing urban heating and improving air quality.

(2) Applicability

The street tree planting requirements of this section apply to all of the following, except as otherwise expressly stated:

- (a) Construction of any principal building or non-accessory parking;
- (b) Any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 50% of the building's existing floor area; and
- (c) Any increase in impervious coverage on the subject lot that exceeds 50% of the lot's existing impervious coverage.

(3) Requirements

(a) Number

At least one large tree is required per 35 feet of street frontage. If large trees are not appropriate due to the presence of overhead lines, other obstructions or site visibility considerations, as determined by the city forester, at least one small tree is required per 30 feet of street frontage.

ARTICLE X LANDSCAPE AND SCREENING

14-103 Parking Lot Screening

(b) Location

1. Required street trees must be centered in the terrace area of the right-of-way.
2. The city forester is expressly authorized to approve an alternative compliance landscape plan for installation of street trees in alternative locations when circumstances prevent street tree planting or when compliance with street tree planting location requirements would result in improper aesthetics or a poor growing environment for the tree or damage to public or private improvements.
3. Required street trees must be located within pervious landscape areas or within tree wells.

(4) Spacing

Street trees are not required to be evenly spaced, but the distance between street trees may not exceed 75 feet.

(5) Removal

Removal of street trees requires approval from the city forester. Property owners who remove any street tree for any reason are required to replace the tree with an equivalent or higher quality tree in the same location or in a new location, as approved by the city forester.

(6) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-103 Parking Lot Screening

(1) Purpose

The parking lot screening regulations of this section are intended to help mitigate the visual and operational impacts of parking lots when such areas are adjacent to streets or residential zoning districts.

(2) Applicability

Unless otherwise expressly stated, the parking lot screening regulations of this section apply to all the following:

- (a) The construction or installation of any new parking lot with a contiguous paved area of 3,500 square feet or more; and
- (b) The expansion of any existing parking lot that results in the addition of 3,500 square feet of paved area, in which case the parking lot screening requirements of this section apply only to the expanded area; and
- (c) The reconstruction of a parking lot with a contiguous paved area of 3,500 square feet or more, where "reconstruction" is defined as removal and replacement of pavement material.

(3) Requirements

(a) Screening from Street Frontage

1. When a parking lot is located adjacent to a street right-of-way, parking lot screening must be provided in accordance with the regulations of this section to visually screen the parking lot from the right-of-way.
2. Parking lot screening is required only when the parking lot is located within 100 feet of the right-of-way and there are no intervening buildings between the parking lot and the right-of-way.
3. Parking lot screening areas must be at least 7 feet in width; however, in the MX1 zoning district, required parking lot screening areas must be at least 3 feet in width.
4. Parking lot screening must be provided in the form of one of the following:
 - a. A vegetative screen consisting of shrubs planted to form a continuous visual barrier (hedge) at least 3 feet in height; or
 - b. A screening wall with a minimum height of 3 feet and a maximum height of 3.5 feet. Walls used to satisfy parking lot screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low-maintenance materials.

(b) Screening from R District

1. Parking lots must be screened from view of R districts when the parking lot is located within 100 feet of an abutting R-zoned lot and there are

ARTICLE X LANDSCAPE AND SCREENING

14-104 Parking Lot Interior Landscaping

no intervening buildings between the parking lot and the abutting R-zoned lot.

2. Required screening of parking lots from R districts must be provided in the form of either of the following options:
 - a. The installation of an opaque fence at least 6 feet in height and at least one tree per 30 linear feet of fence; or
 - b. The installation of a masonry wall with a minimum height of 6 feet.
3. When located in a required street setback, R district screening fences and walls may not exceed 4 feet in height.

(c) Vehicle Overhangs

A portion of a motor vehicle parking space may be landscaped instead of paved to meet parking lot screening requirements. The landscaped area may be up to 2.5 feet of the front of the space, as measured from a line parallel to the direction of the bumper of the vehicle using the space. Ground cover plants or mulch must be provided in the allowed vehicle overhang area.

(4) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-104 Parking Lot Interior Landscaping

(1) Purpose

The parking lot interior landscaping regulations of this section are intended to help mitigate the visual and stormwater runoff impacts of parking lots and provide shade for parked vehicles and pedestrians.

(2) Applicability

Unless otherwise expressly stated, the parking lot interior landscaping regulations of this section apply to all the following:

- (a) The construction or installation of any new parking lot containing 20 or more parking spaces;
- (b) The expansion of any existing parking lot that increases the number of parking spaces or amount of paved area by more than 33%; and

- (c) The reconstruction of a parking lot with a contiguous paved area of 3,500 square feet or more, where "reconstruction" is defined as removal and replacement of pavement material.

(3) Exception

Parking areas used solely for the display of motor vehicles for sale, lease or rental are exempt from the parking lot interior landscaping requirements of this section.

(4) Requirements

(a) Trees

Required parking lot interior landscape areas must include at least one large tree per 20 parking spaces. Small trees may be substituted for large trees if the zoning administrator determines that the presence of overhead lines or other obstructions or site visibility considerations make the installation of large trees unsafe or impractical.

(b) Location and Design

1. Required trees must be reasonably distributed throughout the parking lot and provided in landscape islands or medians that comply with all the following requirements:
 - a. They must be bordered by a paved surface on at least 2 sides;
 - b. They must be at least 7 feet wide, as measured from the back of the curb; and
 - c. They must be protected by curbs or other barriers, which may include breaks or inlets to allow stormwater runoff to enter the landscape area.
 - d. They must separate parking spaces so that there are no more than 20 parking spaces in an individual row between islands or medians.
2. Parking rows that end abutting a paved driving surface must have a landscape terminal island (end cap) with at least one tree at each end of the parking row. All other parking lot landscape islands must be located to comply with all applicable regulations of this section.

ARTICLE X LANDSCAPE AND SCREENING

14-105 Foundation Landscaping

3. The zoning administrator is expressly authorized to approve landscape plans that do not provide terminal islands at the end of each parking row or that otherwise provide for reduced dispersal of interior parking lot landscape areas when proposed landscape planting areas are combined to form functional bioretention areas or to preserve existing trees and vegetation.

(5) Vehicle Overhangs

A portion of a motor vehicle parking space may be landscaped instead of paved to meet interior parking lot interior landscaping requirements. The landscaped area may be up to 2 feet of the front of the space, as measured from a line parallel to the direction of the bumper of the vehicle using the space. Ground cover plants or mulch must be provided in the allowed overhang area.

(6) Relationship to Screening Regulations

Landscape areas and plant material provided to satisfy the parking lot screening regulations of [14-103](#) may not be counted toward satisfying the parking lot interior landscaping regulations of this section ([14-104](#)).

(7) Materials, Installation and Maintenance

See [14-106](#) and [14-107](#).

14-105 Foundation Landscaping

(1) Purpose

The foundation landscaping regulations of this section are intended to provide landscape next to buildings.

(2) Applicability

The foundation landscaping regulations of this section apply to all the following when located outside of the R1, R2, and MX1 zoning district:

- (a) Construction of any principal building;
- (b) Construction of parking garage, whether it is a principal or accessory building; and
- (c) Any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 20% of the building's existing floor area.

(3) Requirements

- (a) Foundation planting areas must be provided abutting each principal building along at least 60% of length of any street-facing building walls.
- (b) Foundation planting areas must have a minimum width of 5 feet, as measured from the exterior wall of the building.
- (c) Required foundation planting areas must contain any combination of ornamental trees, evergreen trees, shrubs, flowering plants, ground cover plants, and other native or ornamental grasses and plants.
- (d) All areas abutting a building that are not paved and not otherwise landscaped as required by this section must be covered by mulch, grass or ground cover plants.
- (e) Foundation planting areas must:
 1. Screen mechanical equipment, air conditioning units and other equipment from view of street;
 2. Provide visual relief along large expanses of building walls and accent building entrances and architectural features; and
 3. Enhance walkways, entrances, outdoor seating areas, and other pedestrian areas.

14-106 Landscape and Screening Material

(1) General

- (a) **Applicability.** The regulations of this section apply to all trees, plant materials, and other features used to satisfy the landscaping and screening requirements of this zoning ordinance.
- (b) **City Forester Approval.** The size, species, location and installation of all proposed trees are subject to approval by the city forester.
- (c) **Prohibited Tree and Plant Lists.** The city forester is authorized to prepare a list of prohibited tree and plant species for use in

ARTICLE X LANDSCAPE AND SCREENING

14-106 Landscape and Screening Material

administering and enforcing the regulations of this article.

- (d) **Selection.** Trees and plants used to satisfy the requirements of this zoning ordinance must:

1. Meet or exceed the plant quality standards established in the latest edition of the American Standard for Nursery Stock (ANSI Z60.1);
2. Be native or naturalized to Wisconsin and adapted for growing conditions in the De Pere area, as determined by the city forester; and
3. Not be artificial plants or plants listed as prohibited species on the recommended and prohibited tree and plant species list.

- (e) **Planting Areas**

1. All planting areas must have amended soil to help ensure the health of newly installed plant material.
2. All planting areas must be contained by edging material other than vegetation.

(2) Trees

- (a) **Size of New Trees.** New or transplanted trees provided to satisfy the requirements of this zoning ordinance must comply with the following minimum size requirements:
1. Large trees must be deciduous, with a minimum caliper size of 2 inches and a minimum height of 10 feet at the time of installation.
 2. Medium trees must have a minimum caliper size of 2 inches and a minimum height of 8 feet at the time of installation.
 3. Small trees must have a minimum caliper size of 1.5 inches and a minimum height of 6 feet at the time of installation.
 4. Evergreen trees must have a minimum height of 6 feet at the time of installation.
- (b) **Species.** If more than 10 trees are required, no more than 40% may be of a single species. If more than 25 trees are required,

no more than 25% may be of a single species. This requirement applies to trees being planted, not to existing trees.

(3) Credits for Existing Trees

- (a) Preserved trees will be credited toward satisfying the tree planting requirements of this zoning ordinance in accordance with the following:
1. Preserved trees up to 6 inches in diameter at breast height (DBH) will be credited as 3 trees.
 2. Preserved trees larger than 6 inches DBH, up to 12 inches DBH will be credited as 4 trees;
 3. Preserved trees that are more than 12 inches DBH up to 24 inches DBH will be credited as 5 trees; and
 4. Preserved trees that are more than 24 inches DBH will be credited at a ratio of 10 trees.
- (b) To receive tree preservation credit, the following additional conditions must be met:
1. Preserved trees for which credit is given must be in good health and condition and may not be prohibited species;
 2. The original grade of the dripline area of a preserved tree may not be changed; and
 3. Tree protection fencing must be installed around the outer limits of the dripline area and remain in place from commencement of construction activity until all exterior work is complete. Tree protection fencing must consist of orange vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least 42 inches in height and supported at no more than 10-foot intervals by posts or stakes to keep the fence upright and in place. A visible warning/no-disturb sign must be affixed to fence at 100-foot intervals.
 4. Credit only applies to the specific parcel that the tree is on.
 5. Credit does not apply to street trees.
- (c) The zoning administrator is expressly authorized to reduce off-street parking

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requirements to allow for the preservation of existing trees.

(4) Shrubs

(a) New Shrubs

1. Shrubs must have a minimum container size of 5 gallons.
2. Shrubs may also be balled and burlapped.

- (b) **Existing (Preserved) Shrubs.** Existing shrubs may be used to satisfy the landscaping and screening requirements of this zoning ordinance if protected and maintained during site development and construction phases of work.

(5) Ground Cover

- (a) All required landscape areas that are not planted with trees or shrubs must be covered with ground cover plants, which may include turf. Mulch must be confined to areas underneath trees and shrubs and is not an allowed substitute for ground cover.
- (b) Ground cover plants other than turf must be minimum 4-inch pot or plug size. Areas planted in ground cover other than turf must be planted at distances appropriate for the species and at a density that will achieve complete coverage after the second full growing season.

(6) Mulch

All required trees and shrubs must be located within a mulched area and be separated from turf by a minimum distance of 2 feet (4-foot diameter mulched area). Mulch must be applied to provide a 2-inch (minimum) to 4-inch (maximum) soil cover, with no weed barrier material visible.

(7) Fences and Walls

Unless otherwise expressly stated, fences and walls provided to meet the regulations of this article are subject to the regulations of this section.

- (a) Fences must be durable and constructed with materials that are customarily used for fences, including wood, decorative rigid vinyl (polyvinyl chloride), metal or wrought

iron. Fence posts must be structurally stable.

- (b) The finished side of all fences other than tree protection fences must face the adjacent property or street.
- (c) Walls, raised planting beds and planters must be constructed of brick, stone or other durable masonry material approved by the zoning administrator.
- (d) Chain-link fencing may not be used to satisfy the regulations of this article.

(8) Transitional Yard Areas

Additional landscaping or fences are required to provide visual screening when O, C, BP, and I districts abut residential districts within the City of De Pere. Transitional yard area requirements include all of the following:

- (a) A landscaped area that is a minimum of 50 feet wide that is parallel to the residential district (unpaved and without buildings).
- (b) A minimum 6-foot tall berm that is parallel to the residential district.
- (c) Trees planted every 35 feet the full length of the landscaped area, on top of the berm.
- (d) Storm water management features may be placed within a transitional yard area.

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(1) Installation

- (a) Required landscaping must be installed in accordance with an approved landscape plan.
- (b) All trees and plant material must be installed in accordance with sound nursery practices, in a manner designed to encourage vigorous growth.
- (c) All newly installed trees must be staked.
- (d) Trees and plant material suitable for planting must be balled and burlapped, bare root, or container grown. Planting areas should be at least twice the diameter of the root system or the container.
- (e) All landscaped areas that are adjacent to pavement must be protected with curbs or

equivalent barriers. Flush curbs, curb cuts, or other methods must be used to direct stormwater to landscape areas that abut paved areas.

- (f) Landscaping may not obstruct traffic visibility at street intersections or driveways and must comply with all applicable intersection sight distance regulations.
- (g) When landscaping is placed or installed within the public right-of-way, the city has no obligation to replace or repair such landscaping if removed or damaged by city field operations or other governmental functions. The city also has no obligation to maintain above ground or below ground improvements or landscaping within the public right-of-way.

(2) Protection

All landscape areas provided to meet the requirements of this zoning ordinance must be protected from potential damage by adjacent uses and development, including parking and storage areas.

(3) Timing of Installation

All required landscaping and appurtenances must be installed within 120 days after issuance of a certificate of occupancy or temporary certificate of occupancy.

(4) Maintenance

- (a) Required landscaping and screening must be continuously maintained, including necessary watering; weeding; pruning; pest control; litter and debris clean-up; and replacement of dead, diseased or damaged plant material.
- (b) Failure to comply with an approved landscaping plan, including failure to maintain required landscaping and screening and failure to replace dead, diseased or damaged landscaping, constitutes a violation of this zoning ordinance.
- (c) The property owner is responsible for maintenance of trees and landscaping in accordance with the approved landscape plan and the regulations of this zoning ordinance. Any dead, diseased or damaged

trees, landscaping or screening materials must be removed and replaced by the property owner within 90 days of date that written notice of the obligation to remove and replace required landscaping is issued by the city. Property owners have no obligation to replace or restore required landscaping that is damaged or destroyed as a direct result of government action or lawful action of a franchise utility provider.

14-108 Landscape Plans

(1) Required Information

All site plans and building permit applications for sites requiring landscaping must include a landscape plan and a WDNR planting detail that complies with the landscape plan submittal requirements specified by zoning administrator. Such submittal requirements must be in writing and made available to the public.

(2) Administrative Review

After receipt of a complete landscape plan, the zoning administrator must:

- (a) Approve the landscape plan as complying with the requirements of this article;
- (b) Approve the landscape plan with conditions of approval that will bring it into compliance with the requirements of this article; or
- (c) Reject the landscape plan as failing to comply with the requirements of this article.

14-109 Alternative Compliance

- (a) To accommodate creativity in landscape and screening design and to allow for flexibility in addressing site-specific development/ redevelopment challenges, the zoning administrator is authorized to approve alternative compliance landscape plans sealed by a landscape architect licensed to practice in the State of Wisconsin. In order to approve an alternative compliance landscape plan, the zoning administrator must determine that one or more of the following conditions or opportunities are present:

1. The subject site has space limitations, an unusual shape or other factors that

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make strict compliance with applicable landscaping and screening regulations impossible or impractical;

2. Physical conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this article;
 3. Safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
 4. Creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this article.
- (b) The zoning administrator is expressly authorized to approve alternative compliance landscape plans for projects implementing low-impact development practices or seeking sustainable development or green building certification from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative or SITES.

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