

Town of Ledgeview

Conditional Use Permit No. 5  
Development Name: Starbucks

Date: 4/19/2022

Ordinance Number: O 2022-006

ORDINANCE NO. O 2022-006 OF THE TOWN OF LEDEGVIEW AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING CONDITIONAL USE PERMIT NUMBER 5 WHICH PROVIDES FOR A COFFEE SHOP WITH A DRIVE THRU LOCATED AT 1347 S BROADWAY STREET, DE PERE WI, AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF UP TO \$1000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PAUBLICATION.

WHEREAS, at its regular meeting held on March 16<sup>th</sup>, 2021, the Zoning and Planning Commission considered and made recommendations on a certain request for a Conditional Use Permit (Case No. 22-CUP01);

WHEREAS; this change of zoning is in accordance with the adopted comprehensive plan of the Town of Ledgeview, as amended; and

WHEREAS, the Town Board conducted a public hearing on April 19<sup>th</sup>, 2022, at which all persons were given an opportunity to present testimony; and

WHEREAS, the Town Board, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF LEDGEVIEW, WI:

Section 1.

Conditional Use Permit No. 5 is hereby established for a 1.431-acre tract of land located at 1347 S Broadway Street, De Pere WI, providing for the following use under Section 135-137 (A)(1) of the Ledgeview Municipal Code:

All uses permitted in B-1 Business Districts, except residences only allowed as a conditional use.

And further described under Section 135-126 (B)(3) of the Ledgeview Municipal Code:

Coffee shops

Section 2.

Development and maintenance shall be in accordance with the following special conditions, restrictions, and regulations:

1. Future development shall be in conformance with the site plan, attached hereto as Exhibit A.
2. Future development shall be in conformance with the landscaping plan, attached hereto as Exhibit B.
3. Future development shall be in conformance with the photometric plan, attached hereto as Exhibit C.
4. Future development shall be in conformance with the elevation drawings, attached hereto as Exhibit D.

Section 3.

That the Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 4.  
Penalty Clause

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 1-16 of the Town of Ledgeview Code of Ordinance.

Section 5.  
Severability Clause

That the provisions of this ordinance are severable in accordance with Section 1-10 of the Town of Ledgeview Code or Ordinance.

Section 6.  
Repealing Clause

To the extent of any prior ordinance of the Town of Ledgeview (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

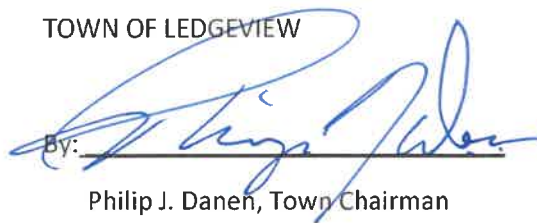
Section 7.  
Savings Clause

That the Town's Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Town Board of the Town of Ledgeview on the 19th day of April, 2022.

TOWN OF LEDGEVIEW

By:   
Philip J. Danen, Town Chairman

Attest:

  
Jennifer Broich, Town Clerk

VOTE:

Yes:

5

No:

0

Adopted:

April 19, 2022

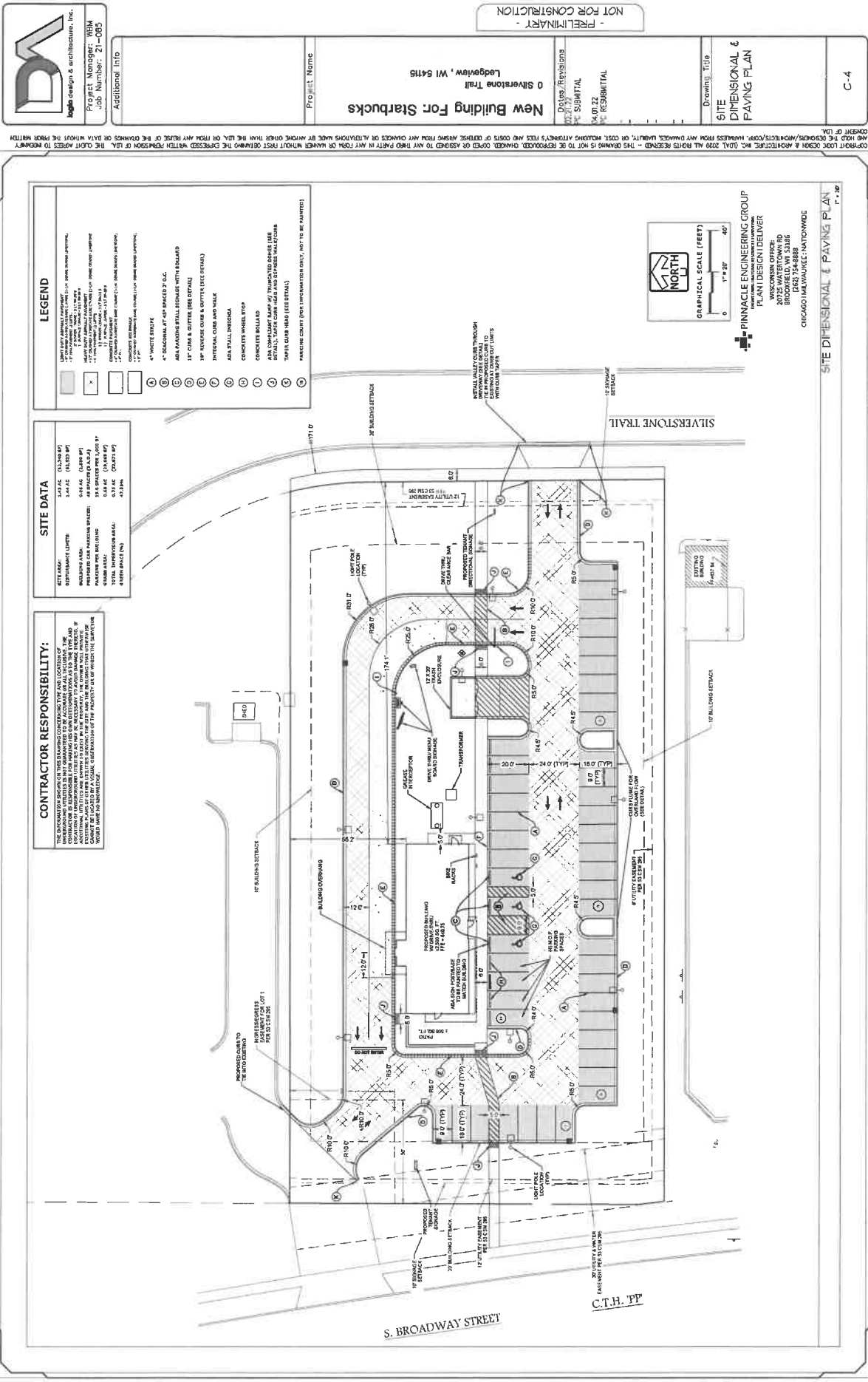
Posted:

April 22, 2022

Published:

April 25, 2022

# EXHIBIT A



**CONTRACTOR RESPONSIBILITY:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING CONDITIONS AND LOCATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WATKINSVILLE, GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**SITE DATA**

GRID AREA	14.4 AC (1,320,000 SQ FT)
PERMISSIBLE LIMITS	0.8 AC (18,300 SQ FT)
BUILDING AREA	44,000 SQ FT (1,000,000 SQ FT)
PROPOSED CAR PARKING SPACES	44 SPACES (1,000,000 SQ FT)
EXISTING CAR PARKING SPACES	0 SPACES (0 SQ FT)
TOTAL INTERPAVED AREA	0.8 AC (18,300 SQ FT)
PERCENT INTERPAVED	5.5%

**LEGEND**

1	4" WHITE STRIKE
2	4" DIAGONAL AT 60-SPACE-2 O.C.
3	ADA MARKING STALL BORDERS WITH BOLLARD
4	12" CURB & GUTTER (SEE DETAIL)
5	18" FINISH CURB & GUTTER (SEE DETAIL)
6	INTERNAL CURB AND VALE
7	ADA STALL INTERIOR
8	CONCRETE WHEEL STOP
9	CONCRETE BOLLARD
10	ADA COMPLIANT RAMP W/ TYPED BONES SEE DETAIL. SURFACE COEFFICIENT SHALL BE 0.60
11	TOP OF CURB (SEE DETAIL)
12	PARKING CURB (SEE INFORMATION ONLY, NOT TO BE PAINTED)

**Project Name:** New Building For Starbucks  
**Address:** Silverstone Trail, Watkinstown, WI 54185  
**Project Manager:** WEM  
**Job Number:** 21-005  
**Additional Info:**

**Project Name:** New Building For Starbucks  
**Address:** Silverstone Trail, Watkinstown, WI 54185  
**Project Manager:** WEM  
**Job Number:** 21-005  
**Additional Info:**

**Drawn Title:** SITE DIMENSIONAL & PAVING PLAN  
**Scale:** 1" = 20'  
**North Arrow:** NORTH  
**Graphic Scale:** 0 1" = 20' 40'

**Revisions:**  
 01 SUBMITTAL  
 02 SUBMITTAL  
 03 SUBMITTAL  
 04 SUBMITTAL

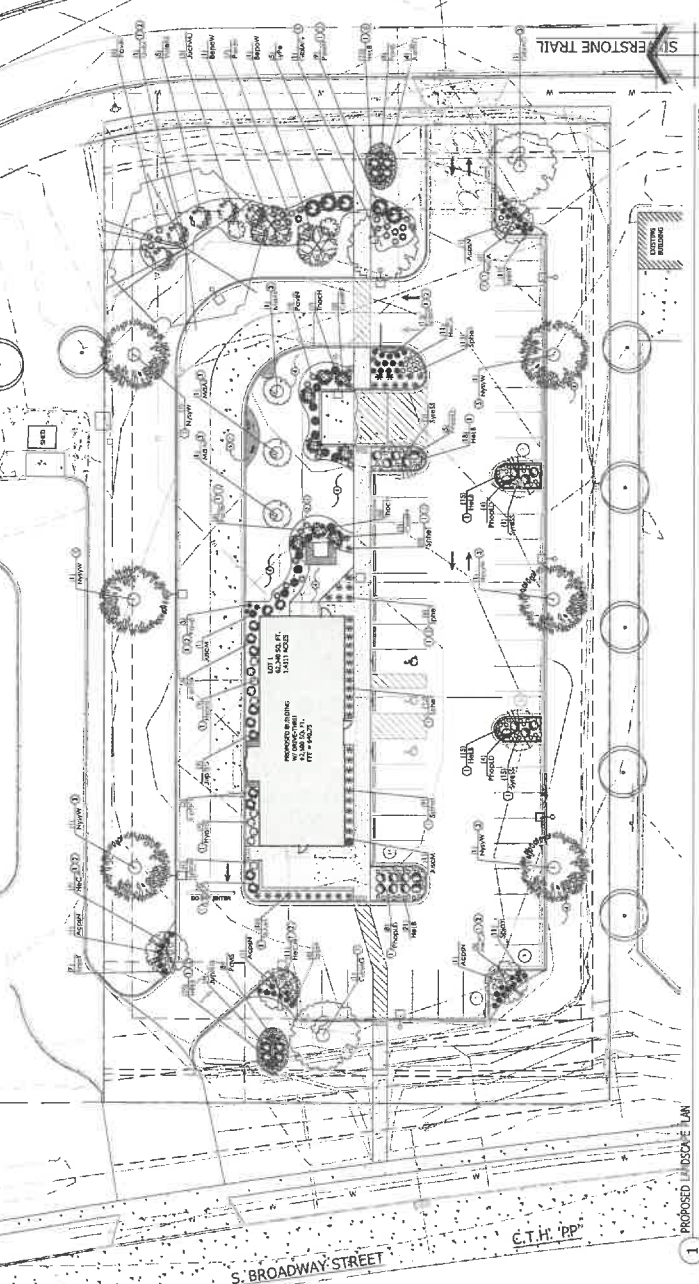
**Notes:**  
 - PRELIMINARY - NOT FOR CONSTRUCTION

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**Pinnacle Engineering Group**  
 2025 WATERLOO RD  
 BROOKFIELD, WI 53186  
 CHICAGO, ILLINOIS, NATIONAL

**SITE DIMENSIONAL & PAVING PLAN**  
 1" = 20'

# EXHIBIT B



LANDSCAPE PLAN COLORED CONSTRUCTION NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LANDSCAPE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE SITE AND CLIMATE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LANDSCAPE CONTRACTOR.
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Planting Details	Quantity	Planting Name	Planting Size	Comments
1	1	Juniperus horizontalis	2'-0" x 1'-0"	Common
2	1	Juniperus horizontalis	2'-0" x 1'-0"	Common
3	1	Juniperus horizontalis	2'-0" x 1'-0"	Common
4	1	Juniperus horizontalis	2'-0" x 1'-0"	Common
5	1	Juniperus horizontalis	2'-0" x 1'-0"	Common

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**INSITE DESIGN**  
 LANDSCAPE DESIGN  
 & Master Planning, Design, Services  
 11325 W. North Avenue, Suite 1B  
 Wauwatosa, WI 53226  
 Tel: (414) 474-4444  
 Fax: (414) 474-4444  
 www.insitedesign.com  
 info@insitedesign.com

**PROJECT:**  
**COMMERCIAL BUILDING**  
 S. Broadway Street  
 Ledgerview, WI 54115

**DATE:** 09/17/22  
**DESCRIPTION:** Final Construction Set  
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**DESCRIPTION:** Final Construction Set

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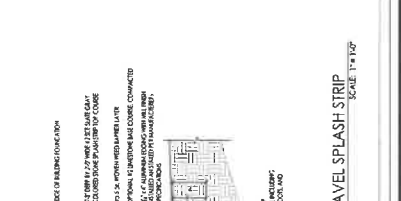
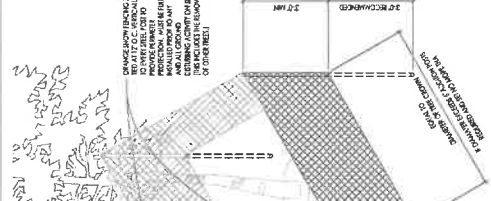
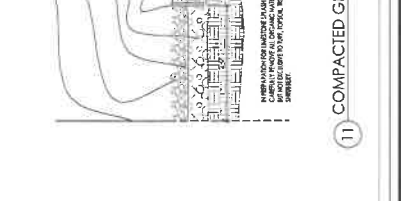
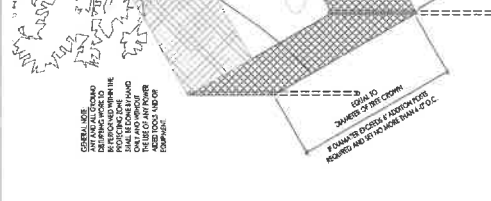
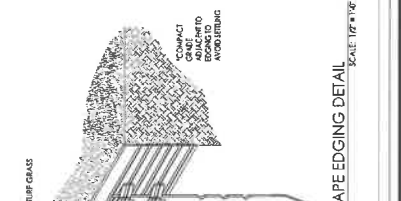
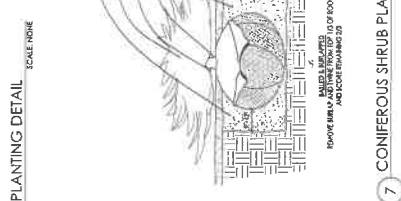
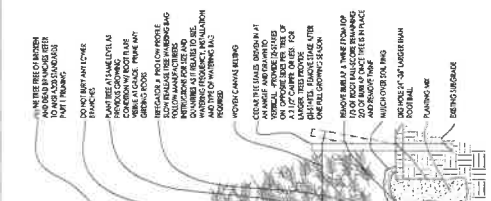
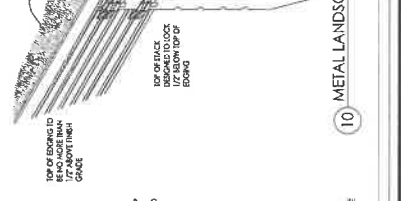
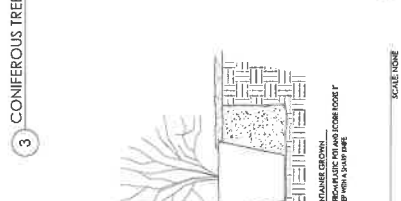
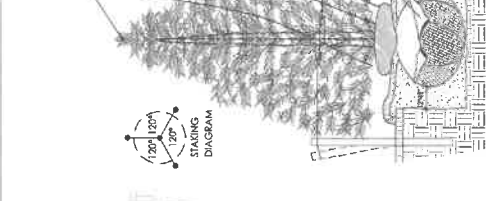
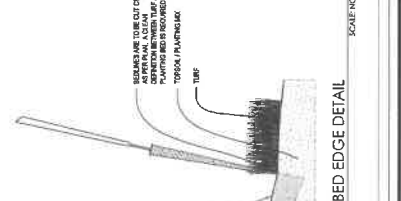
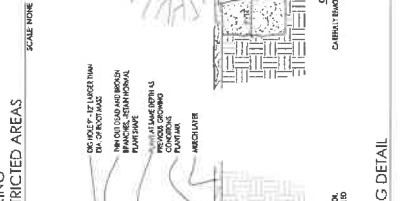
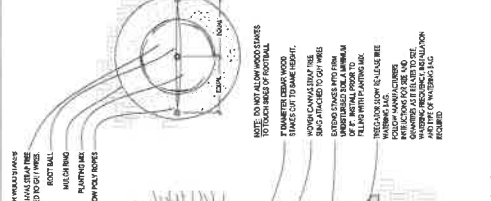
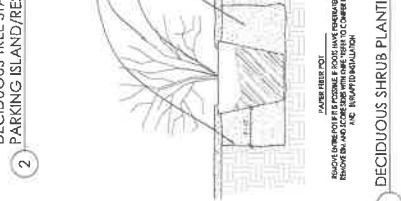
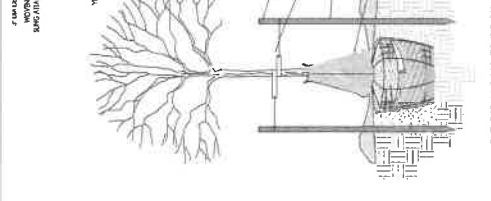
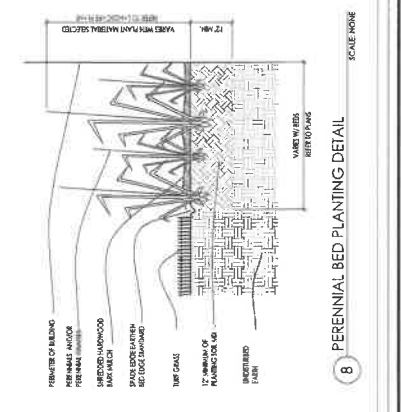
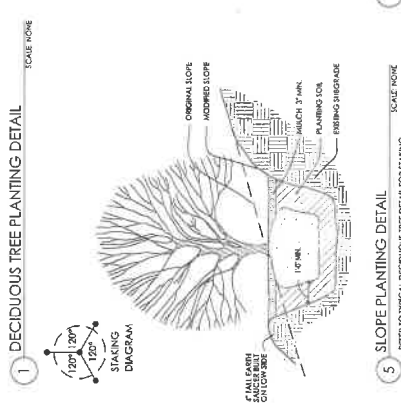
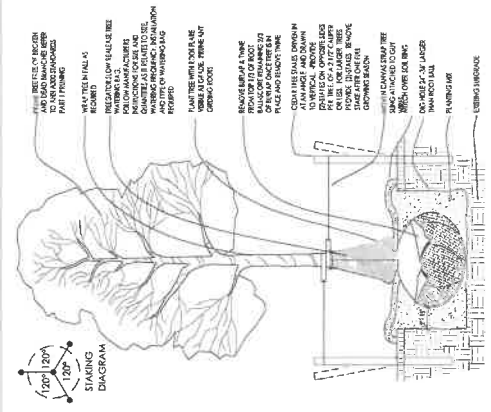
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 1-800-472-6747  
 www.diggerswho.com

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 THIS PROJECT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE SITE AND CLIMATE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LANDSCAPE CONTRACTOR.

EXHIBIT B



**INSATE** LANDSCAPE DESIGN  
Landscape Consulting & Master Planning, Inc. Services  
11392 W. North Avenue, Suite 1B  
Wauwatosa, WI 53226  
www.insatelandscapedesign.com  
m.wins@insatelandscapedesign.com

**PROJECT:**  
**COMMERCIAL BUILDING**  
S. Broadway Street  
Lafayette, WI 54115

**Revisions and Revisions:**

Date	Number	Description
02/17/22	001	Rev. Construction Submittal
03/10/22	002	Revised based on Submittal and Change

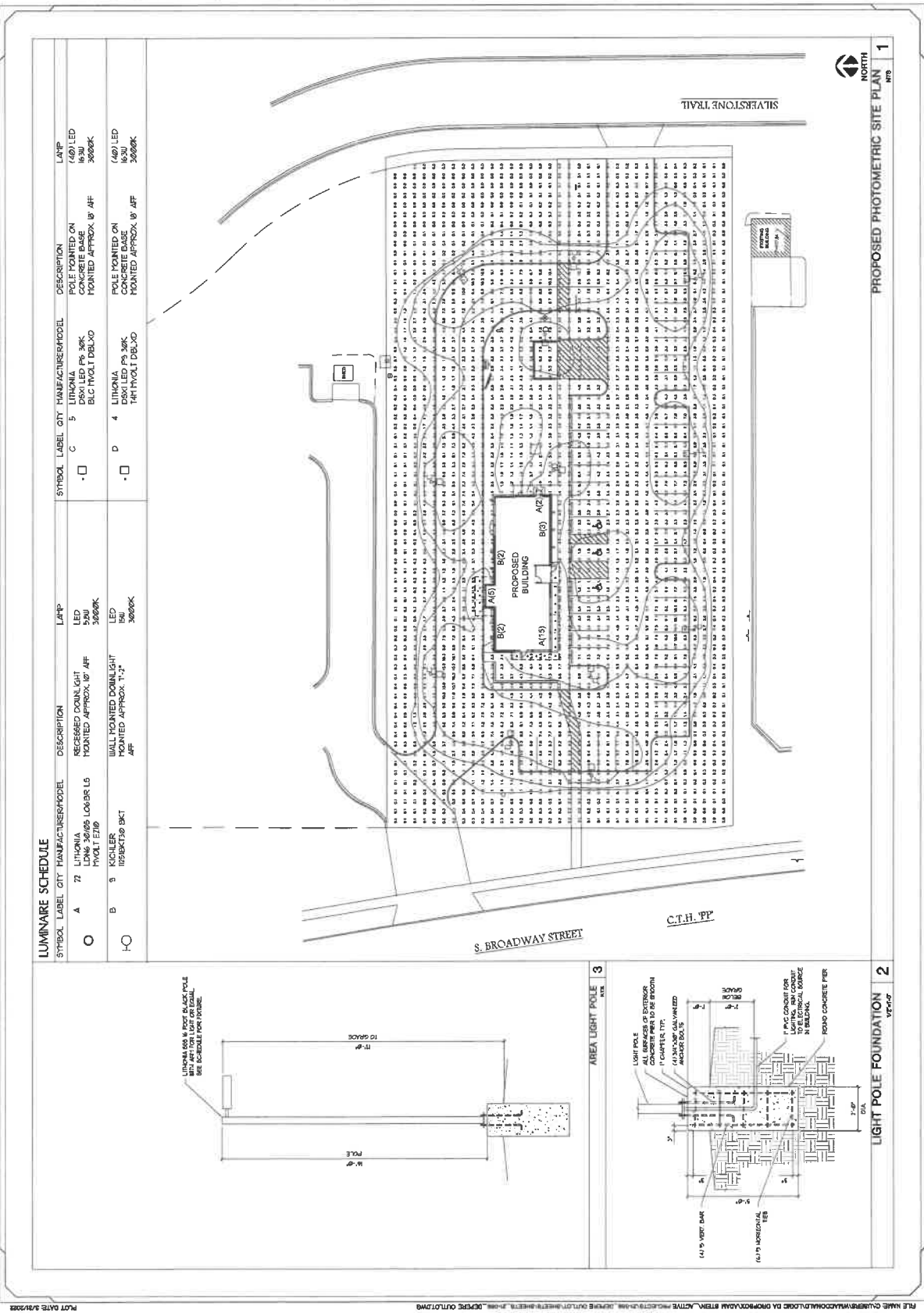
**Sheet Title:**  
**PROPOSED LANDSCAPE PLAN, PLANTING DETAILS**

Date of Printing: 03/21/22  
Scale: As Noted  
Drawn By: MCS  
Job Number: L22-009  
Sheet Number:

**LSP1.2**

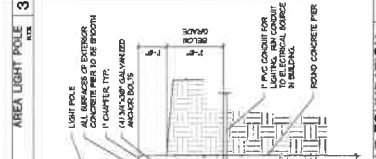
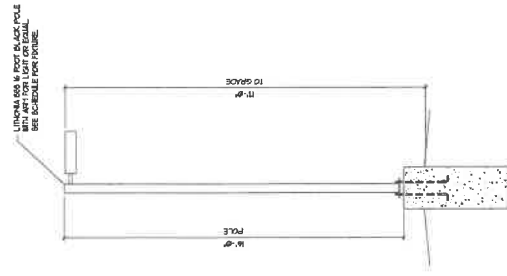
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-  
These drawings are prepared by computer using electronic data and shall be used for construction purposes and shall not be used for any other purpose.

# EXHIBIT C



**LUMINAIRE SCHEDULE**

SYMBOL	LABEL	CITY	MANUFACTURER	MODEL	DESCRIPTION	LAMP
○	A	77	LITHONIA	LONG 3600S LOWR LR 150	REVERSED DOWNLIGHT POINTED APPROX. 18' AFF	LED 150 3000K
○	B	9	KICLER	1525K730 BKT	WALL MOUNTED DOWNLIGHT POINTED APPROX. 11' AFF	LED 150 3000K
□	C	5	LITHONIA	DRX1 LED P4 3KX BLC (VOLT) DBLXO	POLE MOUNTED ON CONCRETE BASE POINTED APPROX. 18' AFF	(40) LED 1630 3000K
□	D	4	LITHONIA	DRX1 LED P4 3KX HRT (VOLT) DBLXO	POLE MOUNTED ON CONCRETE BASE POINTED APPROX. 18' AFF	(40) LED 1630 3000K



**Project Name**  
New Building For Starbucks  
0 Silverstone Trail  
Ledgewood, WI 54115

**Date/Revisions**  
02/23/22  
PC SUBMITTAL  
04/02/22  
PO RESUBMITTAL

**Draining This**  
PHOTOMETRIC  
SITE PLAN

**PSP1.1**

- PRELIMINARY -  
NOT FOR CONSTRUCTION -

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# EXHIBIT D

Signage shown as example only, final design/details submitted for AHJ approvals by tenants. Landscaping shown for reference only, refer to landscape design drawings for final design & details

NW Corner



NE Corner



SE Corner



SW Corner



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## Proposed Building @ S Broadway St & Heritage Rd

Town of Ledgeview, WI | February 21th, 2022

