



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, August 26, 2024	7:00 PM	Council Chambers and Virtual
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Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **August 26, 2024 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://depercitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the July 22, 2024 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on a major design exception from Zoning Ordinance Section 14-41, Table 4-2, to reduce the west interior side yard setback from 20 feet to 4 feet at 1414 Builders CT (between Parcels WD-L176-1, WD-1138).
5. Consideration and possible action for a new 10-foot-wide no-build easement, created by the City of De Pere, that prohibits development along the proposed eastern interior side yard property line at 1400 BLK Builders CT (Parcel WD-1138).*
6. Discussion with representatives from Sustana Fibers about a year 2023 site plan project status and the proposed timeline for completion of the addition of flash dryers with screening at 1751 W Matthew DR (Parcel WD-364-D-526).
7. Consideration and possible action for a right-of-way discontinuance at 2000 Commerce DR and 2051 Profit PL (Adjacent to Parcels ED-3103, ED-2382).*
8. Discussion about site plans received since the July 2024 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special

accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Patrick Kuehl, Robert E Lee & Associates INC

Gypsum Management & Supply INC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the July 22, 2024 Plan Commission meeting.

ATTACHMENTS:

- PC_Jul2024_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, July 22, 2024

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Commissioner Brenda Busch

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Excused	
Brenda Busch	Commissioner	Present	
Pamela Gantz	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinzi, and members of the public.

2. Approval of the minutes of the June 24, 2024 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brenda Busch, Commissioner
SECONDER:	Grant Schilling, Commissioner
AYES:	Busch, Gantz, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	James Boyd

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action for a 4 lot CSM at 514 Lande ST (Parcel WD-144).

City Planner Peter Schleinzi reviewed the 4-lot CSM at 514 Lande Street. Staff recommended approval of the CSM, subject to the conditions in the report. Ald. Hansen moved, seconded by Shane Raymaker, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Aldersperson
SECONDER:	Shane Raymaker, Commissioner
AYES:	Busch, Gantz, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	James Boyd

5. Consideration and possible action for a 2 lot CSM at 2000 Commerce DR (Parcel ED-3103, ED-3104, ED-3105).*

City Planner Peter Schleinzi reviewed the 2-lot CSM at 2000 Commerce Drive. Staff recommended approval of the CSM, subject to the conditions in the report. Mark Higgins moved, seconded by Ald. Gantz, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Pamela Gantz, Alderperson
AYES:	Busch, Gantz, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	James Boyd

6. Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Commercial' at 1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe RD (Parcels ED-F0103-6, ED-F0103-7, and ED-2078).*

City Planner Peter Schleinzi reviewed the proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Use Map from Industrial to Commercial at 1302 S Broadway Street, 1314 S Broadway Street, and 860 O'Keefe Road. Staff does not make a recommendation for amendments to the Comprehensive Plan. Mark Higgins moved, seconded by Ald. Gantz, to approve Resolution #PC 24-03. Upon vote, motion carried unanimously. The next step in the process is a public hearing, which will occur at the September 7, 2024 Common Council meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Pamela Gantz, Alderperson
AYES:	Busch, Gantz, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	James Boyd

7. Consideration and possible action on the DRAFT De Pere Comprehensive Housing Study and Action Plan.*

City Planner Peter Schleinzi provided an overview of the DRAFT De Pere Comprehensive Housing Study and Action Plan. He explained that the consultant for the project will be providing a presentation. After some technical difficulties, the presentation began. The consultant conducted a site visit, performed interviews and a public survey. Some of the key findings included:

- Robust population growth, with a decline following COVID
- Commuting patterns show that 89% of people commute into De Pere for work, with only 15% of De Pere residents working locally
- Job growth in the last 5 years - 3000 new jobs (12.3% increase)
- Housing starts - strong housing growth 2000-2010, followed by a significant drop off in 2009. Housing growth has significantly slowed down from 19% to 6%
- Rental demand - remains relatively strong with significant strong demand for rentals despite an increase of 1000 units
- Housing needs project that 2500 units will be needed in the next 5 years
- Survey results indicated that the most important issue in the home buying market was cost of houses and in the rental market it was the price of rent

The consultant identified two goals and strategies to reach those goals. Goal #1 is to increase rental production by 1100 rental units for low to moderate incomes in the next 5 years. The strategies suggested to achieve this goal include:

Strategy 1: Establish designated growth areas for new construction.

Strategy 2: Advertise a list of opportunity sites where the City is interested in partnering on development.

Strategy 3: Implement density bonuses for affordability.

Strategy 4: Provide city land or build out infrastructure in exchange for affordability deeds.

Strategy 5: Finance backyard cottages with affordability deeds.

Goal #2 is to increase housing options, 552 houses for households earning between 80%-120% AMI (area median income). The strategies suggested to achieve this goal include:

Strategy 1: Rezone future residential areas with housing count minimums.

Strategy 2: Allow for gentle density in existing neighborhoods.

Strategy 3: Partner in "rent-to-own" models.

Strategy 4: Use land leases for affordability.

Strategy 5: Let developers price out road construction to city standards.

After the presentation, the consultant opened the floor to questions and comments. Ald. Hansen commented that there needs to be a disclaimer regarding surrounding municipalities that have a 54115 zip code but are not in the City of De Pere. Shane Raymaker asked if any surrounding communities are starting to implement backyard cottages. The consultant noted that they did not research other communities so they do not have that data to include in their report. Development Services Director added that De Pere is one of the first communities in Northeast Wisconsin to allow backyard cottages. Ald. Hansen asked staff if they share the consultant's conclusion that residential growth will be stagnant over the next five years. Development Services Director Daniel Lindstrom replied that he believes the Southern Bridge Corridor project will provide a significant opportunity for growth for the City. Brenda Busch moved, seconded by Ald. Gantz, to approve the DRAFT De Pere Comprehensive Study and Action Plan and forward it to Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brenda Busch, Commissioner
SECONDER:	Pamela Gantz, Alderperson
AYES:	Busch, Gantz, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	James Boyd

8. Discussion about site plans received since the June 2024 Plan Commission meeting and review of the status of recently approved development projects.

City Planner Peter Schleinz provided an update on the status of recently approved development projects since the June 2024 Plan Commission meeting. Ald. Hansen asked why Caribou Coffee is under review when it's currently under construction. Peter explained that is because of signage issues with the project. There were no other comments or questions.

RESULT:	DISCUSSED
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Adjournment

Brenda Busch moved, seconded by Grant Schilling, to adjourn the meeting at 8:20 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

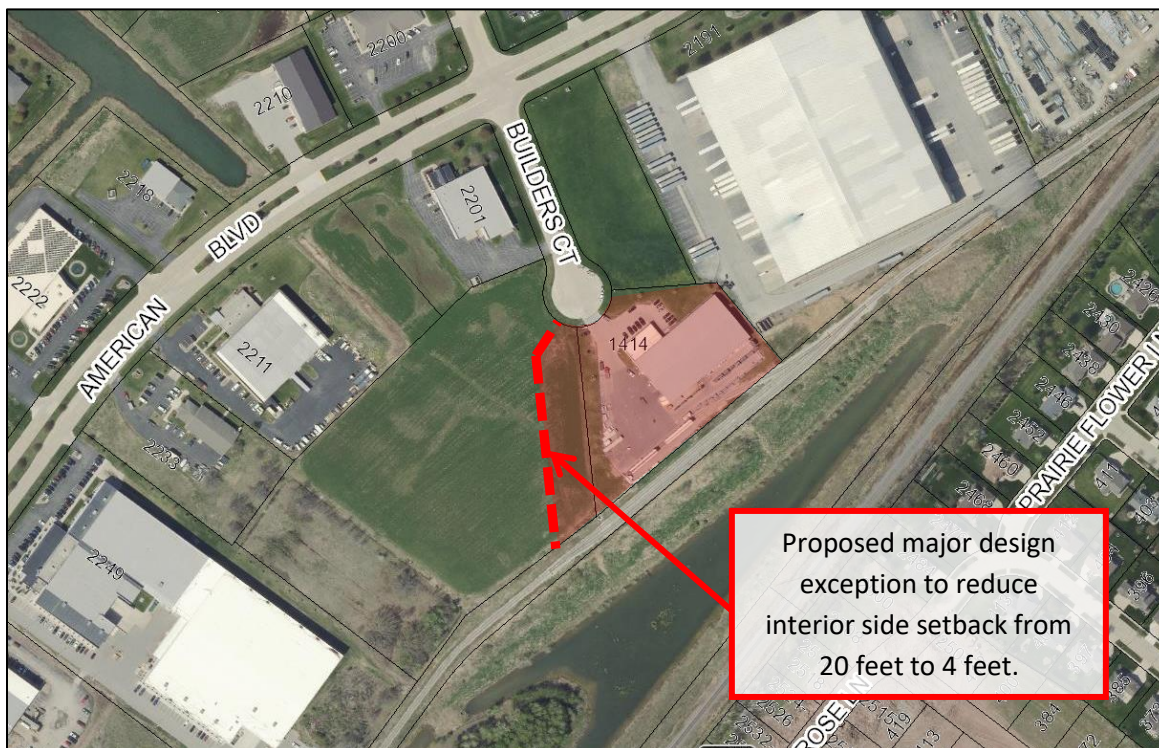
SUBJECT: Consideration and possible action on a major design exception from Zoning Ordinance Section 14-41, Table 4-2, to reduce the west interior side yard setback from 20 feet to 4 feet at 1414 Builders CT (between Parcels WD-L176-1, WD-1138).

ATTACHMENTS:

- PC Report - Major Design Exception (DOCX)
- Exhibit - Major Design Exception - Reduce side yard from 20' to 4' (PDF)

- ITEM 4:** Consideration and possible action on a major design exception from Zoning Ordinance Section 14-41, Table 4-2, to reduce the west interior side yard setback from 20 feet to 4 feet at 1414 Builders CT (between Parcels WD-L176-1, WD-1138).

SITE MAP



REQUESTED ACTION: Major Design Exception.

Note: The existing property lines in GIS may not match the above graphic because the design exception follows a property line that will be created after the recording of a CSM for the project later this year.

COMMON DESCRIPTION: 1414 Builders CT, south from the Builders CT and American BL intersection.

ZONING: BP-2 (Business Park-2 District.).

SURROUNDING LAND USES: Business Park (BP-2) to the north, east, and west.
Railroad Spur (PI-1) and De Pere Dog Park (CON) to the south.

COMPREHENSIVE PLAN: Business Park.

APPLICANT/OWNER:

Authorized Representative
Patrick Kuehl
Robert E Lee & Associates INC
1250 Centennial Centre BL
Hobart, WI 54155

Property Owner
Gypsum Management & Supply INC
100 Crescent Centre PKWY, STE
Tucker, GA 30084

The property was developed for business park use in late 2007.

Recent Site Plans

On August 15, 2024, a site plan was submitted for staff review for the addition of a 16,217 SF warehouse on a developed business park property at 1414 Builders CT. To accommodate the expansion, the property owner is in the process of acquiring adjacent City-owned land to the west. A 20-foot stormwater easement and large and shallow stormwater pipe bisects the developable area. The pipe and easement cannot be easily relocated without significantly upsizing the pipe and adding additional distance to the shallow pipe. Moreover, the City is reluctant to sell additional lands to the petitioner as it could jeopardize a significant expansion on the adjoining parcel by another existing business.

On August 15, 2024, the authorized representative asked to locate the proposed warehouse with a 4-foot interior side yard setback from a property line that would be created after City lands were acquired by the property owner. This location prevents the building from landing within the easement, allowing for ongoing maintenance of the stormwater easement.

- Per Zoning Ordinance Section 14-41, Table 4-2, an interior side yard setback of 20 feet is required in the BP-2 District.

Plan Commission review is required for variations to interior side yard setbacks that exceed 15% or 1 foot of the regulation (whichever is greater). The request is considered a major design exception for relief from strict compliance with the regulations of Article IV (Commercial and Employment Districts).

Site plan with proposed warehouse 4 feet from interior side yard setback.



Criteria for Review

The Plan Commission's decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
 - a. *Intent statement: The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and consistency with the comprehensive plan.*
2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and
3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

Required Design Criteria

The petitioner has been requested to include a full masonry wall on a proposed warehouse that would be adjacent to the property line, of which is included in the terms of sale and development agreement. Additionally, the petition is to significantly increase street facing landscaping. See the attached exhibits.

Also, a 10-foot no-build easement is proposed in a separate request for the adjacent property to the west to minimize issues with buildings being constructed too close together. The 10-foot no-build easement will be reviewed by Plan Commission on August 26, 2024.

REVIEW PROCESS:

Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition, and then makes a final decision of approval or denial.

RESERVED
PARKING

LAW
ACCESSIBLE

WD-L176-1

SHEET NO
3



Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, MO 63366
636-946-1313
www.elevate-outdoor.com

1414 Builders Court - Badgerland Supply
For Bayland Buildings, Inc.
City of De Pere, Wisconsin

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

This drawing is the instrument of service and the intellectual property of Elevate Outdoor LLC. This plan is not to be reproduced, changed, or copied in any matter, nor is it to be assigned to any third party. Use of this plan or any of its elements without written permission and consent of Elevate Outdoor LLC is expressly prohibited.

Drawing Completed:
8-15-2024

Landscape Plan

LANDSCAPE PLAN

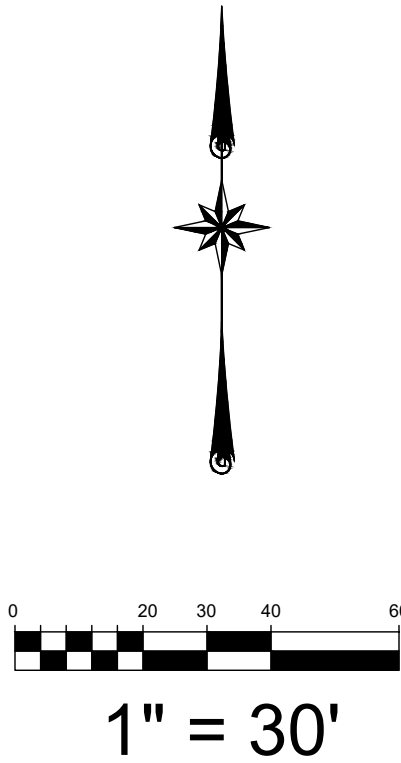
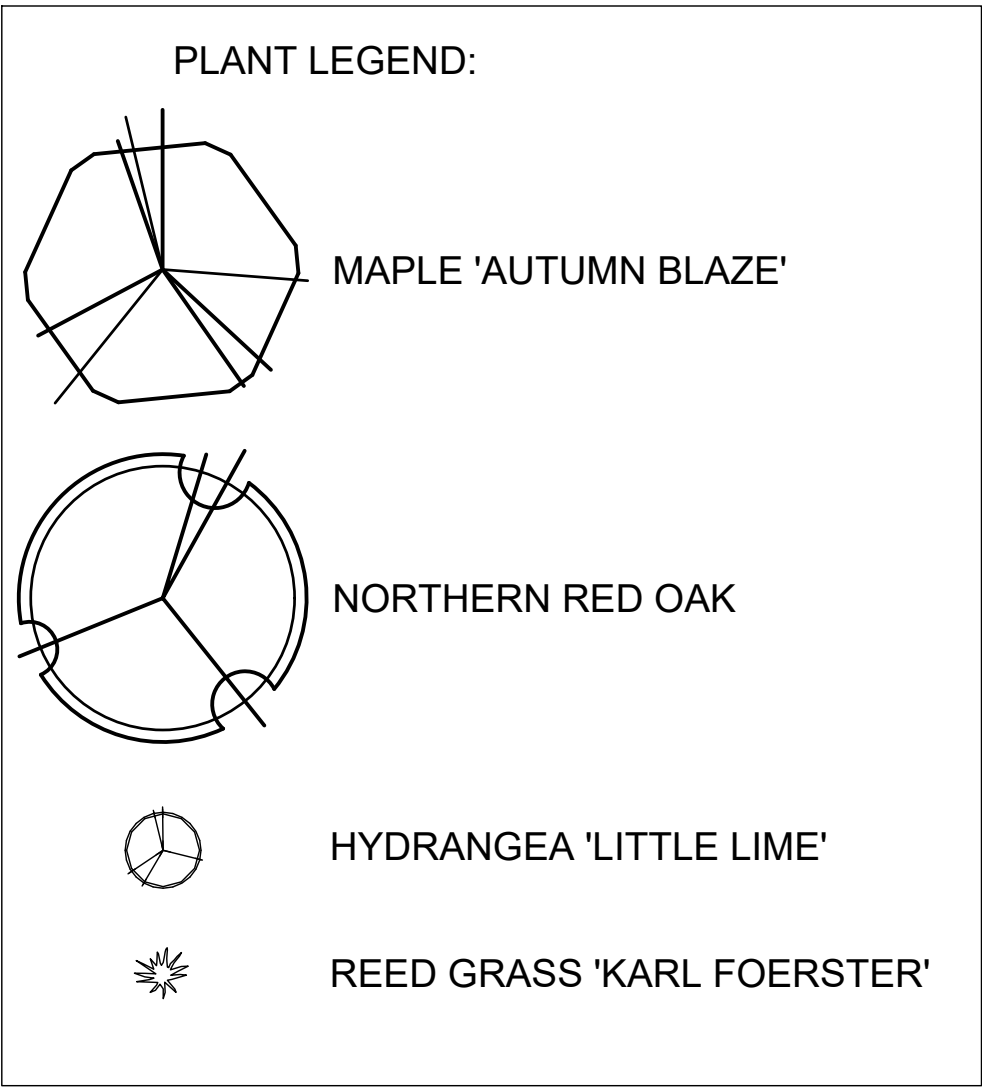
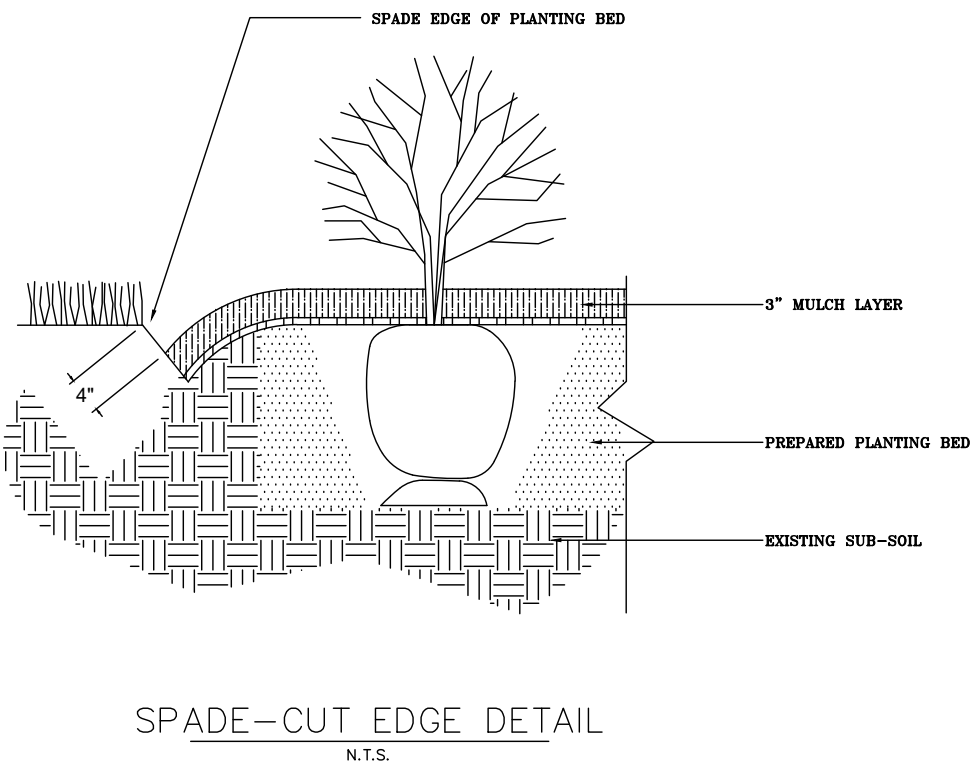
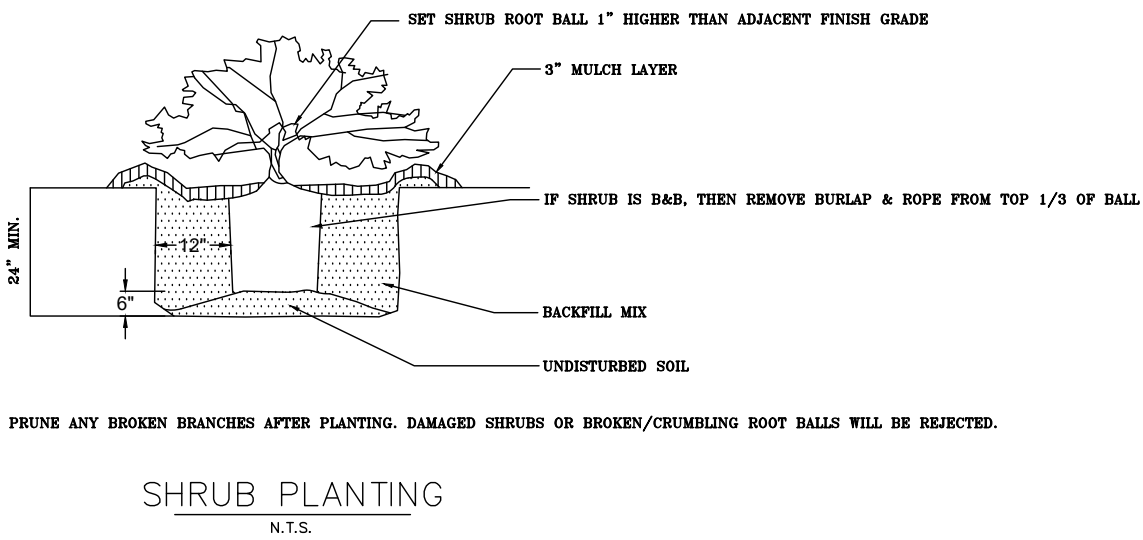
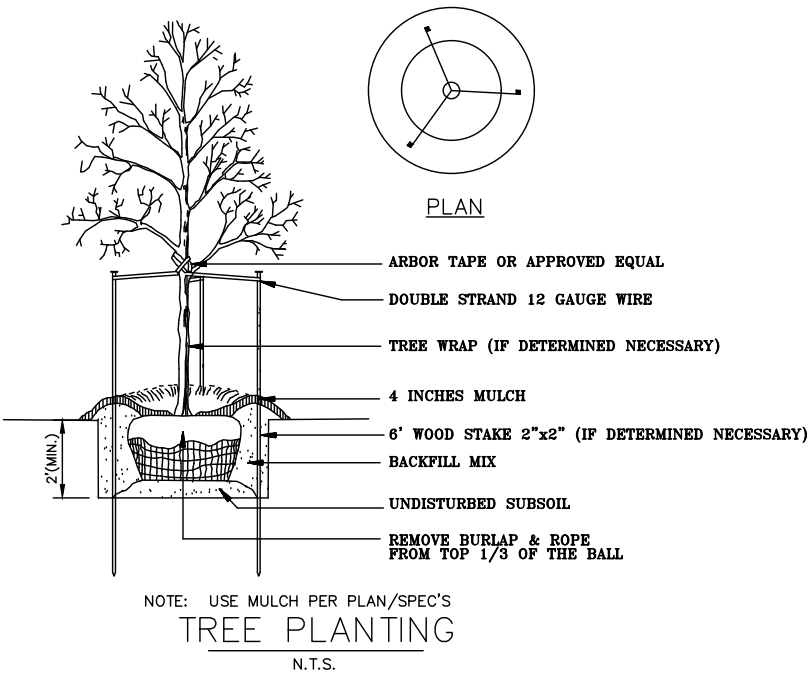
LANDSCAPE INSTALLATION NOTES:

- GENERAL:
- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
 - Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
 - All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
 - Quantities of material shown on plan take precedence over the specification list or legend.
 - If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

- PLANTING:
- When excavating for plant pits, any excess rock or building material should be removed an replaced with specified soil mix backfill.
 - All plant tags should be removed from material by landscape contractor.
 - All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
 - Edge all beds with a spade cut edge unless otherwise noted.
 - All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
 - All wire baskets and stakes should be removed during planting.
 - Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
 - All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	2	Maple 'Autumn Blaze' - Acer x freemanii	2"
QUE	3	Oak 'Northern Red' - Quercus rubra	2"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	18	Juniper 'Sea Green' - Juniperus chinensis	#5 18"
ORNAMENTAL GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PAN	19	Switch Grass 'Heavy Metal' - Panicum virgatum	#1

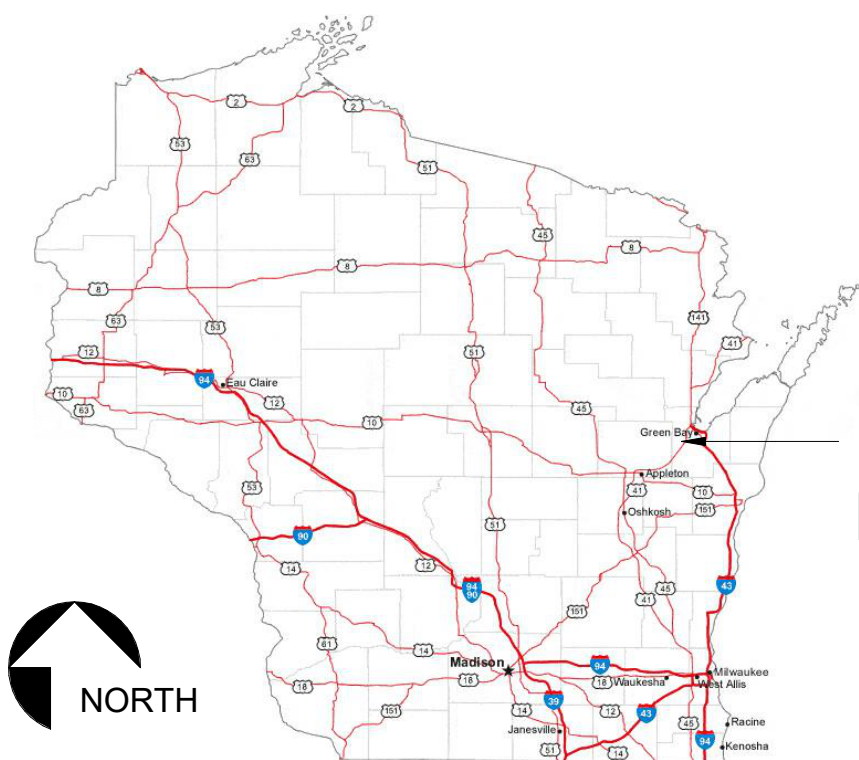


PROPOSED PROJECT FOR:

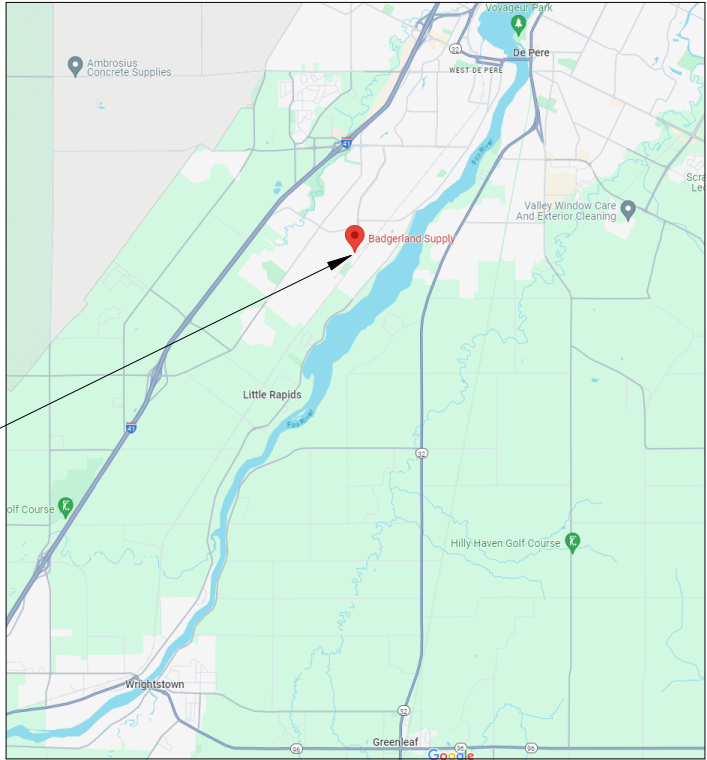
BADGERLAND SUPPLY

DEPERE, WISCONSIN

PROJECT LOCATION MAP



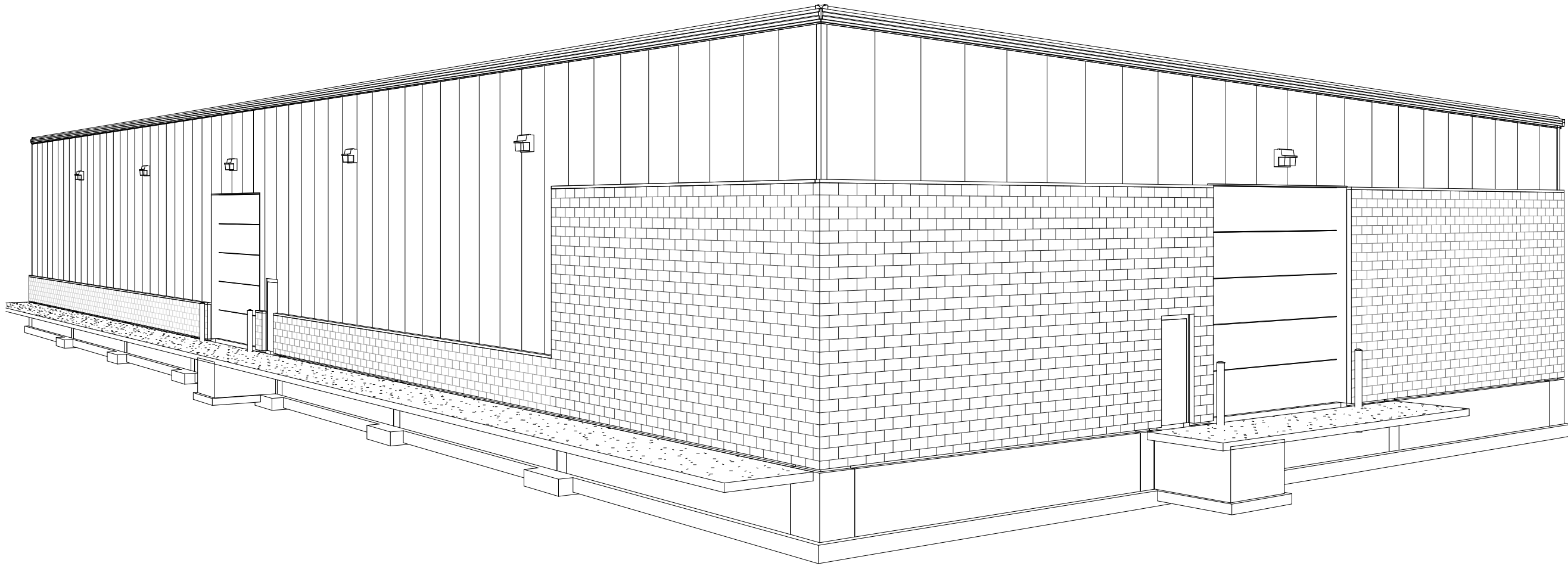
ENLARGED MAP



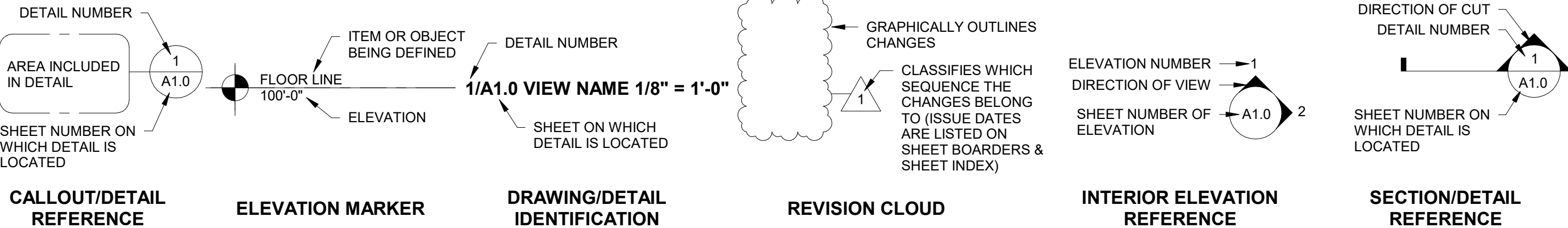
PROJECT
LOCATION

PROJECT PERSPECTIVE (NTS)

- FOR CONCEPTUAL PROPOSES ONLY!
REFERENCE FLOOR PLANS, ELEVATIONS, SECTIONS, ETC. FOR MORE INFORMATION



SYMBOLS LEGEND



SHEET INDEX

NUMBER	SHEET NAME / DESCRIPTION	LATEST SHEET REVISION		
		DATE	ISSUED BY	NUMBER
001	TITLE			
T1.0	TITLE SHEET			
002	CIVIL			
0	LOCATION MAPS AND INDEX TO DRAWINGS			
1	GENERAL NOTES			
2	EXISTING SITE CONDITIONS AND DEMOLITION PLAN			
3	SITE PLAN			
4	UTILITY PLAN			
5	GRADING PLAN			
6	EROSION CONTROL PLAN			
7	MISCELLANEOUS DETAILS			
8	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M			
9	EROSION CONTROL - SHEET FLOW DETAILS			
10	EROSION CONTROL - TRACKOUT CONTROL PRACTICES			
004	ARCHITECTURAL			
A0.1	PLAN NOTES			
A0.2	PLAN NOTES			
A1.0	FLOOR PLAN - PROPOSED			
A2.0	ELEVATION - EXTERIOR			
A3.0	SECTIONS - BUILDING			
A4.0	SECTIONS - WALL / DETAILS			
A4.1	SECTIONS - WALL / DETAILS			
A6.1	ROOM FINISH PLAN - PROPOSED			
A6.2	REFLECTED CEILING PLAN - PROPOSED			
A7.0	ROOF PLAN - PROPOSED			
005	STRUCTURAL			
S0.1	STRUCTURAL DESIGN CRITERIA			
S1.0	FOUNDATION PLAN - PROPOSED			
S1.2	ANCHOR BOLT PLAN			
S1.3	ANCHOR BOLT DETAILS			
S2.0	FOUNDATION SCHEDULES & DETAILS			
S2.1	FOUNDATION DETAILS			
S4.3	STRUCTURAL SCHEDULES & DETAILS			

PROJECT INFORMATION

OWNER INFORMATION:
OWNER:
ADDRESS:
SUITE:
CITY, STATE ZIP:
CONTACT:
TENANT:
DIS NO:

PROJECT LOCATION:
ADDRESS:
SUITE:
CITY, STATE ZIP:
MUNICIPALITY:
COUNTY:

ARCHITECTURAL DATA:
BUILDING CODES:
IBC 2015
WECBC SPS 361-366
IEBC 2015
SCOPE OF WORK:
BUILDING USE:

OCCUPANCY GROUP:
BUSINESS GROUP:
FACTORY GROUP:

CONSTRUCTION TYPE:
EXISTING BUILDING:
NEW BUILDING:

FIRE PROTECTION SYSTEM:
BUILDING IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER

BUILDING IS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13

BUILDING IS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR HIGH PILED COMBUSTIBLE STORAGE PER NFPA 13 ESFR

BUILDING IS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13R

FIRE & SMOKE PROTECTION FEATURES:
ALLOWABLE AREA DETERMINED BY IBC 508.3
NONSEPARATED OCCUPANCIES

ALLOWABLE AREA DETERMINED BY IBC 508.4 FIRE BARRIER USED TO SEPARATE OCCUPANCIES

ALLOWABLE AREA DETERMINED BY IBC 706.1 FIRE WALL USED TO CREATE SEPARATE BUILDINGS

ALLOWABLE AREA DETERMINED BY IBC 507.3
UNLIMITED AREA, NONSPRINKLERED, ONE STORY

ALLOWABLE AREA DETERMINED BY IBC 507.4
UNLIMITED AREA, SPRINKLERED, ONE STORY

ALLOWABLE AREA DETERMINED BY IBC 507.5
UNLIMITED AREA, SPRINKLERED, TWO STORY

BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAY OR YARDS NOT LESS THAN 60 FT IN WIDTH

BUILDING AREA:
FIRST FLOOR (EXISTING) OCCUPANCY AREAS
SECOND FLOOR (EXISTING) OCCUPANCY AREAS
FIRST FLOOR (ADDITION) OCCUPANCY AREAS
SECOND FLOOR (ADDITION) OCCUPANCY AREAS

XXX SQ. FT.
XXX SQ. FT.
XXX SQ. FT.
XXX SQ. FT.

TOTAL BUILDING AREA XXX SQ. FT.

OCCUPANT LOAD TABULATED
FIRST FLOOR (EXISTING) OCCUPANCY
SECOND FLOOR (EXISTING) OCCUPANCY
FIRST FLOOR ADDITION OCCUPANCY
SECOND FLOOR ADDITION OCCUPANCY

XXX SQ. FT. XXX GROSS XXX OCC
XXX SQ. FT. XXX GROSS XXX OCC
XXX SQ. FT. XXX GROSS XXX OCC
XXX SQ. FT. XXX GROSS XXX OCC

TOTAL OCCUPANT LOAD XXX OCC

OCCUPANT LOAD (ACTUAL)
VERIFY w/ OWNER

PLUMBING FIXTURE REQUIRED
OCCUPANCY
XX / X = XX MEN AND 28 WOMEN
XX / XX = XX WATER CLOSETS FOR MEN
XX / XX = XX WATER CLOSETS FOR WOMEN
XX / XX = XX LAVATORIES FOR MEN
XX / XX = XX LAVATORIES FOR WOMEN
XX / XX = XX DRINKING FOUNTAINS

TOTAL PLUMBING FIXTURES REQUIRED
XX (X) WATER CLOSETS FOR MEN
XX (X) WATER CLOSETS FOR WOMEN
XX (X) LAVATORIES FOR MEN
XX (X) LAVATORIES FOR WOMEN
XX (X) DRINKING FOUNTAINS

PLUMBING FIXTURE PROVIDED
(X) WATER CLOSETS FOR WOMEN
(X) LAVATORIES FOR WOMEN
(X) WATER CLOSETS AND (2) URINAL FOR MEN
(X) LAVATORIES FOR MEN
(X) HI/LOW DRINKING FOUNTAIN
(X) SERVICE SINK

ALLOWABLE AREA CALCULATION
FIRE AREA #1:
OCCUPANCY XXX SQ. FT.
TABULATED: XXX SQ. FT.
PERIMETER: XXX FT.
FRONTAGE: XXX FT.
FRONTAGE FACTOR: [(F / P) - 0.25] = XXX
ALLOWABLE MODIFIED AREA: XXX + (XXX x XXX) = XXX SQ. FT.
ALLOWABLE AREA RATIO: XXX

FIRE AREA #2:
OCCUPANCY XXX SQ. FT.
TABULATED: XXX SQ. FT.
PERIMETER: XXX FT.
FRONTAGE: XXX FT.
FRONTAGE FACTOR: [(F / P) - 0.25] = XXX
ALLOWABLE MODIFIED AREA: XXX + (XXX x XXX) = XXX SQ. FT.
ALLOWABLE AREA RATIO: XXX

SUM OF ALLOWABLE AREA RATIOS: XXX
ALLOWABLE HEIGHT: ALLOWABLE STORY(S):

PROPOSED PROJECT FOR:

BADGERLAND SUPPLY

DEPERE, WISCONSIN; COUNTY OF BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 24-5804

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920)371-0853

DRAWN BY: CRP
DATE: 07/02/24

Revision Schedule

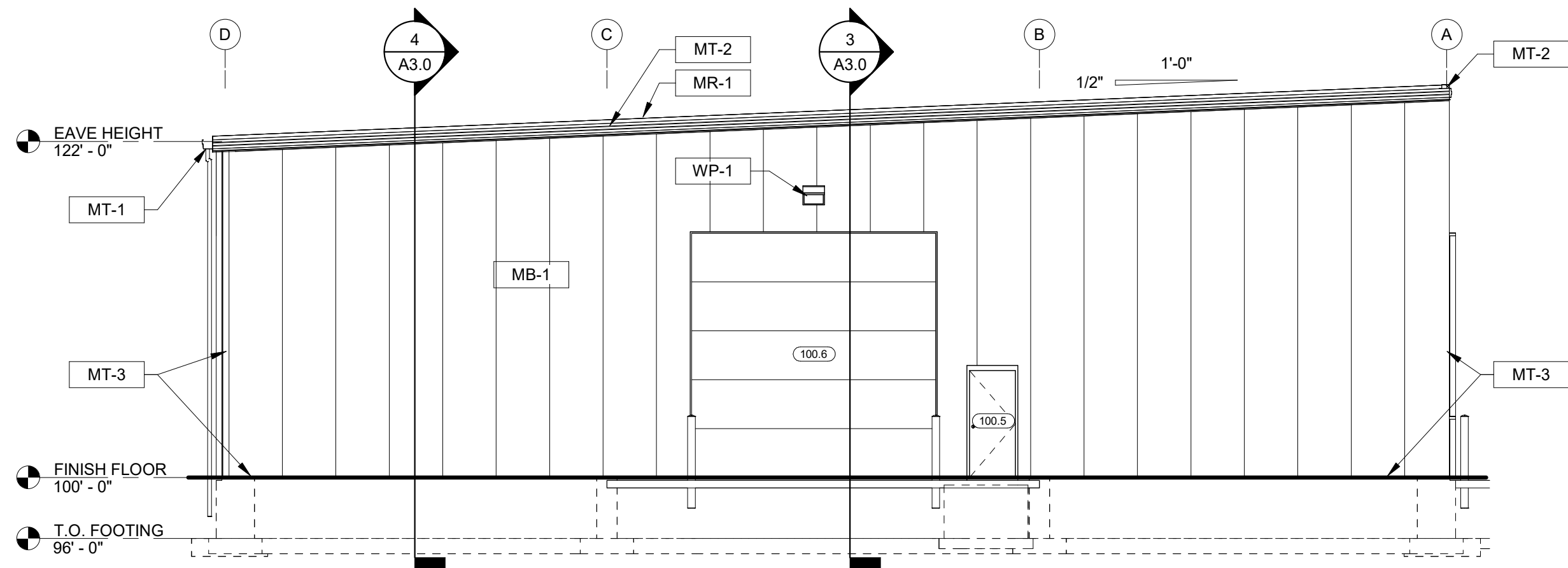
Rev. No. Revision Description Rev. Date

ISSUED FOR: CHECKED BY: DATE:

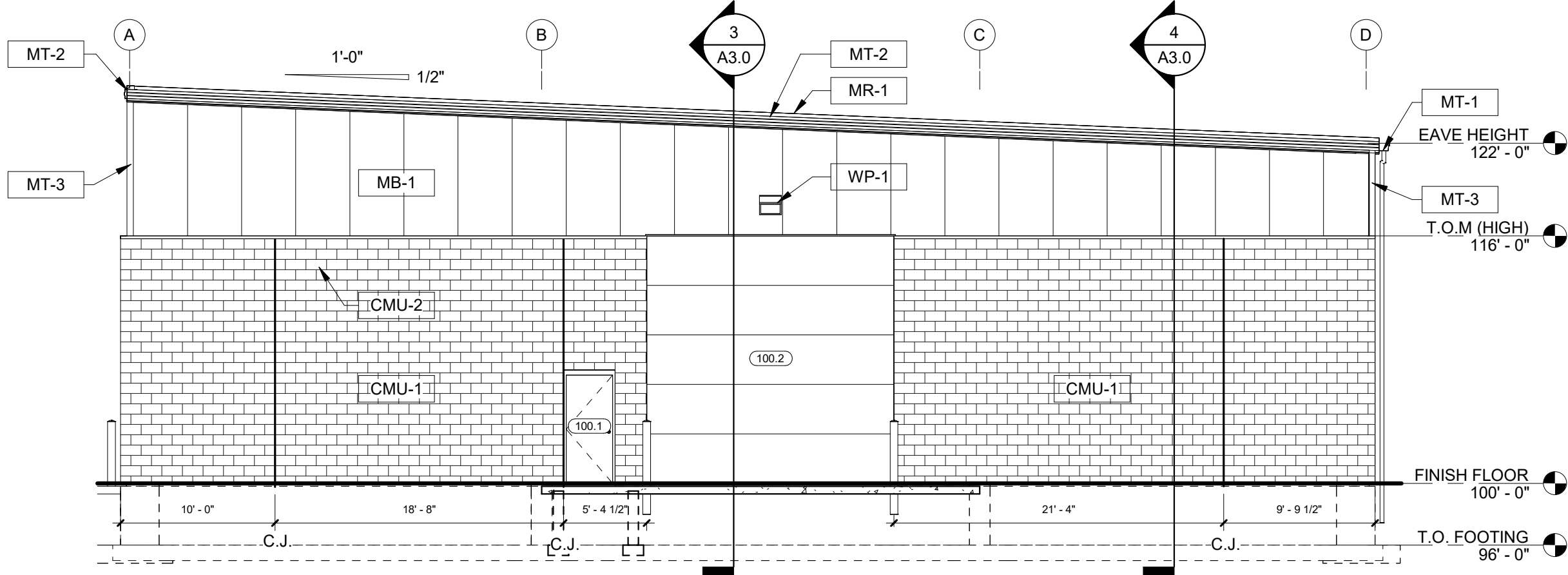
☐ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW CP, SM, TA 07/24/24
☐ CHECKSET DVR, EW, TA 08/01/24
☒ CONSTRUCTION

TITLE SHEET

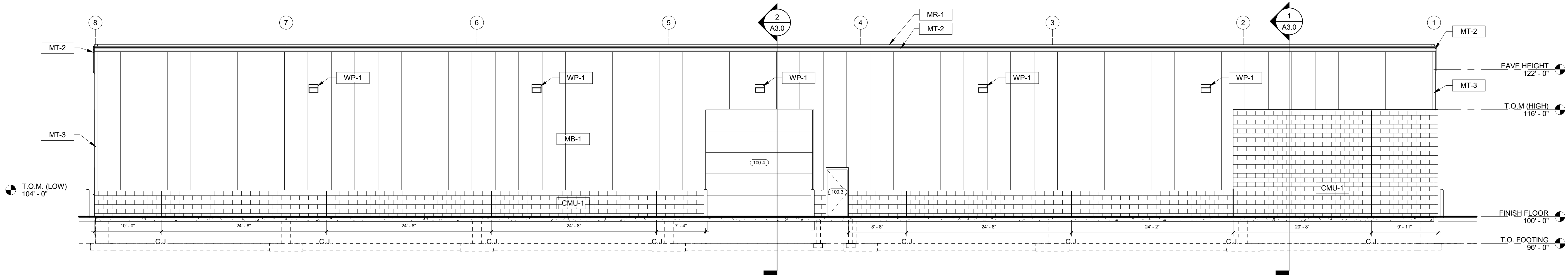
T1.0



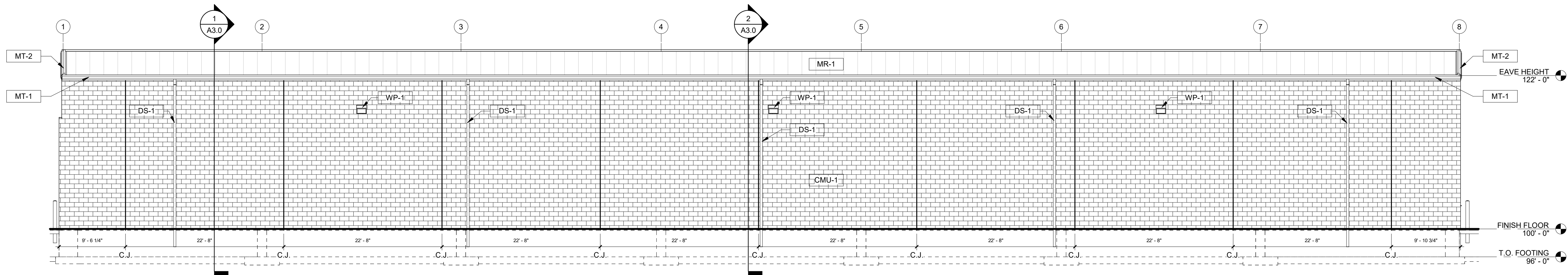
BUILDING ELEVATION - SOUTH
3 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH
2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - EAST
1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST
4 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS & GUTTERS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-3	LOCATION: CORNER & BASE TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
CMU-1	LOCATION: 4" SPLIT FACE CMU MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: STONE SILL
MB-1	LOCATION: WALL PANEL MATERIAL: 2" INSULATED METAL PANEL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24 GA. DOUBLE LOK SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
DS-1	DOWNSPOUT LOCATION
WP-1	WALLPACK LIGHTING LOCATION

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

BADGERLAND SUPPLY

DEPERE, WISCONSIN; COUNTY OF BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 24-5804

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920)371-0853

DRAWN BY: CRP

DATE: 07/02/24

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
☐ PRELIMINARY		
☐ BID SET		
☐ DESIGN REVIEW	CP,SM,TA	07/24/24
☐ CHECKSET	DVR,EW,TA	08/01/24
☒ CONSTRUCTION		

ELEVATION - EXTERIOR

A2.0

Packet Pg. 15







City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a new 10-foot-wide no-build easement, created by the City of De Pere, that prohibits development along the proposed eastern interior side yard property line at 1400 BLK Builders CT (Parcel WD-1138).*

ATTACHMENTS:

- PC Report - 10' no-build easement (DOCX)
- Application Form (PDF)
- No Build Exhibit (PDF)
- Legal Description No Build (DOCX)

- ITEM 5:** Consideration and possible action for a new 10-foot-wide no-build easement, created by the City of De Pere, that prohibits development along the proposed eastern interior side yard property line at 1400 BLK Builders CT (Parcel WD-1138).*

SITE MAP



Proposed new 10-foot-wide no-build easement for the City of De Pere.

REQUESTED ACTION: New 10-foot-wide no-build easement.

Note: The existing property lines in GIS may not match the above graphic because the design exception follows a property line that will be created after the recording of a CSM for the project later this year.

COMMON DESCRIPTION: 1414 Builders CT, south from the Builders CT and American BL intersection.

ZONING: BP-2 (Business Park-2 District.).

SURROUNDING LAND USES: Business Park (BP-2) to the north, east, and west.
Railroad Spur (PI-1) and De Pere Dog Park (CON) to the south.

COMPREHENSIVE PLAN: Business Park

APPLICANT/OWNER: Applicant and Owner
City of De Pere
ATTN: Peter Schleinz, Senior Planner
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: The property to the north was developed for business park use in late 2007. The subject parcel has been maintained as farmland.

STAFF REVIEW: The City of De Pere is requesting a new 10-foot-wide no-build easement at the eastern end of 1400 BLK Builders CT. The site is the location of a proposed new property line that is part of a potential land sale between the City of De Pere and Badgerland Builders at 1414 Builders CT.

- If approved, development will be prohibited within the easement area.

A design exception proposed in a separate request for the reduction of an interior side yard setback on an adjacent property to the east to allow for the development of a warehouse. This easement request minimizes issues with buildings being constructed too close together. The design exception will be reviewed by Plan Commission on August 26, 2024.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the no-build easement request and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

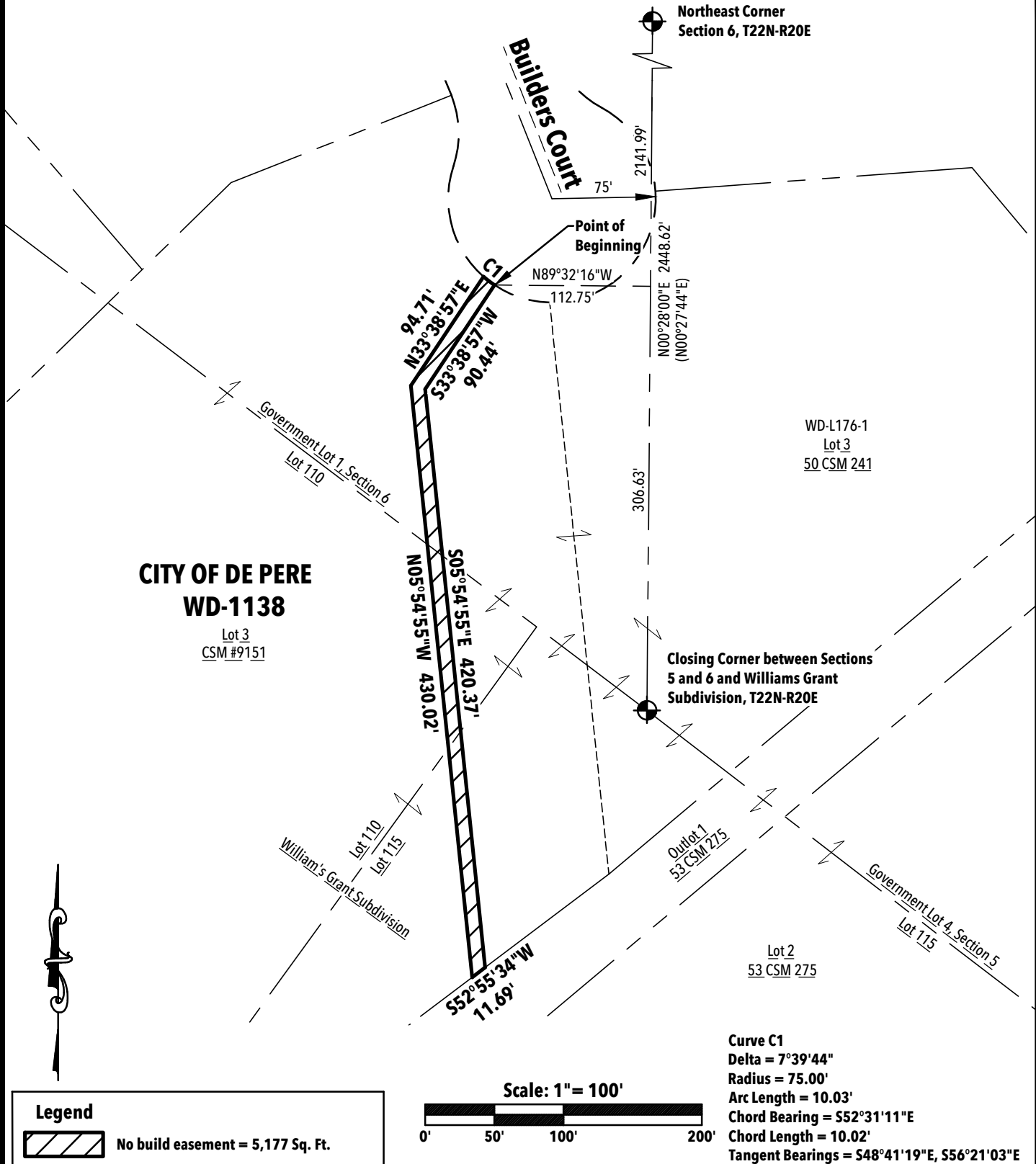
5.b

Submitted On:

Aug 21, 2024, 12:34PM EDT

Parcel Number: (Include ALL parcels)	WD-1138
Nearest property address to the project site:	Street Address: 1400 BLK Builders CT City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	New Easement
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: City of De Pere Last Name: City of De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: Peter

EXHIBIT 'A'



REL Robert E. Lee
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



CITY OF DE PERE
Development Services Department
335 S. Broadway St.
De Pere, Wisconsin 54115
Office (920) 339-4053

Date: 8/21/2024

REL Job #: 404486

Exhibit
Sheet 1 of 1

LEGAL DESCRIPTION NO BUILD EASEMENT

Part of Lot 3, Certified Survey Map Number 9151, Document Number 2891153, located in part of Lot 4, Southbridge Business Park, Volume 21 of Plats, Page 152, Document Number 1775029, all located in part of Lots 110 and 115, William's Grant Subdivision and part of Government Lot 1, Section 6, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the closing corner between Section 5 and said Section 6, Township 22 North, Range 20 East and said William's Grant Subdivision; thence N00°28'00"E, 306.63 feet on the east line of said Government Lot 1; thence N89°32'16"W, 112.75 feet to a point on the south right of way of Builders Court also being the **POINT OF BEGINNING**; thence S33°38'57"W, 90.44 feet; thence S05°54'55"E, 420.37 feet to a southeast line of said Lot 3; thence S52°55'34"W, 11.69 feet on said southeast line; thence N05°54'55"W, 430.02 feet; thence N33°38'57"E, 94.71 feet to said south right of way; thence 10.03 feet on the arc of a 75.00 foot radius curve to the left, having a long chord which bears S52°31'11"E, 10.02 feet on said south right of way to the Point of Beginning.

Said parcel contains 5,177 Square Feet (0.119 Acres) of land more or less.





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion with representatives from Sustana Fibers about a year 2023 site plan project status and the proposed timeline for completion of the addition of flash dryers with screening at 1751 W Matthew DR (Parcel WD-364-D-526).

ATTACHMENTS:

- PC Memo - Sustana Fibers (DOCX)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: August 26, 2024

RE: **Discussion with representatives from Sustana Fibers about a year 2023 site plan project status and the proposed timeline for completion of the addition of flash dryers with screening at 1751 W Matthew DR (Parcel WD-364-D-526).**

Summary:

On February 16, 2023, an authorized representative for Sustana Fibers, at 1751 W Matthew DR, submitted a site plan to City staff for review. The site plan included the addition of flash dryers that were approximately 130 feet tall.

On March 27, 2023, Plan Commission considered and approved a design exception for the proposed site plan. Specifically, the design exception allowed flash dryers to be partially exposed without metal façade screening on a rear façade (see illustrations on the back of the memo). In addition, a screening fence was added to the site plan at ground level to screen the view of equipment at ground level. The use of perforated materials was incorporated into the design, which was a permitted minor façade material.

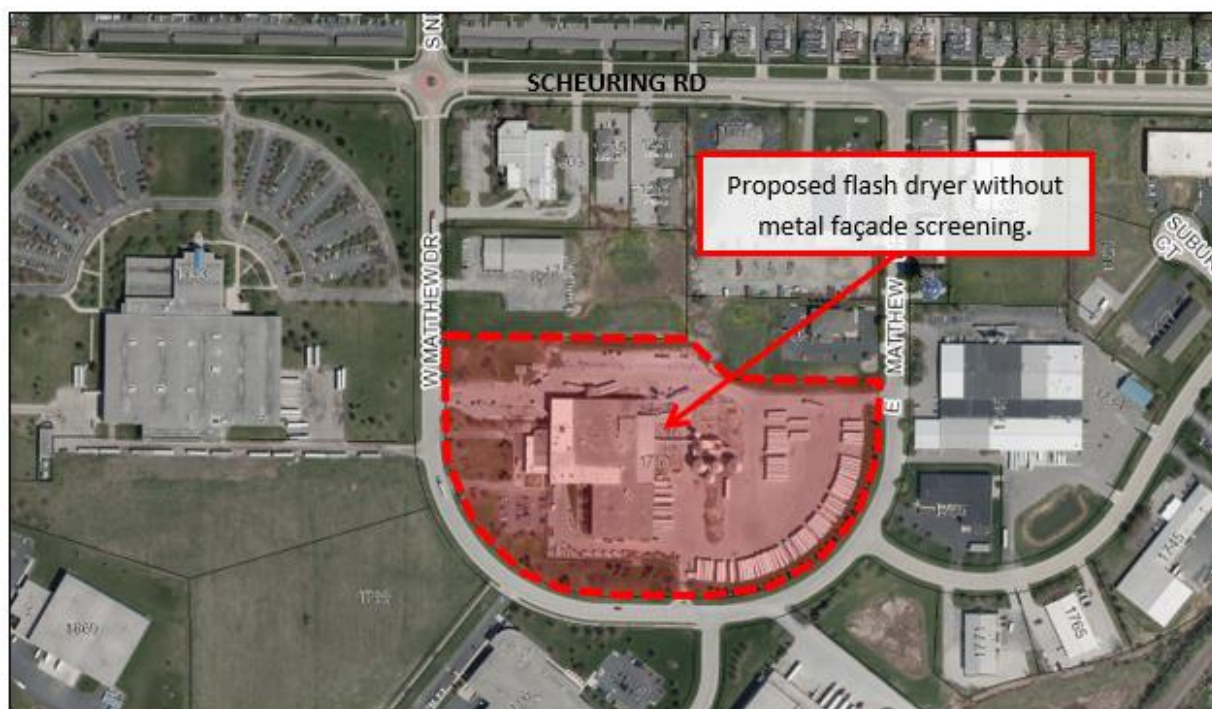
On June 19, 2023, building permits were issued to allow construction to begin. Note: small revisions were made to the site plan in July 2024, which did not cause construction to cease or require a reapplication of valid building permits. One year later, on June 19, 2024, the permits expired, and the project remains incomplete.

In August 2024, Staff received a request from Sustana Fibers to update the owner and construction company names on the expired permits. Staff recognized that the project remains incomplete, and the business may be in operation without final reviews and occupancy permits on file. Thus, staff required the representatives from Sustana Fibers meet with Plan Commission to discuss the date for project completion, the reasons for project delays, and any proposed revisions to the approved site plan, prior to any renewal or re-issuance of expired building permits.

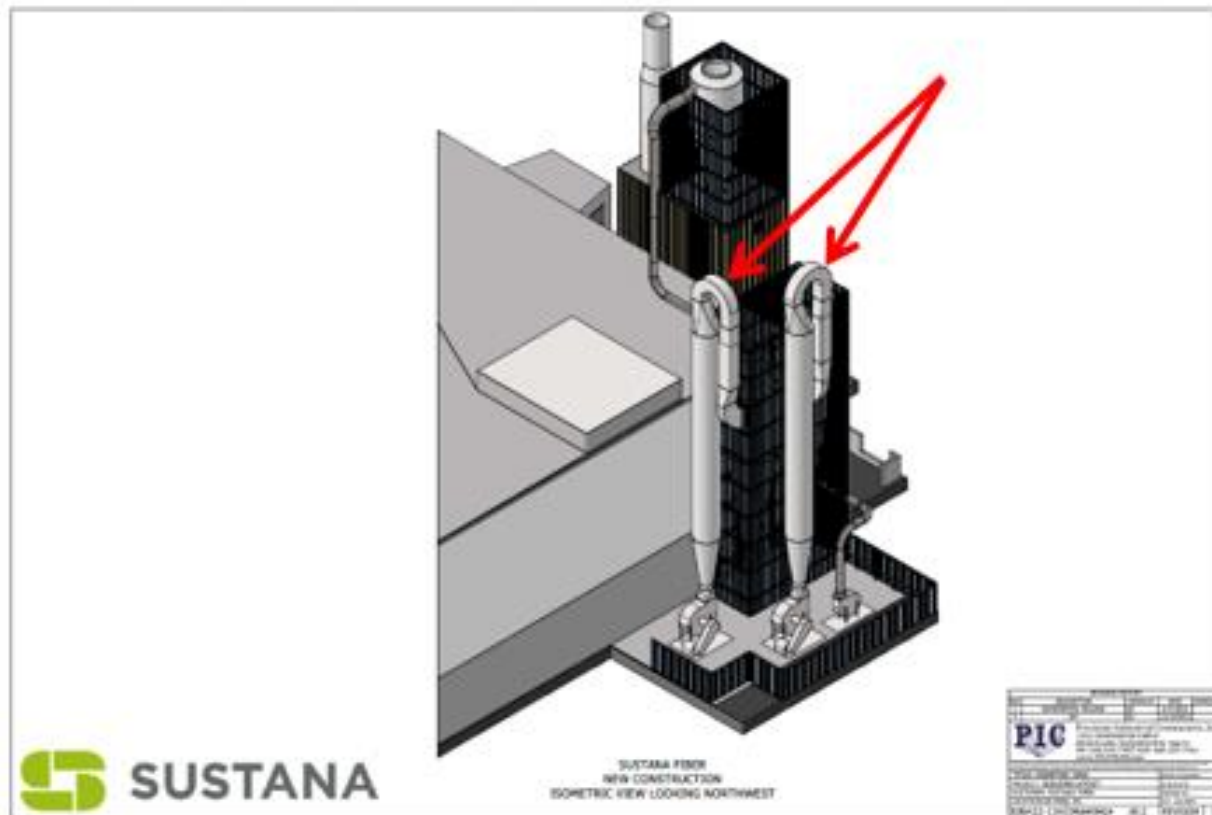
Staff Recommendation

Ask the representatives from Sustana Fibers to discuss the date for project completion, the reasons for project delays, and any proposed revisions to the approved site plan.

SITE MAP



View of the east side of the flash dryer vent.





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

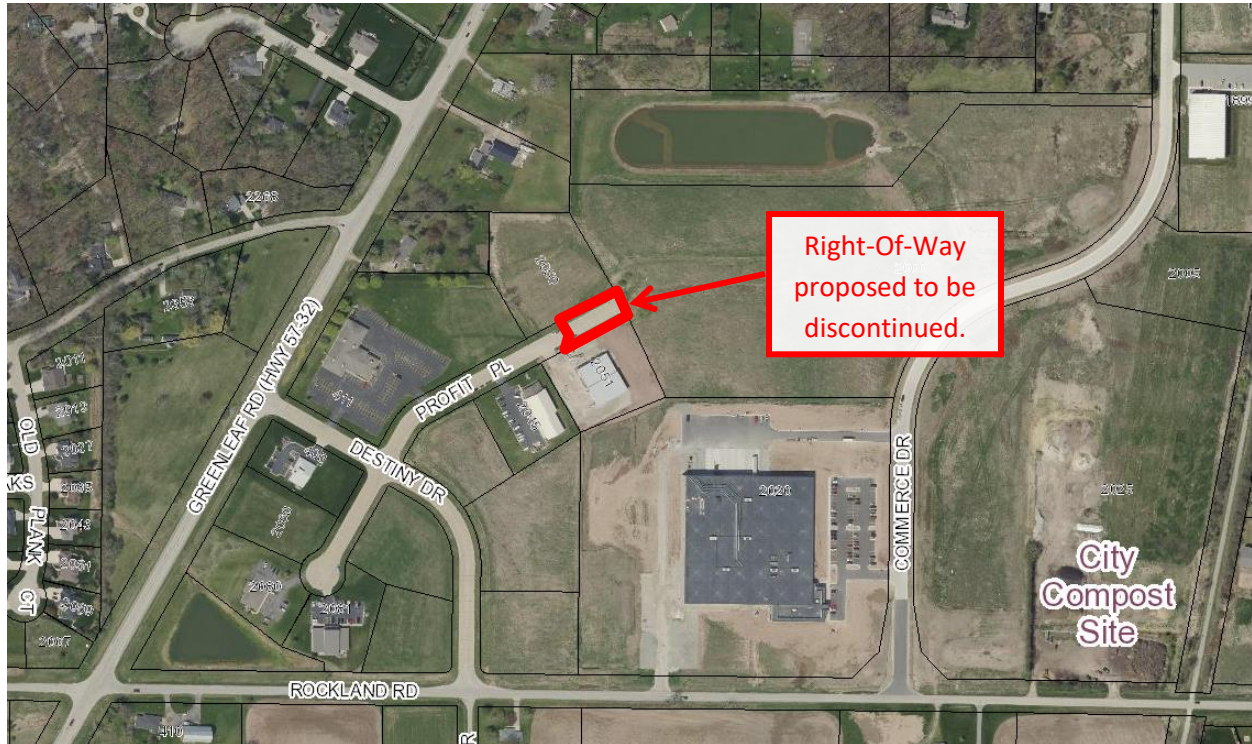
SUBJECT: Consideration and possible action for a right-of-way discontinuance at 2000 Commerce DR and 2051 Profit PL (Adjacent to Parcels ED-3103, ED-2382).*

ATTACHMENTS:

- PC Report - ROW Discontinuance - Profit PL (DOCX)
- Application Form (PDF)
- Exhibit A - Profit PL (PDF)
- Exhibit B - Profit PL (PDF)
- Legal Description - Exhibit A - Profit PL (DOCX)
- Legal Description - Exhibit B - Profit PL (DOCX)

- Item 7:** Consideration and possible action for a right-of-way discontinuance at 2000 Commerce DR and 2051 Profit PL (Adjacent to Parcels ED-3103, ED-2382).*

PROPOSED RIGHT-OF-WAY DISCONTINUANCE



REQUESTED ACTION: Public Right-Of-Way Discontinuance Approval.

The proposal shortens the right-of-way for future development. A cul-de-sac is proposed at the end of the remaining shortened right-of-way.

COMMON DESCRIPTION: 2000 Commerce DR and 2051 Profit PL. located approximately 600 feet northeast from the Profit PL and Destiny DR intersection.

ZONING: The right-of-way is adjacent to Business Park-1 District (BP-1) and Business Park-2 (BP-2) District.

SURROUNDING LAND USES: Developing Business Park (BP-1, BP-2) to the north, east, and west. Business Park (BP-1) to the south.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNERS: Authorized Representative and Owner
City of De Pere
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: The right-of-way was built in the early 2000's.

STAFF REVIEW:

When reviewing a right-of-way vacation/discontinuance, staff utilizes the process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is to determine if such a vacation/discontinuance is necessary and if so, recommend to the Common Council that the right-of-way be vacated/discontinued. The following are factors for consideration:

- The right-of-way will no longer be needed due to proposed future development at the northern end of the right-of-way.
- The right-of-way will be divided into two and attached to an adjacent parcel(s).
- The discontinuance has been reviewed by the Development Services Department and Engineering staff. Conditions of approval added are listed at the end of this report.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on September 3, 2024 and then with a public hearing and resolution potentially on October 15, 2024.

Immediately adjacent property owners were notified of all proposed meetings and no comments were received. The review process follows State Statute requirements, which includes a Class III public hearing notification. There is not a 300-foot nearby neighbor notification requirement.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the 2000 Commerce DR and 2051 Profit PL right-of-way discontinuance to the Common Council for final approval with the following condition:

1. The entire right-of-way is retained as an easement; all utility easements are retained.

Note: it is likely that all or part of the underlying easements will be released at a later date in a separate request.



Planning/Zoning Application

Planning & Zoning Department

7.b

Submitted On:

Aug 8, 2024, 11:25AM EDT

Parcel Number: (Include ALL parcels)	ROW between ED-3103, ED-3104, and ED-2051.
Nearest property address to the project site:	Street Address: 2050 Profit PL City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Right-of-way Discontinuance
Current De Pere Zoning Districts:	None, in the right-of-way
Existing Site Land Uses:	Right-of-way
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: City of Last Name: De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Peter Last Name: Schleinz
Authorized Representative's Business Name:	City of De Pere

Authorized Representative's Phone Number:		920-339-4043	7.b
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the Right-of-way Discontinuance boundary.		Vacation Exhibit.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the Right-of-way Discontinuance is needed.		Profit Place Vacation Legal Description.docx	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$350.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: August 8, 2024 11:25am America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

EXHIBIT 'A'

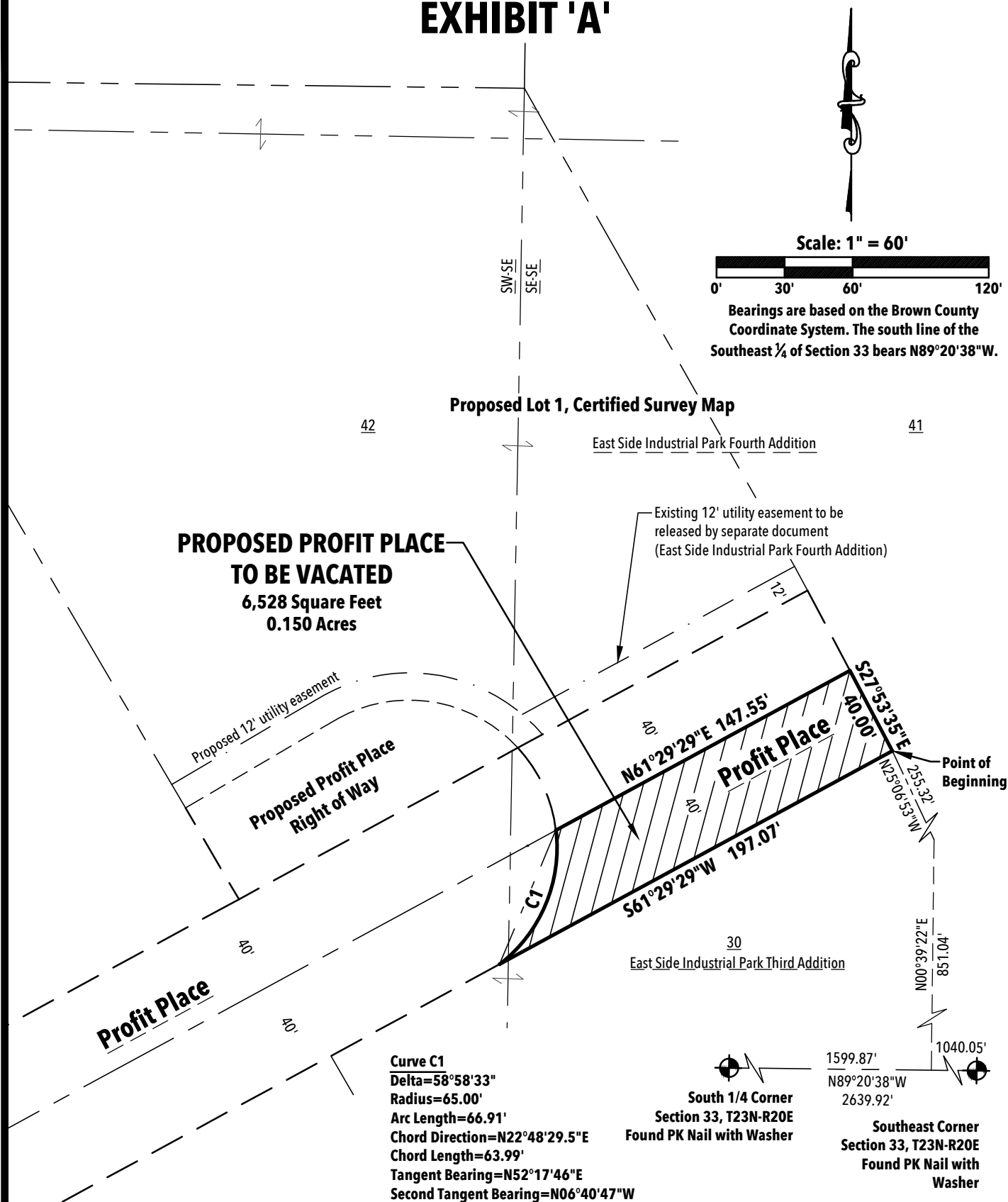
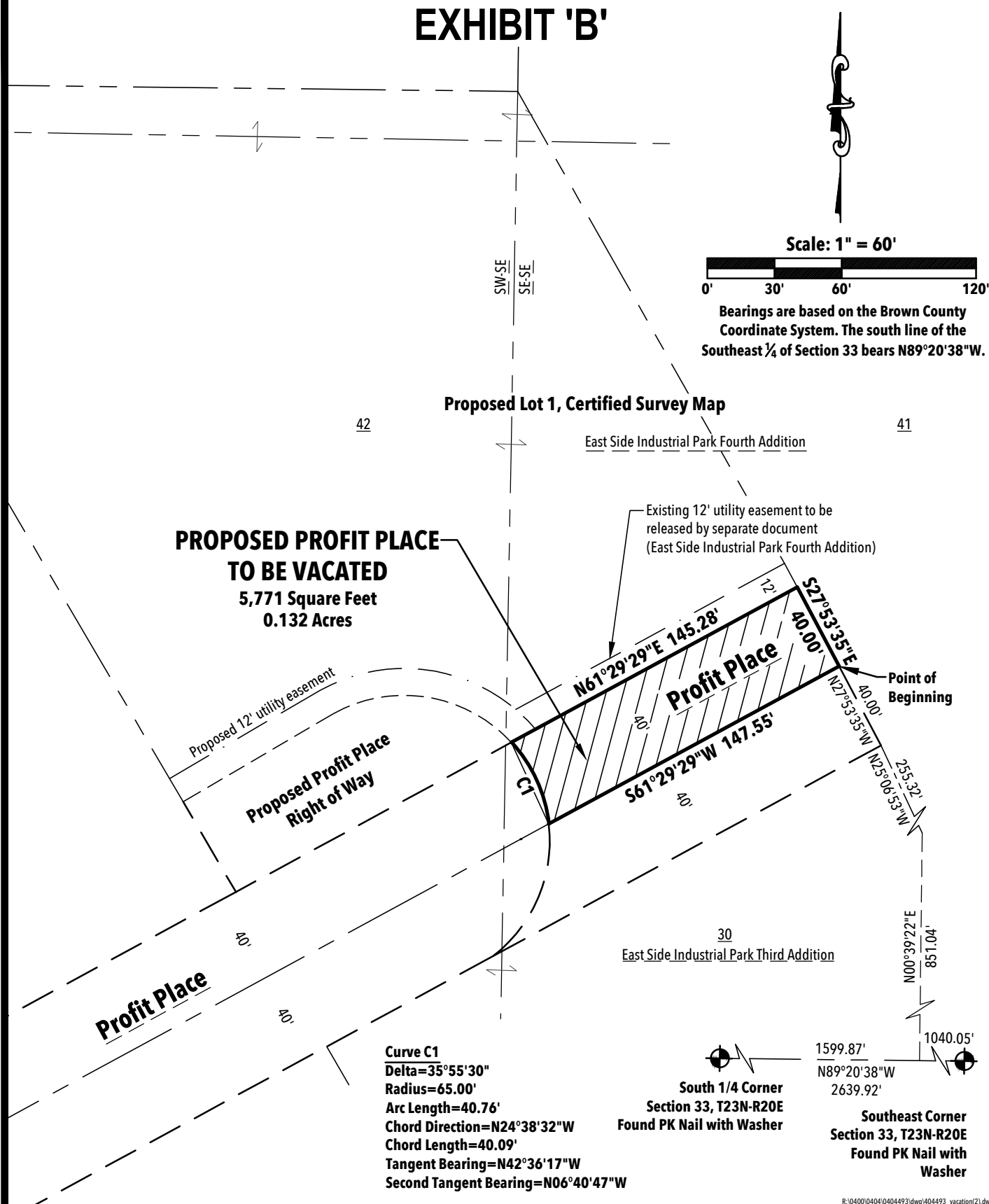


EXHIBIT 'B'



PROFIT PLACE VACATION LEGAL DESCRIPTION: EXHIBIT A

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the south right of way of Profit Place, the POINT OF BEGINNING; thence S61°29'29"W, 197.07 feet on said south right of way; thence 66.91 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N22°48'29.5"E, 63.99 feet to the centerline of Profit Place; thence N61°29'29"E, 147.55 feet on said centerline to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 6,528 Square Feet (0.150 Acres) of land more or less.



PROFIT PLACE VACATION LEGAL DESCRIPTION: EXHIBIT B

Part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the southeast corner of Profit Place; thence N27°53'35"W, 40.00 feet on the east right of way of Profit Place to the POINT OF BEGINNING; thence S61°29'29"W, 147.55 feet on the centerline of Profit Place; thence 40.76 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N24°38'32"W, 40.09 feet to the north right of way of Profit Place; thence N61°29'29"E, 145.28 feet on said north right of way to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 5,771 Square Feet (0.132 Acres) of land more or less.





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2024

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Discussion about site plans received since the July 2024 Plan Commission meeting and review of the status of recently approved development projects.

ATTACHMENTS:

- Site Plan Reviews Memo - August 2024 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: August 26, 2024

RE: **Discussion about site plans received since the July 2024 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

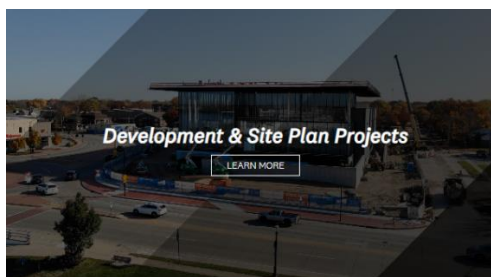
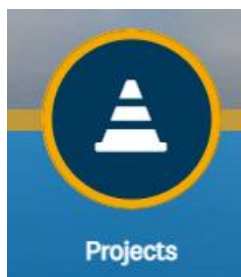
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

Attached is a list of site plans that are either awaiting developer revisions, under staff review, recently approved, recently completed, or denied. Updated information is also available on the City website.

Development and Site Plan Projects are Available Online

Updated development and site plan project information is available to Plan Commission and the public at any time by accessing the City website, clicking on 'Projects', and clicking on 'Development & Site Plan Projects'.

- City Website Link: <https://www.deperewi.gov/>



There are two alternatives to access the development and site plan project information online: The first alternative is navigating to the Planning & Zoning page. The second alternative is direct access using the following link: <https://www.deperewi.gov/topic/index.php?topicid=574&structureid=124>.

Development and Site Plan Information Available

The development and site plan projects page includes an interactive project map, a list of projects, and tables for project status with a link to the actual site plans and project contacts.

Staff Recommendation

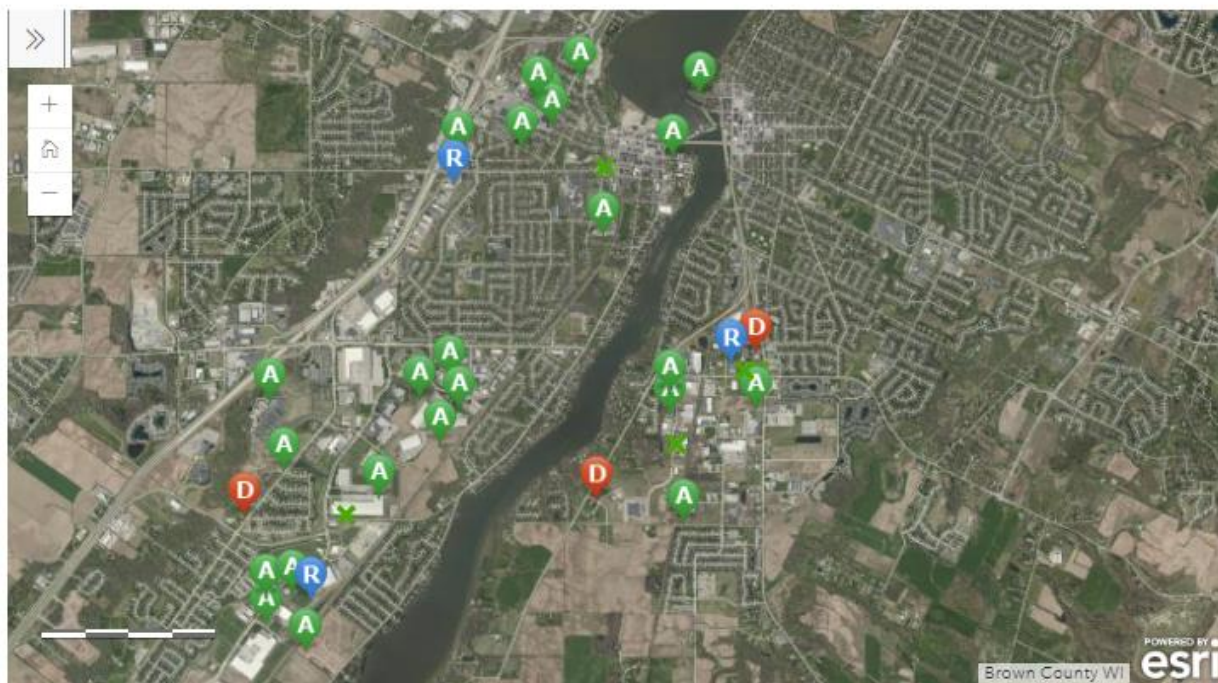
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on August 15, 2024.

Development & Site Plan Projects

This page includes a linked Project Map with the locations of recent development and site plan projects in the City of De Pere that are either being revised by the developer (D), under staff review (R), recently approved (A), recently completed (green X), or recently denied (red X). For additional information about a specific project, access to developer contact information, and site plans, click on the project in the List of Projects.

Project Map



List of Projects

Developer Revising Plans:

- 1302 S Broadway ST - Unity Hospice Resale Store Renovation
- 2108-2118 Lawrence DR - New Green Bay Nursery
- 411 Destiny DR - Destiny Church Addition

Projects that are Under Staff Review:

- 1414 Builders CT - New Badgerland Supply Warehouse
- 1404 Enterprise DR - New Contractor Warehouses
- 1121 Grant ST - Country Visions Facade Maintenance

Projects that are Recently Approved:

- 201 N Ninth ST - Two Birds Bakery Cafe Fence
- 803 Main AV - New Caribou Coffee
- 2121 American BL - New Robinson Metal Loading Docks and Pavement
- 820 Main AV - New North Shore Bank
- 850 Morning Glory LN - New De Pere Housing Authority Generator
- 1840 S Broadway ST - New Valley Cabinet
- 1775 E Matthew DR - Schreiber Foods Concrete Pad and Screening
- 516 N Eighth ST - New DSSB LLC Facade
- 2005 Venture AV - New Massman Corporate INC
- 290 Reid ST - New St. Norbert College Schneider School of Business
- 600 Heritage RD - Belmark Plant 1 Addition
- 925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation
- 2257 American BL - Bayside Machine Building Addition
- 2211 American BL - Nicolet Real Estate Addition
- 1862 Commerce DR - New Belmark Plant 8
- 1768 W Matthew DR - New Wolter INC
- 1100 Employers BL - Preserve Development Refuse Enclosure Addition
- 421 Lawrence DR - Creekside Christian Montessori Fence Addition
- 100 William ST - New Nelson Pavilion at Voyageur Park
- 1600 N Honeysuckle CI - New Preserve Development Clubhouse
- 2222 American BL - Washworld Building Addition
- 1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition
- 701 Millennium CT - Storage Shop USA Phase 2 & 3 Addition
- 410-416 Willie Mays CI - New Waterview Heights Apartments

Projects that are Recently Completed:

- 875 Heritage RD - New Chicago Street Pub - Swan Club Parking
- 875 Heritage RD - Chicago Street Pub - Swan Club Addition
- 2121 American BL - Fytertech Screening Addition
- 1891 Commerce DR - Bedford Paper Addition
- 601 Grant ST - New Christian Outreach Tree Sculpture

Projects that are Recently Denied:

- None

Additional Project Status Information

New Badgerland Supply Warehouse

Address: 1414 Builders CT

Parcel Number: WD-L176-1

City Funding: No

Developer or Authorized Representative: Patrick Kuehl, Robert E Lee & Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Country Visions Facade Maintenance

Address: 1221 Grant ST

Parcel Number: WD-D0217-1

City Funding: No

Developer or Authorized Representative: Olivia Vander Heiden, Alliance Construction & Design

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Two Birds Bakery Cafe Fence

Address: 201 N Ninth ST

Parcel Number: WD-709-3-4

City Funding: TID 13

Developer or Authorized Representative: Barry Peters, Two Birds Bakery Cafe'

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Contractor Warehouses

Address: 1405 Enterprise DR

Parcel Number: ED-2077-1

City Funding: No

Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Unity Hospice Resale Store Renovation

Address: 1302 S Broadway ST

Parcel Number: ED-F0103-6

City Funding: No

Developer or Authorized Representative: Collin Arndt, AIA, Somerville Architects & Engineers

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Robinson Metal Loading Docks and Pavement

Address: 2121 American BL

Parcel Number: WD-1040

City Funding: No

Developer or Authorized Representative: Steve Kolar, Payne & Dolan INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - July 2, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Green Bay Nursery

Address: 2108-2118 Lawrence DR

Parcel Number: WD-L281-1

City Funding: TID 15

Developer or Authorized Representative: Tanner Wojcik, Vierbicher

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New Christian Outreach Tree Sculpture**

Address: 601 Grant ST

Parcel Number: WD-99

City Funding: No

Developer or Authorized Representative: Dan Van Rite, Van Rite & Father INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 06, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 22, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)**New Chicago Street Pub - Swan Club Parking**

Address: 875 Heritage RD

Parcel Number: ED-F0103-1

City Funding: No

Developer or Authorized Representative: Patrick Kuehl, Robert E Lee & Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 12, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 31 Jul, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

New DSSB LLC Facade

Address: 516 N Eighth ST

Parcel Number: WD-515-1

City Funding: No

Developer or Authorized Representative: Doug Schoenwalder

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Valley Cabinet

Address: 1840 S Broadway ST

Parcel Number: ED-F0101

City Funding: No

Developer or Authorized Representative: Mike Kohlbeck, McMahon Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 11, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Chicago Street Pub - Swan Club Addition

Address: 875 Heritage RD

Parcel Number: ED-F0103-1, ED-F0103-5

City Funding: No

Developer or Authorized Representative: Patrick Kuehl, Robert E Lee & Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 25, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 31, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

New De Pere Housing Authority Generator

Address: 850 Morning Glory LN

Parcel Number: WD-86-5

City Funding: No

Developer or Authorized Representative: David Johnson, Architects Group LTD

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 26, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Massman Corporate INC

Address: 2005 Venture AV

Parcel Number: WD-D0076

City Funding: TID 11

Developer or Authorized Representative: John Davel, Davel Engineering & Environmental INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Belmark Plant 1 Addition

Address: 600 Heritage RD

Parcel Number: ED-F0096, ED-F0095, ED-D29-1

City Funding: TID 10

Developer or Authorized Representative: Carolyn Adler, McMahon Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New St. Norbert College Schneider School of Business

Address: 290 Reid ST

Parcel Number: WD-905, WD-934

City Funding: No

Developer or Authorized Representative: Chris Dahlke, Director of Facilities Management, Saint Norbert College

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 25, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Caribou Coffee

Address: 803 Main AV

Parcel Number: WD-84-3, WD-84

City Funding: No

Developer or Authorized Representative: Brandon Robaidek, Robert E. Lee and Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review	Site Plan Approved - 30 Jul 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Destiny Church Addition

Address: 1205 Lawrence DR

Parcel Number: ED-F0081-1

City Funding: No

Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Schreiber Foods Concrete Pad and Screening

Address: 1775 E Matthew DR

Parcel Number: WD-364-D-506-1

City Funding: No

Developer or Authorized Representative: Paul Stimpson, Schreiber Foods

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 5, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Fytertech Screening Addition

Address: 2121 American BL

Parcel Number: WD-1040

City Funding: No

Developer or Authorized Representative: Tom Bartman, Maintenance Manager, Fytertech Nonwovens

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Nov 9, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 22, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

Nicolet Real Estate Addition

Address: 2211 American BL

Parcel Number: WD-1375

City Funding: No

Developer or Authorized Representative: Colin Meisel, Project Manager, Ruekert & Mielke INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - 06 Dec 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Belmark Plant 8

Address: 1862 Commerce DR

Parcel Number: ED-344-101-5

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Ron Wolf, Project Engineer, McMahon Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Nov 15, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Preserve Development Refuse Enclosure Addition

Address: 1100 Employers BL

Parcel Number: WD-D0031

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Bill Kingston, Developer, Preserve Development LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Creekside Christian Montessori Fence Addition

Address: 421 Lawrence DR

Parcel Number: WD-0209, WD-0209-1

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

MSC Master Plan - Including Fuel Tank Renovation

Address: 925 S Sixth ST

Parcel Number: WD-142

City Funding: City Project

Developer or Authorized Representative: Scott Thoresen, Director of Public Works

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - 22 Jan 2023 (C)	Common Council Approved - Mar 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New Wolter INC**

Address: 1768 W Matthew DR

Parcel Number: WD-364-D-505-8

City Funding: No

Developer or Authorized Representative: David Gehrt, Vice President, One Source Construction Corporation

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 24, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New North Shore Bank**

Address: 820 Main AV

Parcel Number: WD-534, WD-535, WD-536, WD-533-1

City Funding: No

Developer or Authorized Representative: Michael Leidig, EIT, Robert E Lee and Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Preserve Development Clubhouse

Address: 1600 N Honeysuckle Cl

Parcel Number: WD-D0034-1

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Bill Kingston, Developer, Preserve Development LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 11, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Bedford Paper Addition

Address: 1891 Commerce DR

Parcel Number: ED-344-102-4

City Funding: No

Developer or Authorized Representative: Lee St Aubin, Architect, Baisch Engineering

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 12, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 22, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

New Nelson Pavilion at Voyageur Park

Address: 100 William ST

Parcel Number: ED-728

City Funding: City Project

Developer or Authorized Representative: Kevin Chevalier, Project Manager, McMahon Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 1, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 30, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

Washworld Building Addition

Address: 2222 American BL

Parcel Number: WD-1136-1

City Funding: No

Developer or Authorized Representative: Bob Mach, PE, Mach IV Engineering & Surveying LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 9, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Sustana Fibers Flash Dryer System Addition

Address: 1751 W Matthew DR

Parcel Number: WD-364-D-526

City Funding: No

Developer or Authorized Representative: Eric Simenson, President, Precision Industrial Contractors

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Storage Shop USA Phase 2 & 3 Addition

Address: 701 Millennium CT

Parcel Number: ED-3090

City Funding: No

Developer or Authorized Representative: Dave Anderson, Owner, Town and Country Development LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Sep 26, 2022 (C)	Site Plan Approved - Oct 4, 2022 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Bayside Machine Building Addition

Address: 2257 American BL

Parcel Number: WD-1371

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, Robert E Lee & Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved - Jan 23, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New Waterview Heights Apartments**

Address: 410-416 Willie Mays Cl

Parcel Number: WD-2197

City Funding: No

Developer or Authorized Representative: Brad Trembl, Engineering Tech II, Robert E Lee & Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved May 10, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

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