

PUBLIC NOTICE OF MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that a Regular Meeting of the **PLAN COMMISSION** of the City of De Pere will be held as follows:

Date: **MONDAY, MARCH 28, 2011**
Time: **7:00 p.m.**
Place: **De Pere City Hall, Second Floor, Council Chambers
335 S. Broadway Street, De Pere, Wisconsin 54115**

AGENDA FOR SAID MEETING:

Roll call.

1. Approve the minutes of the regular meeting of the Plan Commission on February 28, 2010.
2. Review Precise Implementation Plan application for the 162,340 square foot Menards located on Lawrence Drive. Agent: Aaron Morrissey.
3. Review the Conditional Use Application at 400 Reid St to allow the West De Pere Phantom Knight Charter School to be allowed as an accessory use to the principal use of the West De Pere District office. Agent Michael Fritsch.
4. Future agenda items.
5. 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
ALDERPERSONS
BULLETIN BOARDS
NEWS MEDIA
DACC
KEN PABICH
TOWN OF LEDGEVIEW
TOWN OF LAWRENCE
TOWN OF ROCKLAND

ITEM 2:

MENARDS
 DANIEL A WERNER
 JAMES S DEMOULIN
 WALMART REAL ESTATE
 THOMAS J & MEREDITH A BACIAK
 MATTHEW T & GRETCHEN K GREGOR
 KEVIN FENSKE
 ELSA J & INGRID A CORRIGAN
 MARGARET NANCY & PATRICK FOLEY
 CHARLES J & ELAINE A WELTER
 JANENE R BARTANEN
 JOHN W & SUSAN MC MORROW
 ROXANNE WILL
 WADE A & THERESA M BENEDYK
 JOHN W & SUSAN M MCMORROW
 SCOTT E GIGOT
 ATUL R & HETAL PATEL
 PETER T & LOUISE A JENSEN
 JAMES D & GAIL M CHAMPAGNE
 PRIME SPACE LLC
 JEFFREY J MORROW
 HEESOOK CHO
 PAUL L & ROSE ANN VANDERVEST
 JOHN L & JANICE M DORN
 BOULDER VENTURE 14 LLC
 WILLIAM C DAIS & ING JEN KUO
 AVRIO LLC
 ALOUIS P & VIRGINIA M ARENDT
 MCC INC
 MICHELLE HINTZ

ATTN: AARON MORRISSEY

5101 MENARD DR
 1020 RED FOX DR
 1101 RED WING TR
 1301 SE 10TH ST
 1302 N CARRINGTON LN
 1303 N CARRINGTON LN
 1306 N CARRINGTON LN
 1314 N CARRINGTON LN
 1317 S CROWN CT
 1318 N CARRINGTON LN
 1319 N CARRINGTON LN
 1328 S FRANCO CT
 1334 N CARRINGTON LN
 1335 N CARRINGTON LN
 1336 S FRANCO CT
 1336 S NINTH ST
 1342 S CARRINGTON LN
 1343 S FRANCO CT
 1350 S CARRINGTON LN
 145 E RIVER DR
 1550 PONDEROSA AV
 1618 YELLOW BRIAR DR
 2069 CANDLE WY
 2653 FOXWOOD CT
 311 E CHICAGO ST #210
 3621 GLENHAVEN CT
 841 HIGHVIEW LN
 N9495 CTH U
 PO BOX 1137
 W2200 COUNTY ROAD EE

EAU CLAIRE WI 54703-9625
 GREEN BAY WI 54313
 DE PERE WI 54115-3289
 BENTONVILLE AR 72712-7998
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-3815
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-3816
 DE PERE WI 54115-4227
 DE PERE WI 54115-4227
 DE PERE WI 54115-3816
 DE PERE WI 54115-4227
 DE PERE WI 54115
 GREEN BAY WI 54313-6057
 DE PERE WI 54115
 GREEN BAY WI 54304-1843
 DE PERE WI 54115-8181
 MILWAUKEE WI 53202-5809
 GREEN BAY WI 54301-1100
 KIMBERLY WI 54136
 GREEN BAY WI 54313-9101
 APPLETON WI 54912-1137
 SEYMOUR WI 54165-8150

C/O MURPHY CONST.

ITEM 3:

DEPERE WEST DEVELOPMENT LLC
 ST NORBERT COLLEGE
 CITIZENS BANK
 RAYMOND E & AUDREY G NUSSBAUM
 OLD DE PERE LIBRARY LLC
 DENNIS M & CLAUDIA D LARSON
 DEAN G & DAVID G RHODES
 KIP A & VIRGINIA M DETRY
 RONALD G MANNING
 ABTS INVESTMENTS LLC
 ASSOCIATED BANK CORP REAL ESTATE
 F & J PROPERTIES LLC
 A&P MARINGER LLC
 RAW LEGACY LLC
 D&J ENTERPRISE OF GREENLEAF LLC
 CKROLL PROPERTIES LLC
 KENNETH J MARTIN
 ISC PROPERTY LLC
 MARQUETTE CENTRE LLC
 BALISON REAL ESTATE LLC
 NICOLET HIGHLANDS LLC
 CHANMINA LLC
 JEROME J (JOE) SECOR REVOCABLE TRUST
 JAMES J KROPP
 JAMES J KROPP
 MASTERS PROPERTIES OF DE PERE LLC
 KEWEENAW ENTERPRISES LLC
 INDUSTRY CONSULTING GROUP INC

ATTN: JOHN BARNES

C/O MICHAEL ESERKALN

C/O F. BENNETT
C/O PAUL P RINGER

C/O MARK A BARTELS

PO BOX 6022
 100 GRANT ST
 101 N WASHINGTON AV
 1110 W FRANKLIN ST
 1134 STINE WY
 1166 STEVENS ST
 1234 CECELIA CT
 1258 SCHEURING RD #11
 1424 E MARHILL RD
 161 E BRIAR LN
 206 N WISCONSIN ST
 2130 FOX FIELD CT
 2480 GARDEN PARK TE
 2596 DECKNER AV
 3410 PARK RD
 401 REID ST
 417 MAIN AV
 436 MAIN AV
 444 REID ST STE 200
 4532 ALGONQUIN TR
 660 W RIDGEVIEW DR
 6728 RIDGE ROYALE DR
 748 MORNING GLORY LN
 883 RICHBOROUGH RD
 883 RICHBOROUGH RD
 PO BOX 5381
 PO BOX 5764
 PO BOX 810490

DE PERE WI 54115-6022
 DE PERE WI 54115-2002
 SAGINAW MI 48607-1207
 APPLETON WI 54914-3862
 DE PERE WI 54115-1011
 DE PERE WI 54115-1612
 DE PERE WI 54115-3809
 DE PERE WI 54115-1060
 GREEN BAY WI 54313
 GREEN BAY WI 54301
 DE PERE WI 54115-2735
 DE PERE WI 54115-9138
 GREEN BAY WI 54311-6742
 GREEN BAY WI 54302-4928
 GREENLEAF WI 54126
 DE PERE WI 54115-2132
 DE PERE WI 54115-2204
 DE PERE WI 54115-2205
 DE PERE WI 54115-2100
 GREEN BAY WI 54313-9527
 APPLETON WI 54911-1254
 GREENLEAF WI 54126
 DE PERE WI 54115-1380
 GREEN BAY WI 54313
 GREEN BAY WI 54313
 DE PERE WI 54115
 DE PERE WI 54115-5764
 DALLAS TX 75381-0490

DRAFT MINUTES

CITY PLAN COMMISSION MEETING CITY OF DE PERE, WISCONSIN – FEBRUARY 28, 2011

The Plan Commission of the City of De Pere, Wisconsin, met in regular session at the Council Chambers in City Hall on February 28, 2011.

Mayor Michael Walsh called the meeting to order at 7:00 p.m. Roll call was taken and the following members were present: Tom Walsh, Derek Beiderwieden, James Kalny, Elizabeth Runge, Alderperson Kathy Van Vonderen. Alderperson Robert Wilmet was excused. Also present: City Planning Director Kenneth Pabich, and members of the public.

1. Alderperson Van Vonderen moved, seconded by Jim Kalny, to approve the minutes of the January 24, 2011 meeting. Upon vote, motion carried unanimously.
2. Mayor Walsh moved, seconded by Jim Kalny to approve the Precise Implementation Plan Application for the 10,247 square foot Grand Central Station and car wash located on Lawrence Drive. Upon vote, motion carried unanimously.
3. Mayor Walsh moved, seconded by Alderperson Van Vonderen, to approve the Conditional Use Application and the Site Plan Application for the Saint Norbert College Student Union. Upon vote, motion carried unanimously.
4. Derek Beiderwieden moved, seconded by Tom Walsh, to accept the changes made to the 2011 Official City Map. Upon vote, motion carried unanimously.
5. Future agenda items. There was no discussion.
6. Mayor Walsh moved, seconded by Derek Beiderwieden, the Plan Commission adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Lori Philips
Recording Secretary

Item #2: Review Precise Implementation Plan application for the 162,340 square foot Menards located on Lawrence Drive. Agent: Aaron Morrissey.

Overview	<p>The original Precise Implementation Plan (PIP) was passed by City Council on September 3, 2002 accepting the recommendation of the Plan Commission (see attached). Since the project was not completed within 18 months, the PIP is required to be resubmitted.</p> <p>The overall plan remains very much the same; in fact the fence perimeter around the project site has not changed. The primary changes are as follows:</p> <ol style="list-style-type: none"> 1. The parking configuration has changed on the number of stalls reduced. Please see attached memo from Menards on the total number of stalls. 2. As required in 2002, the perimeter fence is an unfinished treated tongue and groove wood that will weather naturally. 3. Building elevations have been changed to match the latest corporate image. These materials are an upgrade from those approved in 2002. For example, Menards still uses the green metal panels as part of its store design; however the amount of material used has been reduced. 4. The overall design of the garden center has been changed.
Public Works	<p>Does the project meet the City Stormwater regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Sewer properly connected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Water properly connected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Access properly designed (driveway and sidewalks)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Are there any issues with easements or right-of-ways? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Are there other items that need to be addressed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p> <p><i>Required Actions:</i></p> <ol style="list-style-type: none"> 1. The storm water plan was approved as part of the original development of the PDD. Engineering has requiring that an analysis be done verifying that the design meets the current code requirements. 2. Storm sewer, sanitary sewer and water laterals are privately owned. Final plans for the design shall be submitted before permits are issued. 3. The access to the site is via a private street and Lawrence Drive.
Forestry & Parks	<p>Does the project meet the City Landscaping Regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><i>Required Actions:</i></p> <ol style="list-style-type: none"> 1. The original PIP has some plantings along the south elevation to help break up the warehouse. Staff would require that plantings be added along this elevation to break up the wall. 2. The original PIP had a retaining wall along the east property line where there is only a 10' setback from the fence. Staff would require that the retaining wall be added back in. 3. An updated landscape plan shall be submitted to the City. 4. All planting, mulching, and staking should be in accordance with WDNR recommendations and current proper practices. 5. All plant material and beds should have a follow up schedule for maintenance and replacement. This maintenance schedule should include provisions to protect plants in the winter, as some of these may be susceptible to animal feeding or damage. 6. A preservation and protection plan for existing vegetation and trees, including City owned trees and shrubs should be included on plans when applicable. <p><i>Recommended Actions: NA</i></p>
Fire	<p>Does the project meet City Fire Codes? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><i>Required Actions:</i></p> <ol style="list-style-type: none"> 1. Interior layout plan details are needed for a formal review. Provide details for quantities, locations and protection for hazardous storage. 2. Separation of hazards/use may be required. Provide racking arrangement for inside and outside structure. 3. Provide details defining the means of egress. Provide exit/emergency lighting throughout the means of egress. 4. No smoking signage may be required. 5. Provide fire extinguishers at a maximum of 75' travel distances from any point. 6. Provide sprinkler system drawings for approval prior to installation of this system. System shall comply with NFPA requirements except where variance has been granted. Outside a/v device shall be tied directly to the flow switch off the alarm panel (24vdc). Outside overhang will be sprinklered. 7. Provide fire alarm system drawings for approval prior to installation of this system. 8. Fire department connection not indicated - must be located in an accessible area within 150' of a fire hydrant. 9. Install key box for fire department access.

Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	Does the project meet the City setback requirements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	Does the project meet the City parking requirements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	Does the project meet the City lighting requirements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> NA	
	Is the refuse properly sited and screened?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	Does the signage meet the City code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	Are there other items that need to be addressed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	
	<i>Required Actions:</i>				
	1. The lighting for the site must meet the City code of 1 foot candle of intensity at the property line. In addition, lighting fixtures shall be night sky compliant. An updated lighting plan shall be submitted to the City showing compliance.				
	2. Miscellaneous items:				
<ul style="list-style-type: none"> • In 2002, loading and unloading was limited to 6:00 am. to 10:00 p.m. Staff would recommend that loading and unloading of product shall be limited to 5:00 a.m. to 10:00 p.m. and that supplies delivered to Menards would not be restricted. Unloading or loading from supply trucks would be limited to 5:00 a.m. to 10:00 p.m. • State approved plans will need to be submitted before permits are issued. These plans should also be submitted to the City for review by the Building Inspection and Fire Department. 					

Recommendation:

Staff would recommend approval with all required actions being implemented and the Precise Implementation Plan be forwarded to City Council for approval.



CITY OF DE PERE

**APPLICATION FOR
SITE PLAN REVIEW**

Fee: \$ 245.00

Receipt #: 62635

Date: 3-24-11

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Menard, Inc., Attn: Aaron Morrissey

Mailing Address: 5101 Menard Drive, Eau Claire, WI 54703

Phone: (715) 876-2177

Signature: *Aaron Morrissey* Date: 3/10/11

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

Agent:

Name: Menard, Inc., Attn: Aaron Morrissey

Mailing Address: 5101 Menard Drive, Eau Claire, WI 54703

Phone: (715) 876-2177

Signature: *Aaron Morrissey* Date: 3/10/11

B. Property Information

Address/Location of Property: 1313 Lawrence Drive Parcel #: WD-D0011

Parcel Dimension: 900' x 900' Parcel Area: 17.281 acres

Legal Description: See Exhibit "A" (attached)

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

Signed: *Aaron Morrissey* Applicant/Agent

Dated: 3/10/11

A plan consisting of all applicable information listed on the attached shall be submitted with this application.



March 14, 2011

VIA FEDEX
920.339.4043

City of De Pere
Attn: Ken Pabich
335 S Broadway
De Pere, WI 54115

**Re: SITE PLAN REVIEW (Precise Implementation Plan)
1313 Lawrence Drive**

Dear Mr. Pabich:

The following materials are being timely submitted to meet the March 18, 2011 submission deadline for the Menards of De Pere – Precise Implementation Plan:

1. Site Plan Review Application,
2. Check for the \$245.00 application fee,
3. Lighting cut-sheets.
4. Fourteen (14) 24" x 36" copies and one (1) 11" x 17" copy of the following plans:
 - a. Site Plan / Landscaping Plan,
 - b. Detail Sheet,
 - c. Store Elevations,
 - d. Warehouse Elevations,
 - e. Photometrics Plan, and
 - f. Sign Plan,
5. DVD of the .dwg files.

PRECISE IMPLEMENTATION PLAN - SUMMARY

Menards is proposing to construct a Menards home improvement center on the abovereferenced property having a total heated building area of 162,340 square feet.

Preliminary plans were recently submitted by Menards and the City staff provided some initial comments to those plans. The Landscaping Plan has been revised to address the City Forester's comments. Additionally, more details are being provided with this submission for both lighting and the proposed fencing. Staff also requested that I address the amount of parking and the use of metal panels on the facility as part of this formal submission.

Parking: Menard, Inc. often times discovers that city zoning ordinances are not tailored to Menards use when it comes to parking, and variances are necessary almost without exception. The site plan depicts 503 parking spaces in its current form.

The nature of Menards' use justifies 503 parking spaces rather than a higher number which would go unused. Menard, Inc. does not desire to pave several acres of land for parking that will never be utilized, just as the City of De Pere does not want several acres of unsightly, unused hard surface area paved for parking. Whereas other retailers meet the Ordinance and construct vast parking lots to meet the Christmas rush, Christmas is not Menard, Inc.'s peak sales period. Menard, Inc.'s "busy season" is actually two seasons, spring and summer, during which time we have a steady stream of customers, and not a single spike as other retailers enjoy at Christmas.

MENARD, INC.

As a retailer, Menard, Inc. is not about to under-park our use. Menards does not generate the same type of high traffic volumes that would be expected from a general retailer (Wal-Mart or Target). Its total floor area also includes large display and warehousing areas as well as larger aisles for maneuvering bulky items. These features contribute to the large building square footage and make building size a poor indicator of parking needs for this unique facility. In addition, Menard, Inc. finds that typically 15 - 25% of our customers are in the rear yard area at any given time, and do not require the use of storefront parking. Finally, in the event the use of the store ever changed to a more intensive use requiring greater parking, the 3.9± acre yard area could be converted to parking.

Metal Panels: Emerald green metal panels are utilized on all prototypical Menards home improvement centers both in the lumberyard / warehouse area as well as on the front façade of the store. The front façade of the store is the only part of the facility where this material is actually visible from the outside. Emerald green panels are an important building material component of the main entrance, exit and garden center mansards / awnings. Those mansards / awnings have become a corporate symbol of Menards and they are identifiable to our customer base. As such, the aesthetic design of, and the building materials used for, these mansards / awnings can not be compromised.

That said, the emerald green metal panels, like the proposed split-face block proposed for the façade of the store, is a material manufactured by Menard, Inc. It is a high quality / attractive material that we are proud of, which is why it has been incorporated into the design of our building elevations.

Thank you for your time and consideration of this request. If there is any additional information that I can provide to aid in your review of this matter, please do not hesitate to contact me.

Very truly yours,
Menard, Inc.



Aaron M. Morrissey
Real Estate Representative
Phone: (715) 876-2177
Fax: (715) 876-5998
amorriss@menard-inc.com

Exhibit A

National Survey & Engineering

LEGAL DESCRIPTION TRACT 1

16745 West Bluemound Road, Suite 200
Brookfield, Wisconsin 53005-5938
Phone 262-781-1000
Fax 262-781-8466 engineering
Fax 262-797-7373 surveying
Website www.nsee.com

LOT 1 OF CERTIFIED SURVEY MAP NO. B

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWN 23 NORTH, RANGE 20 EAST, IN THE CITY OF DEPERE, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH 00°20'13" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 1162.30 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE SOUTH 48°39'34" WEST 462.01 FEET TO A POINT; THENCE NORTH 41°21'46" WEST 133.02 FEET TO A POINT; THENCE SOUTH 67°43'10" WEST 164.01 FEET TO A POINT; THENCE NORTH 41°21'45" WEST 299.41 FEET TO A POINT; THENCE SOUTH 48°38'15" WEST 40.04 FEET TO A POINT; THENCE NORTH 41°21'45" WEST 416.73 FEET TO A POINT; THENCE NORTH 48°38'14" EAST 645.80 FEET TO A POINT; THENCE SOUTH 42°00'55" EAST 23.50 FEET TO A POINT; THENCE NORTH 48°38'14" EAST 135.60 FEET TO A POINT; THENCE NORTH 09°38'21" WEST 27.55 FEET TO A POINT; THENCE NORTH 41°21'46" WEST 237.76 FEET TO A POINT ON THE EASTERLY LINE OF LAWRENCE DRIVE; THENCE NORTH 49°11'22" EAST ALONG SAID EASTERLY LINE 63.29 FEET TO A POINT; THENCE SOUTH 40°48'38" EAST 539.22 FEET TO A POINT; THENCE SOUTH 89°31'38" EAST 252.46 FEET TO A POINT IN THE EAST LINE OF SAID 1/4 SECTION; THENCE SOUTH 00°20'13" WEST ALONG SAID EAST LINE 579.20 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAIN 752,745 SQUARE FEET OR 17.2806 ACRES.

PREPARED BY: JOHN P. CASUCCI, RLS
DATE: JUNE 26, 2002
SURVEY NO.: 160486

WI160486CSM B-LOT1 LEGAL

S I T E B A L A N C E



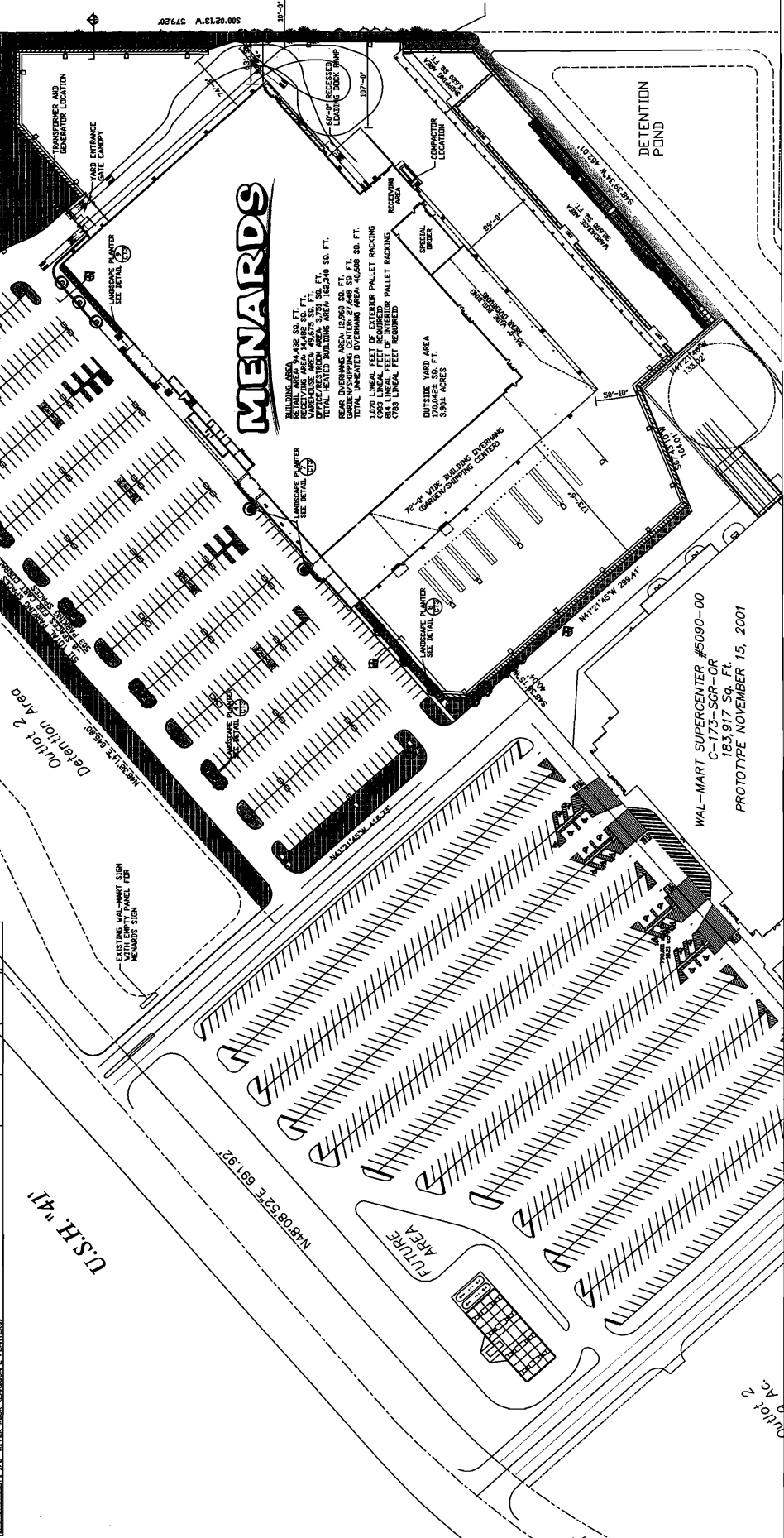
MENARDS

DE PERE, WISCONSIN
 PROPOSED SITE PLAN
 FEBRUARY 23, 2011
 SCALE: 1" = 120'

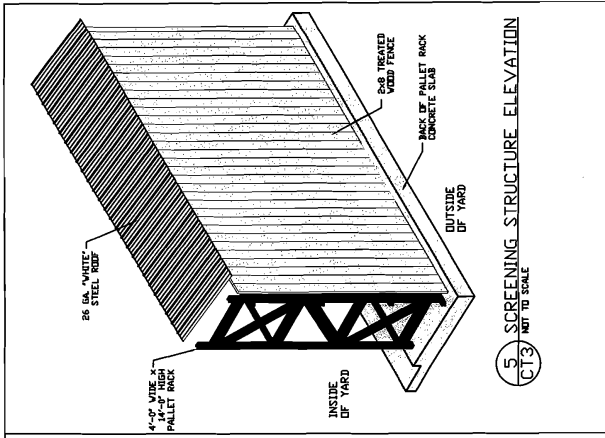


MENARDS LOT
 752,743 SQ. FT.
 17.884 ACRES

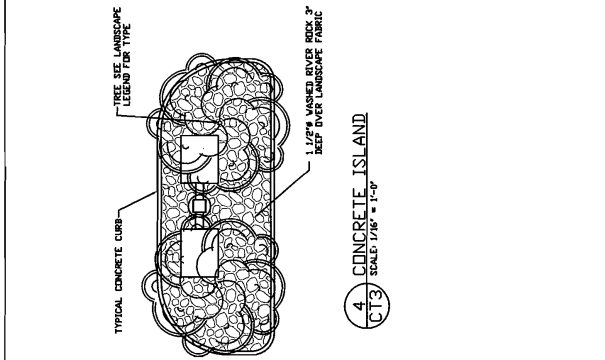
LANDSCAPE LEGEND			
SYMBOL	BOTANICAL, COMMON NAME	SIZE	HEIGHT WIDTH QTY.
(Symbol)	ACER SACCHARIN, LEGACY, LEGACY SIBER MAPLE	2" DIA.	44-50' 9
(Symbol)	MAHUA X HYBRID, PRANSIFIRE, PRANSIFIRE, FLOWERING DOG	2" DIA.	20' 26
(Symbol)	GLABRISIA TRICANTARES, VVA, INEMUS 'SKYLINE', 'SKYLINE', THORNLESS COMMON HONOLULUI	2" DIA.	35-70' 32
(Symbol)	ACER PLATANOIDES 'CORDEAU ROUGE', 'CORDEAU ROUGE', NORWAY MAPLE	2" DIA.	40-50' 10
(Symbol)	ACER RUBRUM 'PAINTED SUNSET', 'PAINTED SUNSET', RED MAPLE	2" DIA.	40-60' 7
(Symbol)	CELTIS OCCIDENTALIS 'FRANKE PRIME', 'FRANKE PRIME', COMMON HACKBERRY	2" DIA.	44-60' 9
(Symbol)	QUERCUS BILUMINATA 'PRINCETON SENTRY', 'PRINCETON SENTRY', QUINCK	2" DIA.	50-60' 3
(Symbol)	GYMNOCLADUS DIPILO 'EXPRESSO', 'EXPRESSO', KENTUCKY COFFEETREE	2" DIA.	60-70' 3
(Symbol)	PHILUS STROBUS, WHITE PINE	6" HT.	50-80' 10
(Symbol)	PIEA ABIES, NORWAY SPRUCE	6" HT.	40-60' 10
(Symbol)	SPONGEA JAPONICA, LITTLE PRINCESS, LITTLE PRINCESS SPIREA	3 GAL.	2.1/2" 15
(Symbol)	POTENTILLA FRUTICOSA 'NABOTTENWOOD', 'NABOTTENWOOD', POTENTILLA	3 GAL.	4" 32
(Symbol)	JAMPENSIS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR', JAMPENSIS	3 GAL.	2/3-1' 6-8'
(Symbol)	BORBERIS THURBERGII 'ROSE GLOV', 'ROSE GLOV', JAPANESE BARBERRY	3 GAL.	5-6' 32
(Symbol)	PANICUMCHASSISUS TRICOSPIDIATA, TENNY PARK, WISCONSIN IVY	3 GAL.	30-50' VARIES 71
(Symbol)	UNSPECIFIED		
(Symbol)	1 1/2" RIVER ROCK, LANDSCAPE PLANTERS		



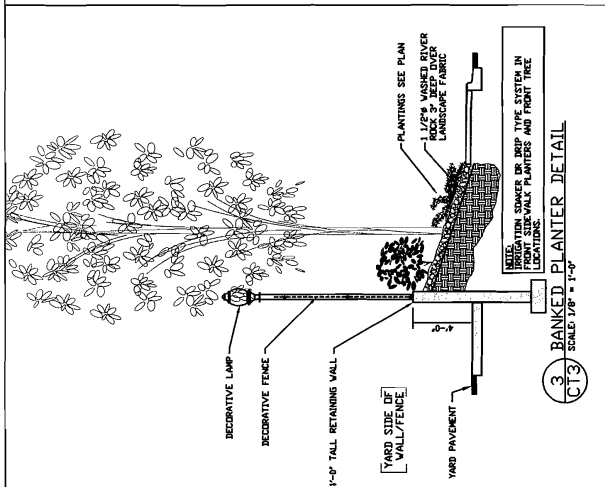
WAL-MART SUPERCENTER #5090-00
 C-173-SGR-OR
 183,917 Sq. Ft.
 PROTOTYPE NOVEMBER 15, 2001



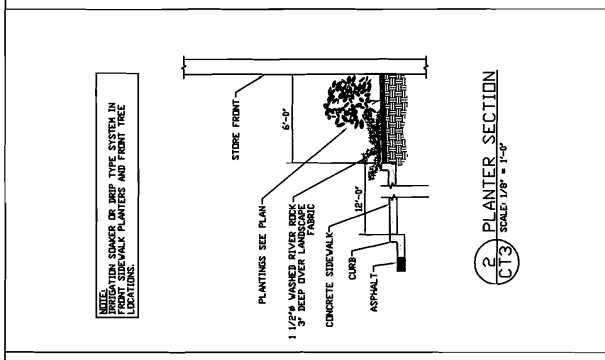
1 SCREENING STRUCTURE SECTION
SCALE: 1/8" = 1'-0"
CT3 NOT TO SCALE



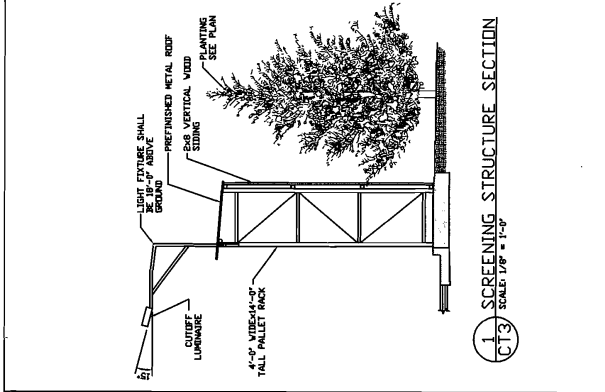
2 PLANTER SECTION
SCALE: 1/8" = 1'-0"
CT3



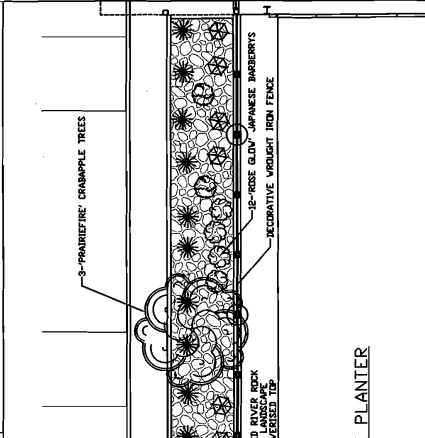
3 BANKED PLANTER DETAIL
SCALE: 1/8" = 1'-0"
CT3



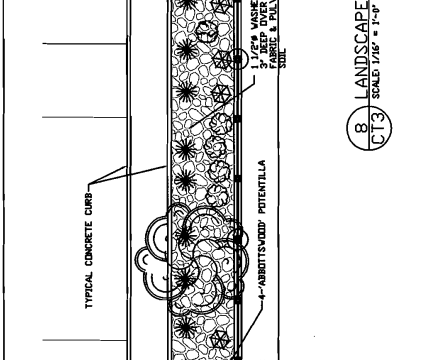
4 CONCRETE ISLAND
SCALE: 1/8" = 1'-0"
CT3



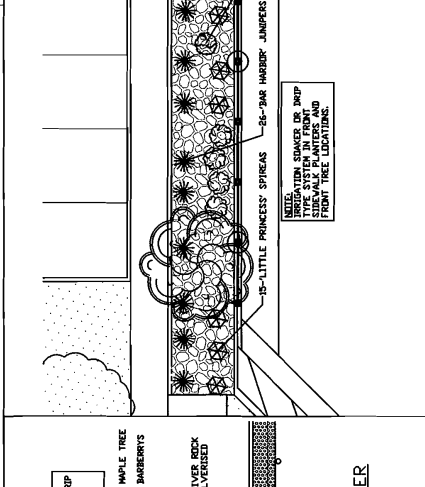
5 SCREENING STRUCTURE ELEVATION
CT3 NOT TO SCALE



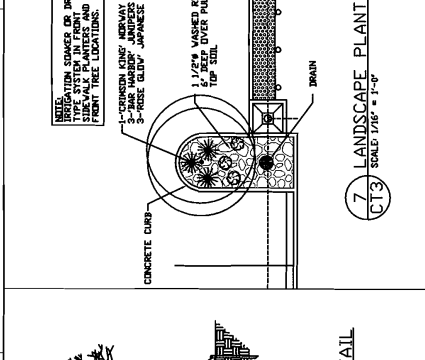
6 TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



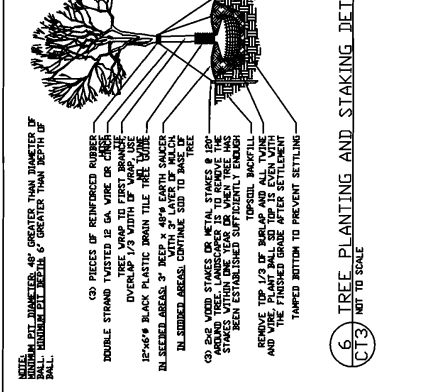
7 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3



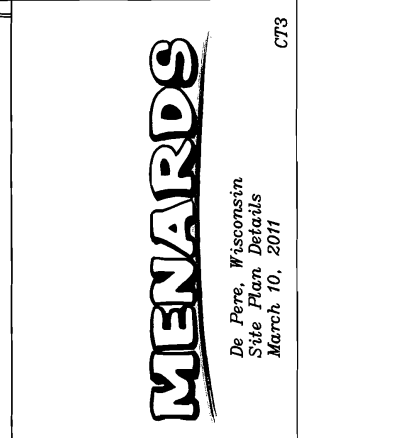
8 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3



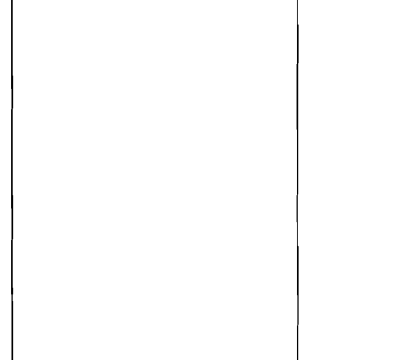
9 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3



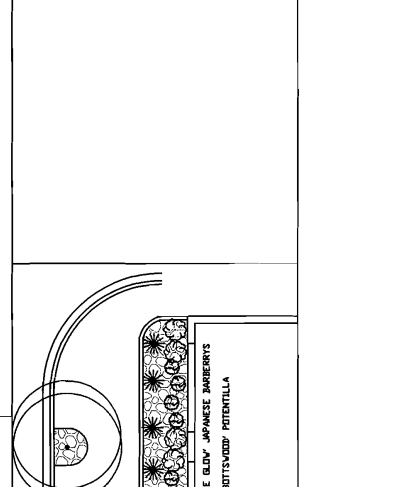
10 SCREENING STRUCTURE ELEVATION
CT3 NOT TO SCALE



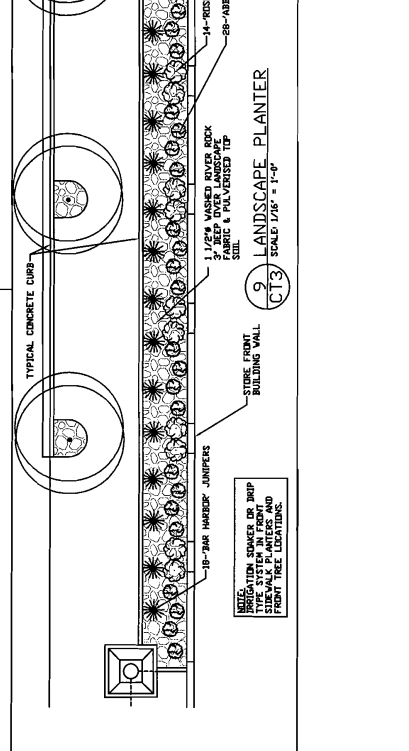
11 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3



12 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3

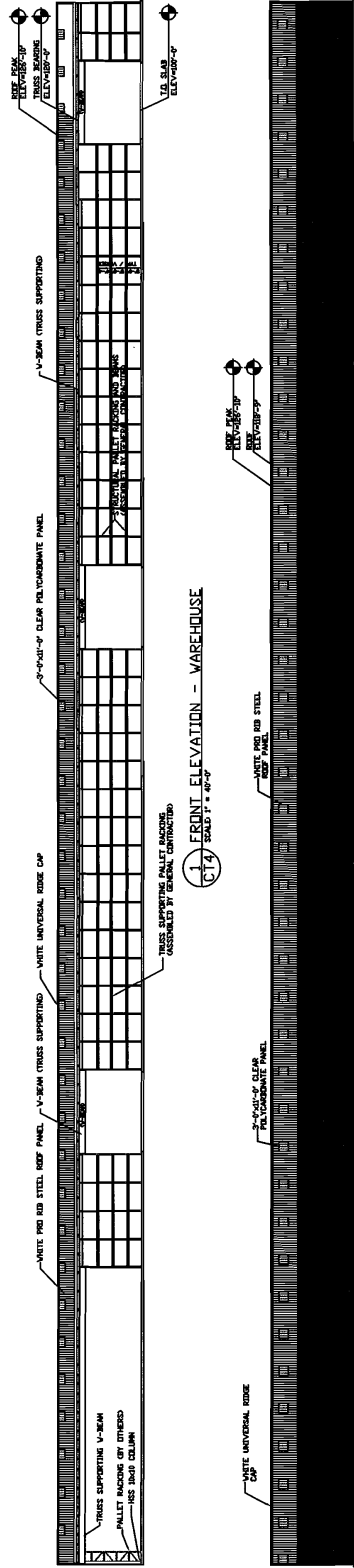


13 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3



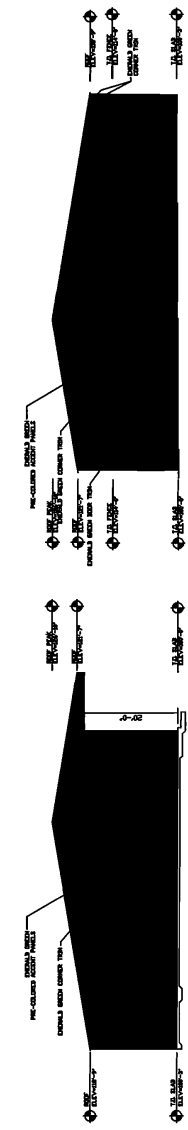
14 LANDSCAPE PLANTER
SCALE: 1/8" = 1'-0"
CT3

MENARDS
De Pere, Wisconsin
Site Plan Details
March 10, 2011



1 FRONT ELEVATION - WAREHOUSE
SCALE 1/8" = 1'-0"

2 REAR ELEVATION - WAREHOUSE
SCALE 1/8" = 1'-0"

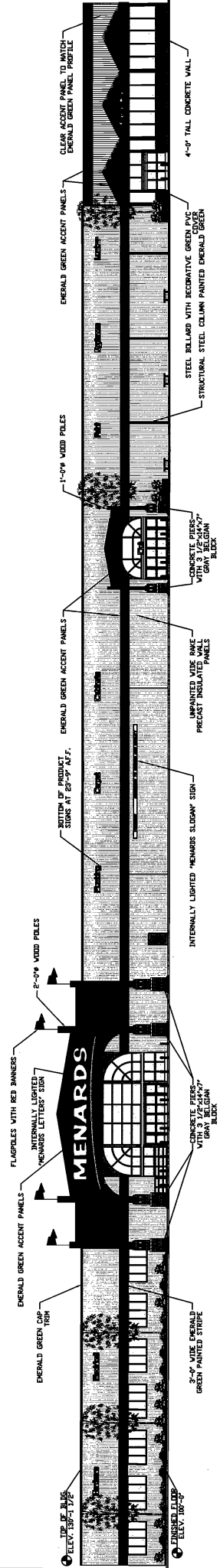


3 SIDE ELEVATION - WAREHOUSE
SCALE 1/8" = 1'-0"

4 SIDE ELEVATION - WAREHOUSE
SCALE 1/8" = 1'-0"

MENARDS

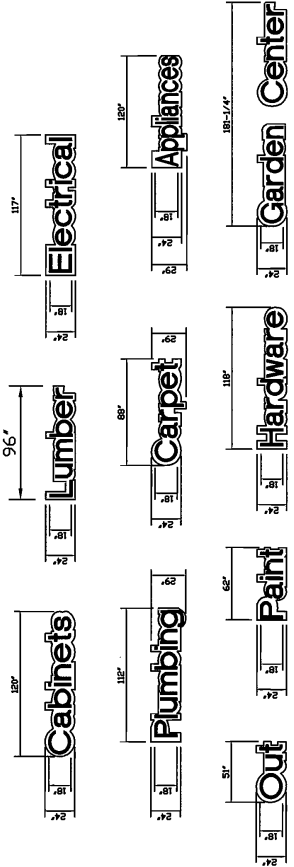
De Pere, Wisconsin
Warehouse Elevations
March 11, 2011



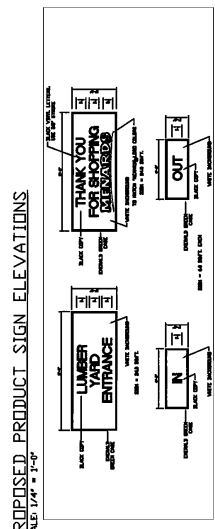
1 FRONT ELEVATION
SCALE 1/16" = 1'-0"

SIGN LEGEND			
QTY	DESCRIPTION	HEIGHT	LENGTH ISO. FT.
1	MENARDS	6'-0"	46'-7"
1	SWOOSH	1'-4"	54'-0"
1	SLOGAN SIGN	1'-0"	40'-0"
1	Appliances	2'-3"	10'-4"
1	Paint	2'-0"	5'-2"
1	Lumber	2'-0"	9'-4"
1	Carpet	2'-3"	7'-4"
1	Cabinets	2'-0"	10'-3"
1	Electrical	2'-0"	9'-3"
1	Plumbing	2'-4 3/4"	9'-4"
1	Hardware	2'-0"	9'-10"
1	Out	2'-0"	4'-3"
1	Garden Center	2'-0"	15'-1 1/4"

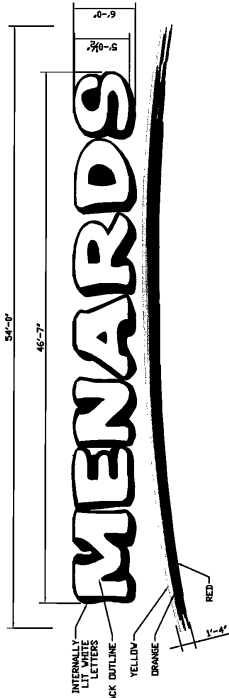
TOTAL SQ. FOOTAGE = 5964



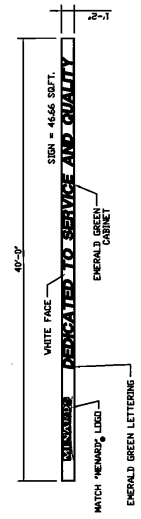
2 PROPOSED PRODUCT SIGN ELEVATIONS
SCALE 1/4" = 1'-0"



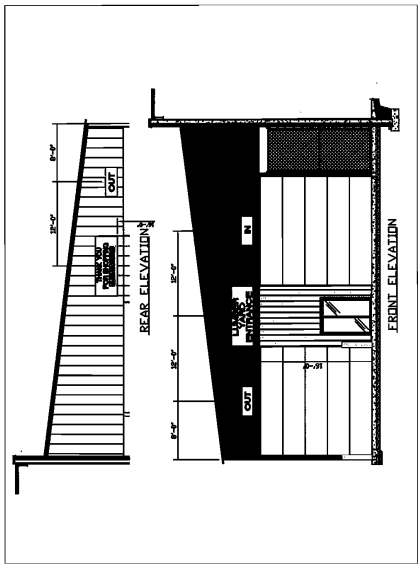
5 GATE CANOPY SIGNS
SCALE 1/4" = 1'-0"



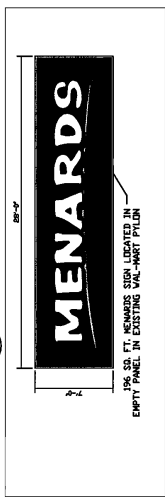
4 PROPOSED 'MENARDS' SIGN WITH SWOOSH
SCALE 3/16" = 1'-0"



3 PROPOSED 'MENARDS' SLOGAN SIGN
SCALE 3/16" = 1'-0"



6 FRONT & REAR GATE CANOPY ELEVATIONS
SCALE 1/8" = 1'-0"



7 MENARDS PYLON SIGN PANEL
SCALE 3/16" = 1'-0"

MENARDS

De Pere, Wisconsin
March 9, 2011
Proposed Sign Plan
Scale: As Shown

ITEM #3

STAFF REVIEW

A Precise Implementation Plan for the proposed Menard's facility to be located at the northeast corner of Scheuring Road and Lawrence Drive was submitted to the July 22, 2002 meeting of the Plan Commission. The Common Council, at its August 6, 2002 meeting, referred the building elevation plan back to City staff in order to further refine the exterior of the building. In addition, the staff recommendation that was approved at the Plan Commission meeting contained the following conditions for approval of the Precise Implementation Plan:

1. Addressing comments received from the Public Works, Fire, and City Forester Departments.
2. Prior to the initiation of any construction or the issuance of any building permits, the developer (Boulder Venture, LLC) and the City will have to enter into a development agreement regarding future road improvements that will be required as a result of this development and the Wal-Mart development.
3. Prior to the installation of any signage, other than directional signage, specific information on wall signs, parking lot lighting, and any pylon signs that may be desired will have to be submitted to the City for review and approval and a sign permit issued.
4. Specific information on exterior lighting will have to be submitted to the City for review and approval. Such information shall include photometrics showing that there will be no more than one foot candle at any property line.
5. No construction of the 26,430 square foot warehouse at the rear of the building will be allowed until such time as required information for a site plan review has been submitted, reviewed, and approved by the City.
6. Providing the easements and covenants for this development that will show that loading and unloading and receiving will be limited to between the hours of 6:00 a.m. and 10:00 p.m.
7. Receiving approval of the revised landscape plan that will be submitted the night of the meeting.
8. Meeting all other state and local regulations.

In addition to the revised exterior building plans, building signage, the revised landscape plan, and the treated board storage area (warehouse) information has been included with this submittal. This review will assume that all other factors included in the review, except those noted above, have been addressed.

Revised building elevation plans show some significant alterations to the previous plan. A 3 foot high 4" face brick course has been added to the entire front of the building. In addition, 6 sets of 4 Spandrel glass fake windows have been added to the right of the smaller of the two entrances. In addition, the right or south elevation has been changed to include emerald green roof panels along the entire length of the building. They had previously only covered the rear

137 feet of the building. These roof panels are interspersed with clear polycarbonate roof panels to give an added effect to the exterior of the building. These changes reflect the concerns expressed by Council members at the Council meeting. In staff's opinion, these changes significantly add to the exterior of the building and make it more aesthetically pleasing.

The proposed building signage information is attached. It shows that for all of the exterior signs on the front of the building, the total square footage is 556.34 feet. The Menard's building will have more than 870 feet of frontage along Lawrence Drive. The sign ordinance allows a maximum of 4 square feet of signage for every foot of frontage on adjacent streets. Therefore, total signage is over 2,900 square feet less than what is allowable under the sign ordinance. However, it should be noted that the signage submitted does not include any pylon signs. The developer is working with both Menard's and Wal-Mart to prepare a pylon sign that will contain signage for both operations on one pylon.

The proposed treated board storage facility is located at the southeast rear of the building. This warehouse facility would occupy 26,430 square feet. It would be backed into the berm adjacent to the retention pond. The building elevation shows that the side elevations would be constructed with 26 gauge steel siding colored emerald green in the Menard's color. The rear of the building would be 2 x 6 green treated tongue and groove lumber. The roof would be a ribbed 26 gauge Menard emerald green steel roof from the rear of the building to the peak. From the peak to the front of the building, the roof color would be white. There would be racks and pallets located within the building.

The revised landscape plan shows the required 6 foot high berm along the rear of the lot and along the north side of the lot adjacent to the housing developments. A 14 foot high board fence would be placed immediately adjacent to the berm on the Menard's side of the berm. In areas where there is only 10 feet between the property line and the fence, a retaining wall would be constructed before the fence is installed. The berm would remain 6 feet high. The berm would be topped with a variety of deciduous and evergreen trees. There would be 24 deciduous trees that would be planted at a height of 14 feet and 40 evergreen trees planted in clusters of 3 between the deciduous trees. The evergreen trees would be planted at a height of 6 feet. The plan further shows that it is estimated that the evergreen trees would grow to a height of approximately 20 feet within 10 years and the deciduous trees would grow to a height of 33 feet. Staff still recommends that the developers work with the City Forester to assure that the plantings are attractive and suitable for the climate in which they are located.

The revisions have been reviewed by Planning staff. In addition, the on-site inspection had previously been conducted. In Planning staff's opinion, the changes to the building provide a much more attractive and aesthetically pleasing development. The building signage is significantly less than what would normally be allowed and fits with the design of the building and the Menard buildings in other areas. The treated board storage facility will be hidden from view from the street by the building itself. It is similar to the Menard storage facility located on the east side in Bellevue.

Based on its review, Planning staff would recommend approval of the site plan and Precise Implementation Plan subject to the following conditions:

1. Addressing the comments received from the Public Works, Fire, and City Forester Departments.
2. Prior to the initiation of any construction or the issuance of any building permits, the developer (Boulder Venture, LLC) and the City will have to enter into a development agreement regarding future road improvements that will be required as a result of this development and the Wal-Mart development.
3. Specific information on pylon signage will have to be provided to the City for review and approval prior to its installation. In addition, City staff continues to recommend that the pylon signage for both Menard's and Wal-Mart be combined to lessen the number of pylons on the site.
4. Providing the easements and covenants for this development that will show that loading, unloading, and receiving will be limited to between the hours of 6:00 a.m. and 10:00 p.m.
5. Meeting all other state and local regulations.

On behalf of all City officials, the Plan Commission would again like to express its thanks to Menard's for their changes in this development. We wish them success in their location.

Item # 3: Review the Conditional Use Application at 400 Reid Street to allow the West De Pere Phantom Knight Charter School to be allowed as an accessory use to the principal use of the West De Pere District Office. Agent: Michael Fritsch.

De Pere West Development LLC owns and manages 400 Reid Street. The owners have reached an agreement with the West De Pere School District to locate the district office on the second floor of the building. As part of the lease, the Phantom Knight Charter School would also be re-located to this location. Education on its own is not permitted in a B-1 District. However, the zoning code allows for accessory uses to be permitted as long as the principal use is permitted in the district. The principal use would be the West De Pere District Office and the accessory use would be the Phantom Knight Charter School.

Based on the review, two stands were used to determine if it can be defined as an accessory use: the percent of square footage used and the percent of time the function is conducted. In both cases, the Phantom Knight Charter School is an accessory use. The square footage of the school is only 37% of the total lease space. In terms of use, the school is only operational during the hours of 7:45 a.m. to 2:45 p.m. during the regular school year. The District Office is used for the entire day and year (i.e. the entire summer school break would only be District Office use).

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?			X
Will the condition create a:			
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem		X	
4. Highway access problem		X	
5. Garbage disposal problem		X	
6. Police and Fire protection problem		X	
7. Be hazardous to children		X	
8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	
11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?			X
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?			X
Is the conditional use primarily for a speculative income return?		X	

Recommendation:

Staff would recommend approval of the conditional use with the following conditions:

1. That the Phantom Knight Charter School shall remain an accessory use to the West De Pere District Office.



CITY OF DE PERE

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$ 245.00

Receipt #: 62624

Date: 3/18/11

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: De Pere West Development LLC

Mailing Address: 400 Reid St

Phone: 362-0100

Signature: [Signature] Date: March 18, 2011

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

Agent:

Name: _____

Mailing Address: _____

Phone: _____

Signature: _____ Date: _____

B. Property Information

Address/Location of Property: 400 Reid St Parcel #: WD-893

Parcel Dimension: _____ Parcel Area: 51,015 sq ft

Legal Description: UNDERWOOD ADDN LOTS 5,6,7 & 8 & CARABINS ADDN LOTS 2

C. Land Use

Existing Zoning: B-1, Central Business

Present Use of Parcel: B-1 permitted uses.

Proposed Use of Parcel: B-1, Central Business [Accessory use incidental to principal use]

Present Use of Adjacent Property: B-1 Central Business and PDD

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s): 14-43(2).21

Dated: March 18, 2011 Signed: [Signature]

Applicant/Agent

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

March 21, 2011

Ken Pabich, Director of Planning and Economic Development
335 S. Broadway
De Pere, WI 54115

RE: Reid Street Crossing Conditional Use Permit

Dear Mr. Pabich,

On behalf of De Pere West Development LLC, I am submitting an application for a conditional use permit for the Reid Street Crossing Building located at 400 Reid Street, De Pere, Wisconsin. You are aware that the West De Pere School District approached us to lease 17,100 square feet of the second floor in the building for administrative offices and educational purposes. The administrative area will occupy 63% of the space. The Phantom Knight Charter School will utilize the remaining 37% of the available space as an accessory and incidental use to the offices as stated on the conditional use permit application.

The Reid Street Crossing site has been determined to be ideal for the school district because of the proximity and central location to St. Norbert College. The college and the West De Pere School District initially partnered in creating the charter school. Off street parking has been addressed. The district offices will be allowed to park up to 8 vehicles in the main lot north of the building. Full time employees will park in our adjacent lot on the corner of Fifth Street and Main Street. There is ample parking there with 76 parking stalls. By July 1, 2011, Reid Street Crossing will be 90% occupied and have adequate private parking for all tenants, shoppers and visitors. If for any reason in the future that parking becomes an issue De Pere West Development has a right of first refusal to lease an additional 20 spaces from another property owner.

The Phantom Knight Charter School currently has an enrollment of 27 students. The maximum capacity will be 30. Of these students, two take their personal vehicles and the rest are dropped off by parents or a school bus. The school year runs the same as all schools.

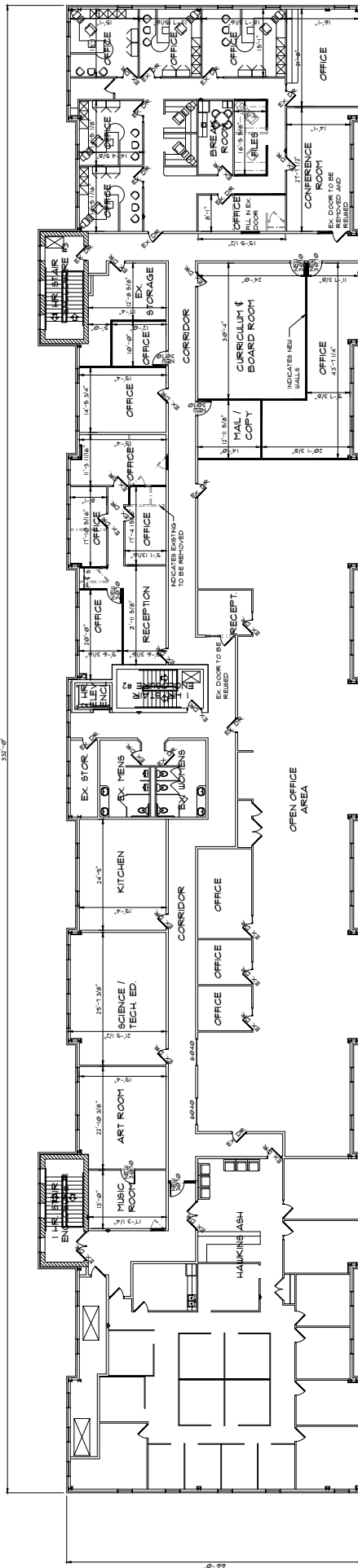
On March 15, 2011 residents of West De Pere voted in favor of moving to the Reid Street Crossing. On March 16, 2011 the West De Pere School Board unanimously voted in favor of the lease agreement. Representatives from the West De Pere School District will attend the Plan Commission meeting and will be available to answer any questions that commission members may have.

In light of the current economy, the offices and school will help to revitalize the downtown area. The introduction of staff, students and visitors will bring in people who ultimately will frequent adjacent businesses. The property will still remain as a taxable parcel. De Pere West Development looks forward to working cooperatively with the West De Pere School District, St. Norbert College, the City of De Pere and the business community. I can be reached at 336-7013 if you have any questions.

Sincerely,

Mike Fritsch
De Pere West Development

33'-0"



2ND FLOOR PLAN

SCHOOL DISTRICT OF WEST DE PERE
SPECIAL DISTRICT MEETING
HIGH SCHOOL AUDITORIUM
March 15, 2011
7:00 P.M.

Board Members Present: Van Deurzen, Bergner, Peeters, Van De Hei, Graef
Board Members Absent: None

The special district meeting was called to order by Board President Van Deurzen. She stated that the meeting was called pursuant to Wisconsin Statute 120.08(2) for the purpose of district residents to consider authorizing the School Board to enter into a lease of property located at 400 Reid Street as a site for housing the Phantom Knight Charter School affiliated with the School District of West De Pere and District Offices for school district purposes pursuant to Wisconsin Statute 120.10(5) upon such terms and conditions as the Board of Education deems reasonable and appropriate. She further stated that the district official newspaper published the Class 2 notice on March 3, 2011 and March 10, 2011 and other media had been notified of the meeting as required by open meeting law and state statutes, followed by the Pledge of Allegiance.

It was moved by Anthony Regazzi and seconded by Janice Coenen that the agenda be approved as printed. Motion carried.

President Van Deurzen solicited nominations for meeting Chairperson from the approximate 80 citizens in attendance.

It was moved by Russ Gerke and seconded by Greg Smith that Ms. Van Deurzen be nominated as meeting Chairperson. Ms. Van Deurzen asked for other nominations three times. There being no further nominations, the motion was called for voice vote, motion carried.

Ms. Van Deurzen introduced Superintendent Zegers at which time he expressed appreciation to all present for their attendance and began presentation of information related to and leading up to the resolution for proposed lease of property for school district purposes as listed on the agenda.

Questions were fielded and addressed at this time, allowing for further discussion.

It was moved by Erv Coenen and seconded by Frank Leonard to approve the resolution [exhibit A] authorizing the Board of Education to enter into a lease of property at 400 Reid Street necessary for the purpose of housing the District offices and Phantom Knight Charter School affiliated with the School District of West De Pere. After discussion and statements by citizens present, there was a show of hands vote on the motion. Voting Yes: 54. Voting No: 15. Motion carried. [Due to counting show of hands, this vote inadvertently excluded the votes of board members and Superintendent Zegers]

Ms. Van Deurzen expressed appreciation to those attending.

It was moved by Janice Coenen and seconded by Jason Lau at 8:50 p.m. to adjourn the meeting. Motion carried.

Joe Bergner
Clerk

**RESOLUTION OF SPECIAL MEETING OF
THE SCHOOL DISTRICT OF WEST DE PERE AUTHORIZING THE
SCHOOL DISTRICT OF WEST DE PERE BOARD OF EDUCATION
ENTER INTO A LEASE OF PROPERTY**

WHEREAS, pursuant to §120.10(5), Wisconsin Statutes, the School District of West De Pere (the "District") has determined that leasing of certain property located at 400 Reid Street is required by the District as a site for housing the District Office and Phantom Knight Charter School affiliated with the School District of West De Pere and the School Board is authorized to enter into a lease of said property pursuant to this Resolution; and

WHEREAS, pursuant to §120.10(5), Wisconsin Statutes, the District and the School Board must receive the approval of its electorate at a duly convened special meeting in accordance with the provisions of §120.08(2), Wisconsin Statutes; and

WHEREAS, such special meeting was appropriately noticed as required by law.

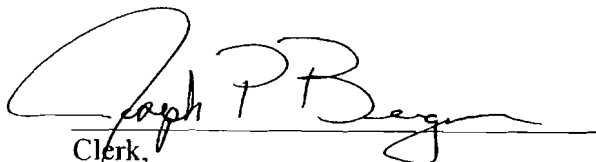
NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Board of Education is hereby authorized to enter into a lease of property located at 400 Reid Street pursuant to the terms and conditions of the Lease Agreement between the District and De Pere West Development and upon such other terms and conditions as may deem to be reasonable and appropriate by the Board of Education.
2. Such property is hereby designated as a site to house the District Offices and Phantom Knight Charter School affiliated with the School District of West De Pere.
3. No further authorization is required of the School Board to consummate entering into a lease of such property.
4. This Resolution shall take effect immediately upon its passage.

Adopted by the Special Meeting held this 15th day of March, 2011.


President,

School District of West De Pere Board of Education


Clerk,

School District of West De Pere Board of Education