Plan Commission

Regular Meeting

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

Agenda

Tuesday, May 28, 2024 | **7:00 PM** | **Council Chambers and Virtual**

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 **May 28, 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
United States: +1 (312) 757-3117
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://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the April 22, 2024 Plan Commission meeting.
3. Discussion on the draft conceptual layout for lands recently acquired by the City of De Pere currently located in the Town of Lawrence (Parcel IDs: L-481, L-517, L-520, and L-521-1). This agenda item is for discussion only and no formal action will be taken.
4. Discussion about site plans received since the April 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:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library

De Pere Chamber of Commerce

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**May 28, 2024**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the April 22, 2024 Plan Commission meeting.**

ATTACHMENTS:

- PC_Apr2024_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 22, 2024 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

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

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

2. Approval of the minutes of the March 25, 2024 Plan Commission meeting.

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

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.

Development Services Director Daniel Lindstrom asked if the new alderpersons on the commission would like a zoning code refresher presentation. He stated that it will be scheduled for the May or June Plan Commission meeting. There were no other public comments.

RESULT: DISCUSSED

4. A Public Hearing on the proposed boundary amendment no. 2 for Tax Increment Financing District No. 10 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 10 Boundary Amendment No. 2.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT: DISCUSSED

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10. *

Development Services Director Daniel Lindstrom reviewed the boundary amendment No. 2 for TID 10. He explained that the two main reasons for the amendment are the expansion of Valley Cabinet and the clean up of the Belmark

property line. If Plan Commission approves the resolution, the amendment will then be reviewed by the Common Council on May 7, 2024. There are no additional project costs being added, but new non-project costs of $120 million related to the Southern Bridge project have been added. Mayor Boyd declared the public hearing open at 7:11pm. No one wished to speak and the public hearing was declared closed at 7:11pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 10.

Mayor Boyd moved, seconded by Shane Raymaker, to approve Resolution #24-01. Upon vote, motion carried unanimously.

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

5. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 18 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment Financing District No. 18 Project Plan and District Boundary.

Kelly Barker read the notice of public hearing, stating that it was published in the Press-Times on April 12, 2024.

RESULT:	**DISCUSSED**

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 18. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for the creation of TID No. 18 as a Rehabilitation and Conservation district. It is being created as a partial overlay to both TID No. 7 and No. 16. The immediate focus of this district is to facilitate the proposed redevelopment of the former Shopko site and other redevelopment sites around the east downtown. The life of the TID is 27 years with a termination date of May 2051. The TID boundary includes over 29 acres and 52 parcels. Mayor Boyd declared the public hearing open at 7:26 pm. No one wished to speak and the public hearing was declared closed at 7:27 pm.

RESULT:	**DISCUSSED**

C. Resolution PC24-02, Recommending Adoption of the Proposed Boundaries of Tax Increment Financing District No. 18 and the Adoption of the Tax Increment Financing District No. 18 Project Plan.

Mayor Boyd moved, seconded by Ald. Hansen, to approve Resolution #24-02. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Hansen, Higgins, Raymaker, Schilling
EXCUSED:	Pamela Gantz

6. Consideration and possible action for a 3 lot and 1 outlot CSM at 230 N Wisconsin ST and a 1 lot and 1 outlot CSM at 230 N Broadway ST (Parcels ED-875, ED-861).

   City Planner Peter Schleinz reviewed the two certified survey maps at 230 N Wisconsin St and 230 N Broadway St. Staff recommended approval of the CSMs, subject to the conditions in the report. Peter noted that the majority of the conditions are technical and can be reviewed by staff and the developer. Shane Raymaker moved, seconded by Brenda Busch, to approve the two CSMs. Upon vote, motion carried unanimously. Peter stated that this item does not need to be reviewed by the Common Council because there are no right-of-way dedications.

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

7. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to R2-60 (Two-Unit District) at 705 Fourth ST, 713 Fourth ST, 717 Fourth ST, and 806 Third ST, and from R2-60 to PI-1 at 319 Marsh ST (Parcels WD-240, WD-245, WD-246, WD-250, WD-776).*

   City Planner Peter Schleinz reviewed the zoning map amendment for various parcels owned by St. Norbert College. Staff recommended approval of the request. There were no comments or questions. Ald. Hansen moved, seconded by Brenda Busch, to approve the zoning map amendment. Upon vote, motion carried unanimously.

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

8. Discussion about site plans received since the March 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 site plan reviews since the March 2024 Plan Commission meeting. Ald. Hansen inquired on the status of the Tsunami carwash project proposed on Lawrence Drive. Peter noted that the project has been terminated at this time. He then asked about the usual time from site plan approval to permits being issued. Peter replied that staff can review a site plan in 2-3 weeks and then it is in the hands of the developer to request permits. Development Services Director Daniel Lindstrom added that an approved site plan is valid for one year, so they could technically wait 364 days from when the site plan was approved to apply for permits. Once a permit is issued, it is valid for one year. A final question was asked about Chicago Street Pub paving their parking lot. Peter noted that this is part of their most recent site plan approval. There were no other questions or comments.

RESULT:	DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:50 pm. Upon vote, motion carried unanimously

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**May 28, 2024**
DEPARTMENT:	**Plan Commission**
FROM:	**Daniel Lindstrom**
SUBJECT:	**Discussion on the draft conceptual layout for lands recently acquired by the City of De Pere currently located in the Town of Lawrence (Parcel IDs: L-481, L-517, L-520, and L-521-1). This agenda item is for discussion only and no formal action will be taken.**

ATTACHMENTS:

- DRAFT SW Area Conceptual Development Plan - May 2024 (PDF)



CITY OF DE PERE

SOUTHWEST AREA CONCEPTUAL DEVELOPMENT PLAN

DRAFT DISCUSSION

MAY 2024

Prepared by

Development Services Department


PC1



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INTRODUCTION

WHY TRADITIONAL NEIGHBORHOOD?

A well-designed neighborhood provides residents with a sense of community, place, and belonging. Moreover, neighborhoods are built upon a strong foundation of pedestrian-scaled surroundings, quality accessible open space systems, environmentally sustainable natural systems, mixed residential land uses, and residential diversity. The most important goals of neighborhood planning are to provide residents with safety, security, comfort, and a healthy environment to live in. By creating neighborhood designs that take the human being as the first priority, great living environments will follow.

Neighborhoods are pedestrian-oriented with a balanced mix of residential dwellings, workplaces, retail shops, civic buildings, schools, places of worship, and an integrated open space system. This residential development is meant to be a pilot project for the City of De Pere to illustrate that residential developments can return to the traditional neighborhood development style, with smaller lots, sidewalks, trails, pocket parks, etc. This subdivision, due to its limited size cannot be a true planned neighborhood with a mix of commercial uses to serve the daily needs of the residents. True and complete neighborhoods provide a mix of uses and easy access to the daily services and needs of the neighborhood residents through a balanced mixture of residential dwellings that provide homes for a wide range of income levels and personal living preferences. This plan is to be a pilot case for a greater launch of development to the southeast side of the City of De Pere following the completion of the South Bridge Connector Project.

The proposed project contained herein is a “light” version of a traditional neighborhood development because it is not large enough to contain mixed uses or neighborhood retail/commercial opportunities.

WHAT IS TRADITIONAL NEIGHBORHOOD DEVELOPMENT?

Traditional Neighborhood Development components are designed around a series of interconnected streets, sidewalks, paths, and trails that provide multiple routes to any one destination for both the automobile and the pedestrian versus a series of cul-de-sacs creating a quasi-territorial approach to community. This transportation network is key to designing a community that can accommodate cars while emphasizing the greater focus on pedestrians and the homes in the community. Finally, a quality neighborhood has architectural cohesion and maintains a strong ecological responsibility to protect and enhance the environment that we live in while allowing for some creative independence for residents. The older, walkable urban core of De Pere was developed under the same principles as Traditional Neighborhood Development. The following elements of a well-designed neighborhood are the crucial components that make neighborhoods quality places for people to live.



RESIDENTIAL MIX:
A neighborhood development has a balanced mix of housing densities, prices, and building types. This mix of housing opportunities promotes a diverse neighborhood where people of various ages and incomes can feel at home and stay within the neighborhood as they move through the housing market cycle.



DENSITY:

Housing densities in quality neighborhoods can range from three dwelling units per acre to thirty dwelling units per acre and higher, but only through careful placement, architecture, and streetscape design. The careful use of density allows for the creation of vibrant urban spaces, interconnected cohesive neighborhoods, and maximization of the preservation of additional areas for stormwater management, open space, and environmental systems.

PRICE:

Traditional Neighborhood Developments are designed to meet the housing needs of people with a wide range of income levels. These include apartment homes, condominium homes, twin homes, single-family starter

homes, single-family move-up homes, and senior housing. The diversity of housing opportunities attracts residents with a variety of occupations, experiences, and backgrounds.

BUILDING TYPES



Neighborhoods offer a wide range of residential building types. This selection of housing units provides residents with numerous dwelling options based on their individual needs and preferences. Residential buildings can range from four-story apartments to customized single-family residences. A mixture of sizes is encouraged to help create a diversity of unit types within the neighborhood.

PEDESTRIAN SCALE



The creation of a pedestrian-oriented environment with human-scale design features is one of the most important principles of quality neighborhood development. These principles help aesthetically, and physically set apart well-designed neighborhoods from the typical auto-oriented subdivision. Pedestrian scale addresses the placement of buildings, detailing, and other physical elements within the neighborhood, and it creates safe, connected, and walkable neighborhoods. The pedestrian scale of a neighborhood is created by the use of physical elements that are directly proportioned and detailed to the spatial relationships we create within a neighborhood.

A NETWORK OF INTERCONNECTED PEDESTRIAN-SCALE STREETS

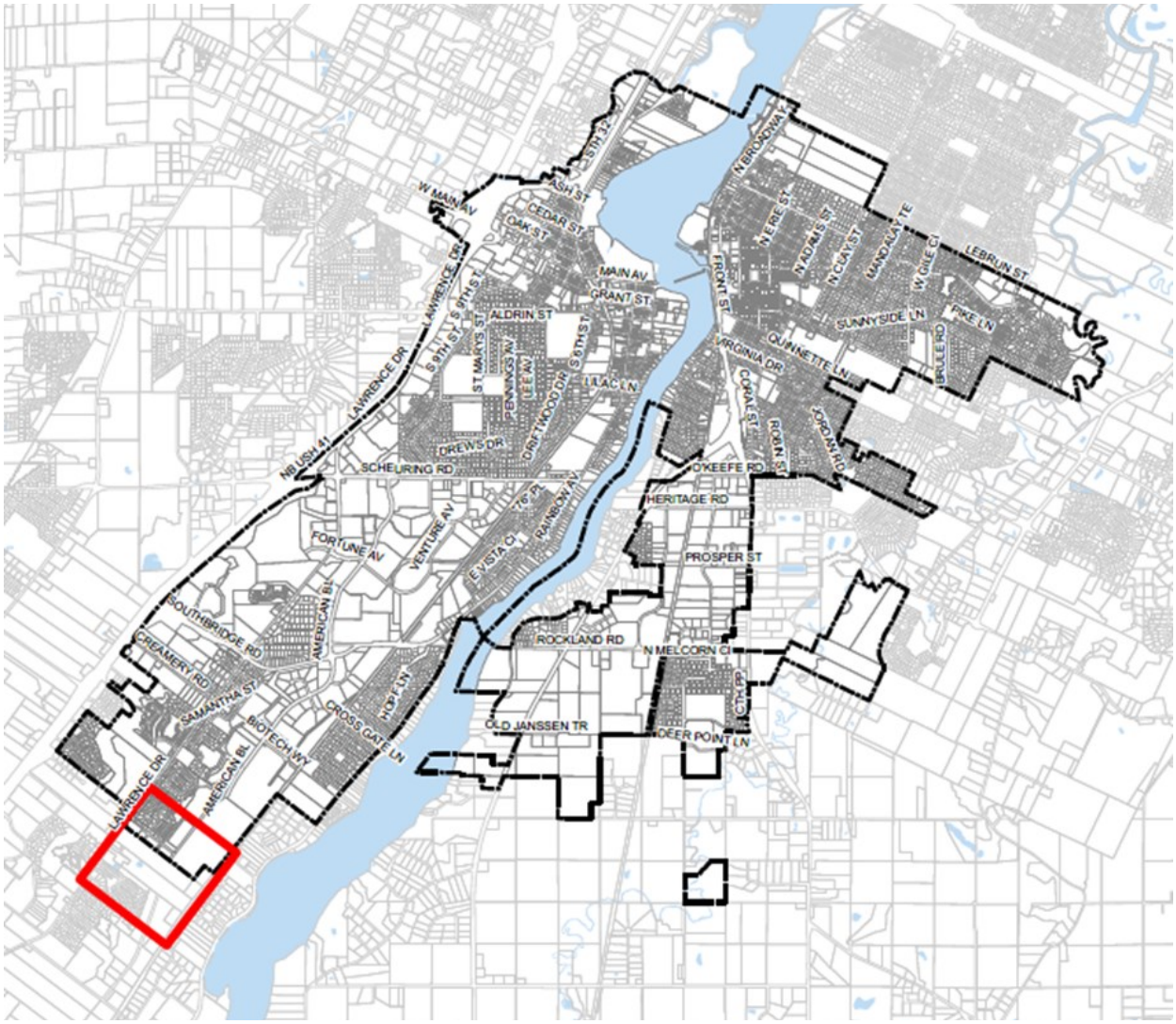
Well-designed neighborhood streets are configured to create a series of interconnected pathways that result in safe and efficient vehicular and pedestrian travel. The neighborhood street pattern is designed to keep local traffic off regional roads and to keep through traffic off local streets. This interconnected network of streets furthers the options within the neighborhood by providing for and maintaining multiple travel routes between destinations, thereby dispersing traffic and reducing congestion. The street network should provide multiple routes through a neighborhood that are both visually understandable and easily traversed. Street networks that create dead ends or extensive cul-de-sacs become disorienting and difficult to traverse, and as a result, they should be avoided.

SITE INVENTORY & ANALYSIS

SITE LOCATION

The proposed subdivision is currently located just outside the southwest corner of the City of De Pere ("City"), in the Town of Lawrence ("Town") between Lawrence Drive and the southern terminus of American Blvd. The area is located with the approved annexation area in the boundary agreement between the City and Town. The Town and City both intend to extend their respective business parks and connect American Blvd in the City to American Blvd and Little Rapids Road in the Town.

LOCATION MAP



DRAFT FOR DISCUSSIION ONLY

PROPERTY DESCRIPTION

Parcel ID: L-517
PRT LOT 126 PLAT OF THE SUBD OF THE WILLIAMS GRANT LYG W OF RR
Acres: 4.639 AC M/L

Parcel ID: L-481
Legal description: PLAT OF THE SUBD OF THE WILLIAMS GRANT LOT 98 EX 2213402
Acres: 33.708 AC M/L

Parcel ID: L-520
Legal description: PRT LOT 127 PLAT OF THE SUBD OF THE WILLIAMS GRANT LYG W OF RR
Acres: 4.461 AC M/L

Parcel ID: L-521-1
Legal description: THAT PRT OF LOT 128 PLAT OF THE SUBD OF WILLIAMS GRANT LYG W OF RR & PRT OF WILLIAMS GRANT LOT 97 AS DESC IN 3045223 & PRT OF LOT 2 OF 30 CSM 335 MAP 4776 IN 1418683 AS DESC IN 3045231
Acres: 31.121 AC M/L

FUTURE LAND USE PLAN/FUTURE ZONING

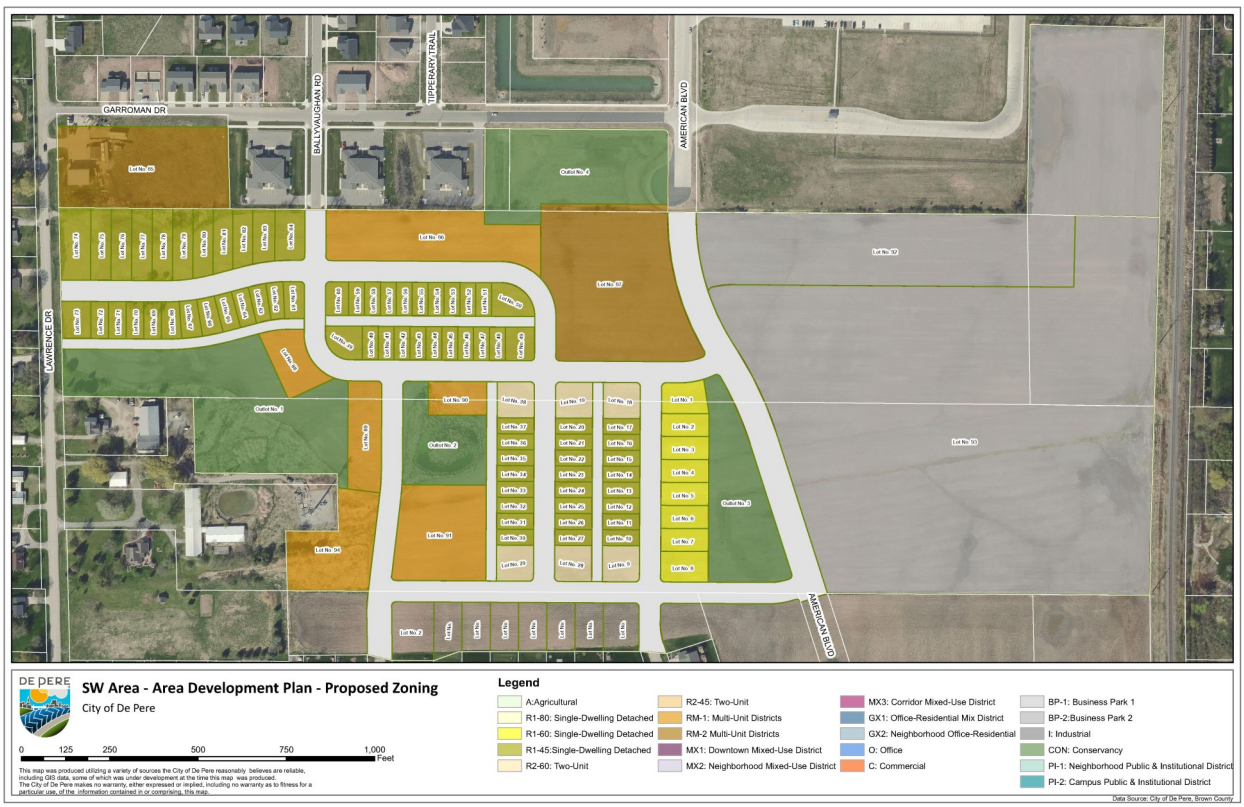
The proposed subdivision within the Future Land Use Planning area within the City 2010 Comprehensive Plan, and is indicated as a "Neighborhood Residential (including Multi-Family)" and "Business Park". This classification is consistent with the proposed plan in that it supplies a mixture of residential uses and encourages business park growth while preserving the environmental features of the site. This conceptual proposal further meets and promotes the stated goals of the Comprehensive Plan.

> *Residential: Continuation of new neighborhood residential development is proposed for the southwest part of the City on the east side of Lawrence Drive and west side of Lost Dauphin Road. Residential development in this area should consist of a variety of home styles, and reflect the recommendations regarding developing neighborhoods with a mixture of compatible uses, including parks. It is critical the neighborhoods be well-connected to encourage residents to walk or bicycle to nearby neighborhood amenities.*

Business Park: (In 2010) approximately 140 acres remains for commercial and/or industrial development. The Future Land Use map identifies a continuation of the Southbridge Business Park to the southerly limits of the City's boundary agreement with the Town of Lawrence, as well as encouraging the infill development of properties which are already platted.

It is noted that the Future Land Use Map indicates areas of "Neighborhood Residential", which should not be misconstrued as only single-family homes. Rather as stated earlier, residential neighborhoods should contain a mixture of housing types, styles, and densities to provide housing for De Pere residents at all life stages. The comprehensive plan goals, objectives, policies, and recommendations should be the basis for determining if/how various housing types are compatible with each other.

The current plans for the area recommend devoting nearly all of the land between the retention ponds and railroad tracks to business park uses. The land next to the rail line is a good place for intensive business park uses that could

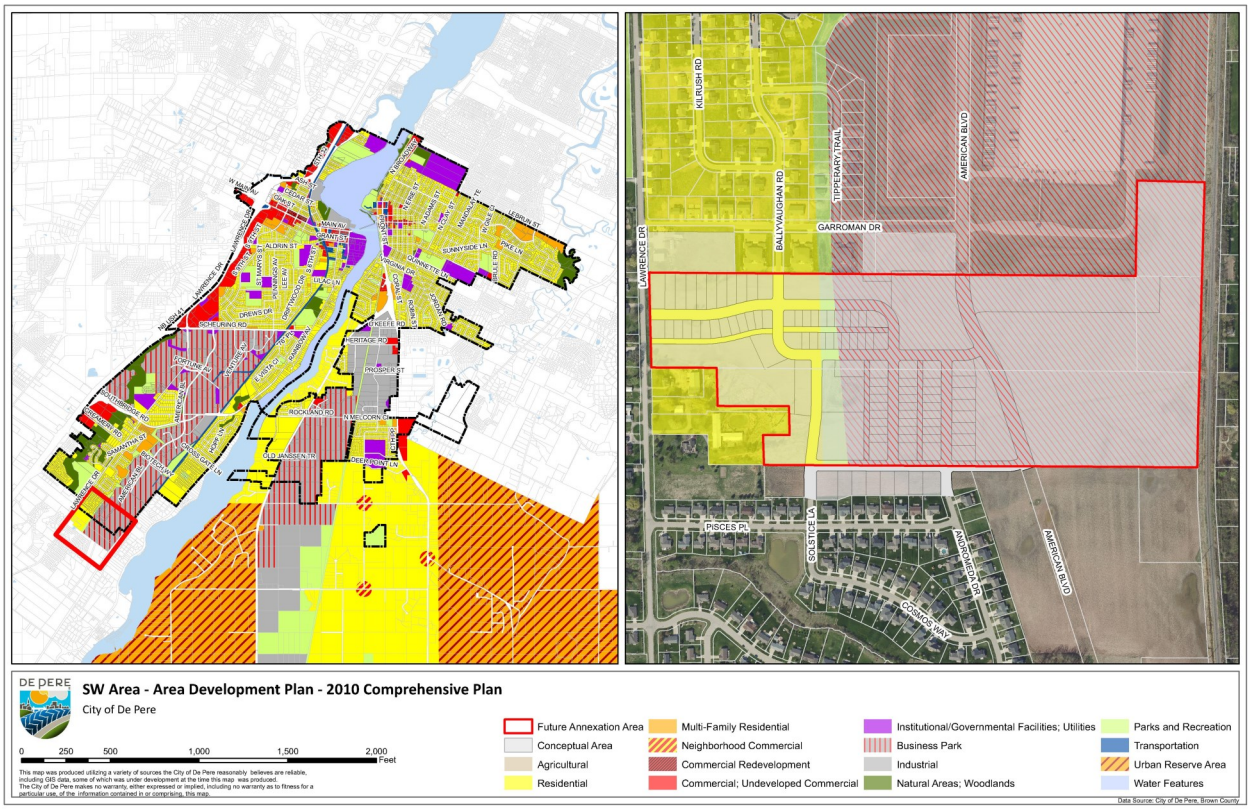


Full size maps located in the appendix

utilize rail spurs and act as buffers for the rest of the planning area. Typically, the land between the stormwater ponds and American Boulevard is developed as a transitional area that contains a mixture of commercial uses and business park uses. However, the proposed concept plan could deviate from that pattern due to potential road layout, less desire for smaller commercial lots, and the ever-growing need for additional residential development. With the use of additional berms, a modified approach will minimize the impact of the business park developments on the rest of the area and allow the city to still cover infrastructure costs. Moreover, the mixing of uses will also create more opportunities for people to live relatively close to their workplaces, which will enable them to walk or bike for some of their weekday trips instead of having to drive.

SURROUNDING USES

The Development is surrounded by several distinct land uses: business park uses are located along American Blvd and institutional (parks and stormwater) and residential uses are located to the north, west, and south sides of the subject property.

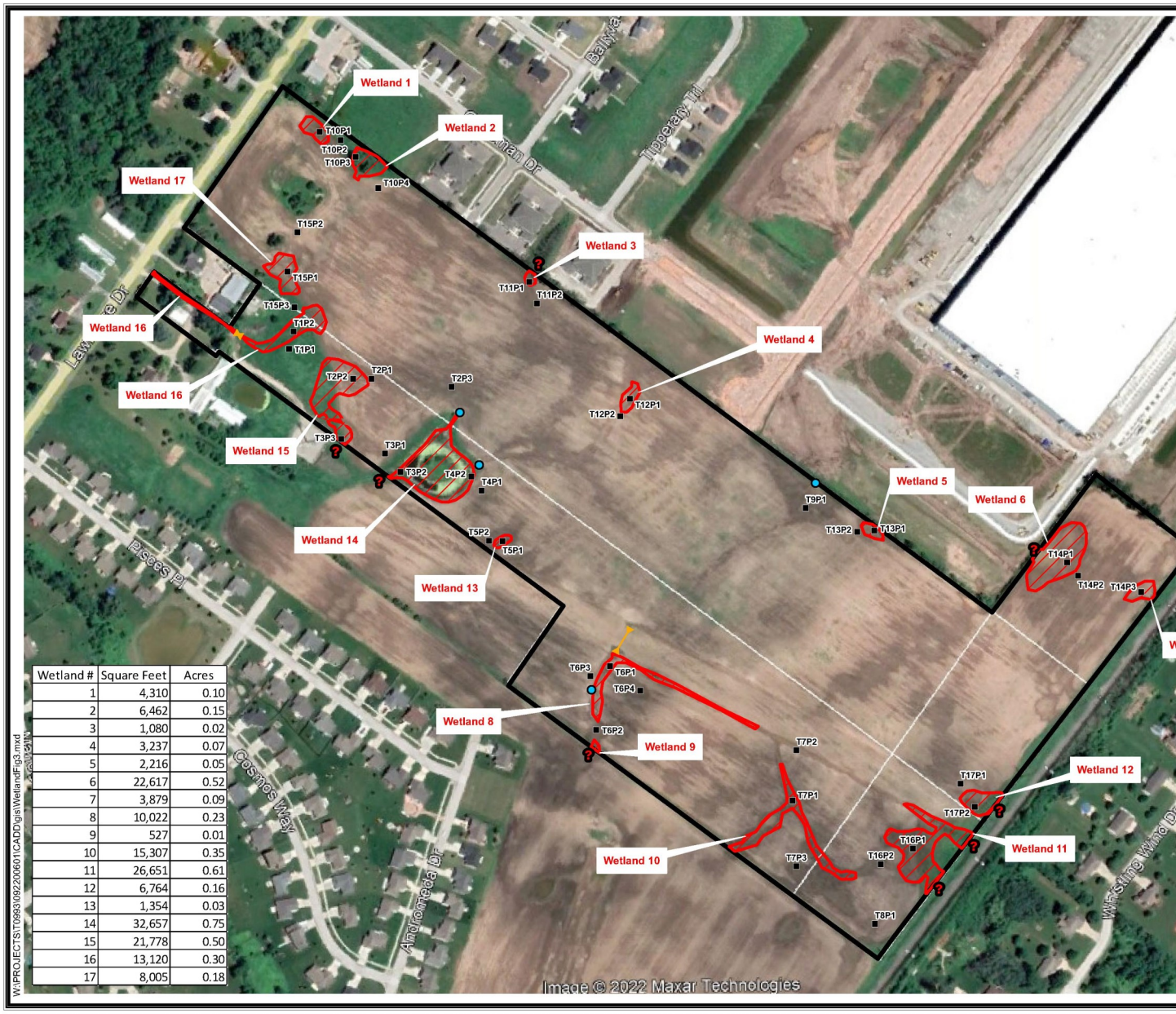


Full size maps located in the appendix

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TOPOGRAPHY AND SURFACE HYDROLOGY

The project site is characterized by the large flat plains of the former driving range and farm fields. The topography along Lawrence Drive is at approximately 637' of elevation and rising to only 640' in elevation making future infrastructure a challenge to design either requiring large pipe sizes or greater depth to account for gravity flow. This does limit the impact of the potential steep slopes and



Wetland #	Square Feet	Acres
1	4,310	0.10
2	6,462	0.15
3	1,080	0.02
4	3,237	0.07
5	2,216	0.05
6	22,617	0.52
7	3,879	0.09
8	10,022	0.23
9	527	0.01
10	15,307	0.35
11	26,651	0.61
12	6,764	0.16
13	1,354	0.03
14	32,657	0.75
15	21,778	0.50
16	13,120	0.30
17	8,005	0.18

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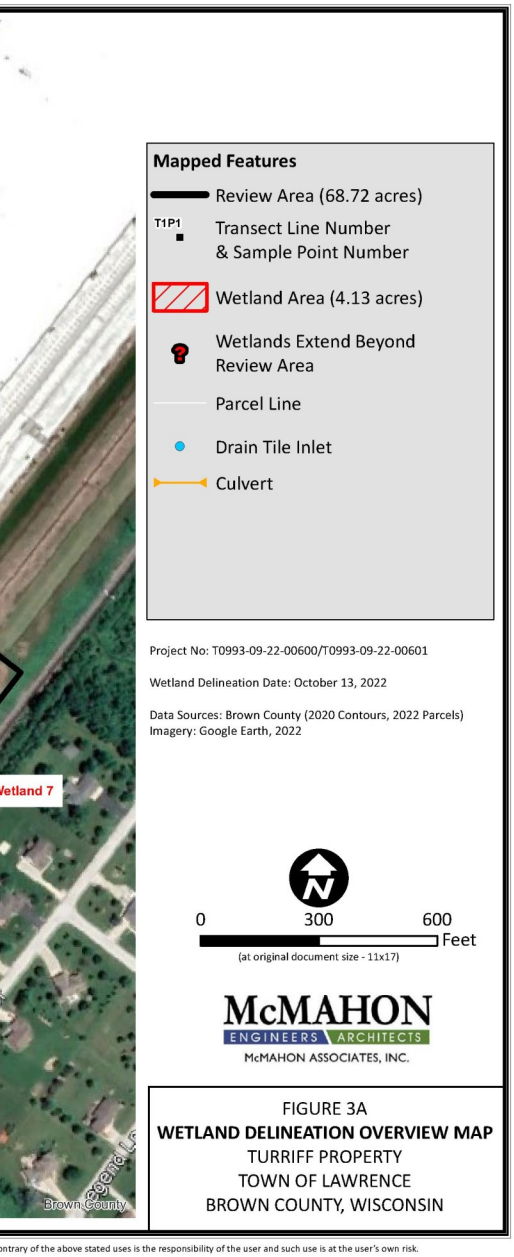
Disclaimer: The information on this drawing was developed or obtained by others. McMAHON ASSOCIATES, INC does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the co

Full size maps located in the appendix

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inversely causes ponding and wetland challenges on portions of the property Careful erosion control treatment will be undertaken for the entire site and additional slope concerns will be addressed through the erosion control plan component of the plan.

The site contains a pocketed wetland system most concentrated along the southern property line that eventually draining into the Fox River through natural drainage means. Water flow onto the site has the potential to increase as development of the site occurs, which will require careful attention to the stormwater management system within the site and ensure the connection to the existing pond network is not negatively impacted.



VEGETATION AND HABITATS

Most of the non-wetland portions of the site are mainly agricultural uses. The wetland ecosystem areas are typified by several species of plants typical of wetlands, grasslands, and wet meadows and several farmed wetland depressions of varying sizes. The wetland boundary was delineated based on changes in vegetation, soil, hydrology, topography, and professional judgment by a certified environmental consultant. Additionally, Brown County Soil Survey, 7.5 Minute Series Topographic Map, Wisconsin Wetland Inventory Map, USDA Field Office Climate Data, Google Earth, FSA, and Brown County Imagery were used to aid in characterizing the vegetation, soil, and hydrology of the project area prior to field delineation activities. Per the wetland report,

A total of seventeen (17) transects were completed to delineate wetlands within the project area. A total of forty-one (41) sampling points were documented using COE Wetland Determination Forms. (…) The wetland boundaries and test pits were marked with labeled in flags. Each pin flag was subsequently located with a Global Positioning System (GPS) capable of sub-foot accuracy. The points were then mapped using Geographic Information System (GIS) software to produce a wetland delineation map. In total wetland delineation report outlines a portion of Parcels L-480, L-481, L-517, L-520, and L-521-1 as containing a total of seventeen (17) wetlands, some isolated and non-federal, totaling 4.13 acres, were delineated within the review area.

CONCEPT PLAN

OPEN SPACE/STORMWATER:
The public open space system in the neighborhood provides open space within close proximity of the residents of proposed subdivision. These spaces will function as public parks and trails, offering both passive and active areas for the neighborhood. Uses within these spaces include passive uses similar to the pocket parks and offer protection for existing wetlands and open spaces.
Acres: 10.217

SINGLE FAMILY RESIDENTIAL:
The development features a range of single family residential homes. These homes are designed to create distinct neighborhoods that offer housing to fit each residential home buyer type's needs and life-style.
Acres: 11.49

DUPLEX/TWIN HOMES:
Duplex or twin homes offer attached housing at the single family residential scale. These units can consist of paired single-family units and could be available in rental and condominium ownership arrangements.
Acres: 1.46

TOWNHOMES:
Townhomes comprise an important component of the pedestrian scale neighborhood. Townhomes could feature a mixture of rental and condominium ownership units and form a variety of density within the neighborhood. The townhomes are designed with minimal setbacks and alley-loaded garages that allow for the unified façade of the streetscape.
Acre: 6.25 acres

MULTI-FAMILY:
Apartment Homes within the development offer rental housing options within the development. Housing options vary from 2-stories with attached garages to 3-stories with subgrade parking, Each unit type will offer unique settings and differing characteristics, creating a housing type for each distinct life-style.
Acres: 6.40 acres



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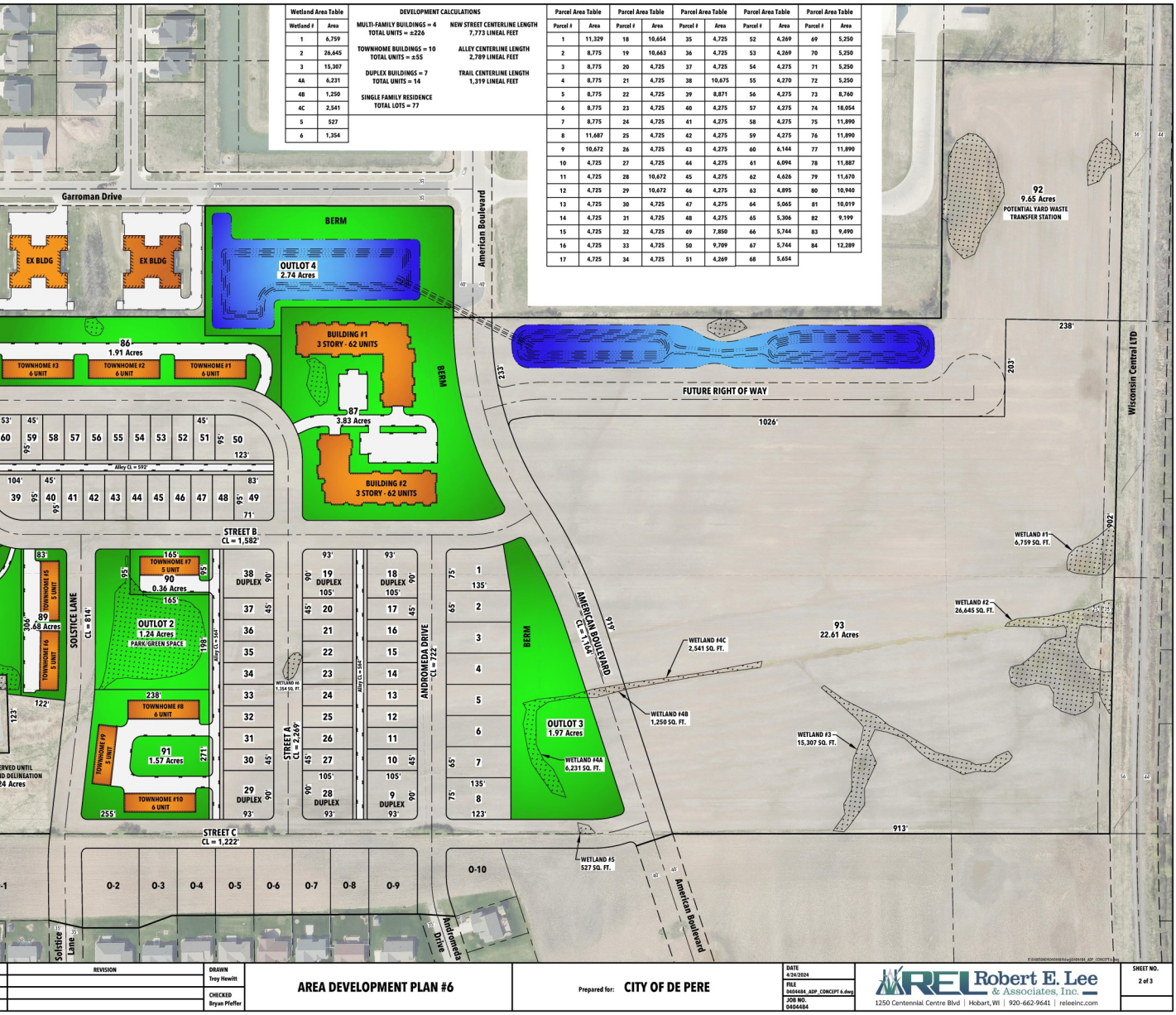
BUSINESS PARK :

Business Park uses account for all lands to the east of the future American Blvd Extension. This would also include a canceled location for the yard-waste transfer location.

Acres: 32.26

Road ROW Acres: 9.51

Alley ROW Acres: 1.66



Full size maps located in the appendix

DRAFT FOR DISCUSSIION ONLY

PROPOSED ZONING DISTRICTS

Residential zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for individuals and households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some non-residential (public and civic) uses are also allowed.

(a) R1, Single-Dwelling Detached Districts. The R1 (single-dwelling detached) districts are primarily intended to accommodate detached houses. The number suffix attached to R1 district names is a shorthand reference to the minimum lot width (in feet) required for detached houses. When this ordinance refers to "R1" districts it is referring to all R1 districts.

(b) R2, Two-Unit Districts. The R2 (two-unit) districts are primarily intended to accommodate detached houses, semidetached houses and two-unit houses.

(c) RM, Multi-Unit Districts. The RM (multiunit) districts are primarily intended to accommodate detached houses, semidetached houses, townhouse buildings, two-unit houses multi-unit residential buildings.

TABLE 2-2 — R DISTRICT BUILDING TYPES

Building Type	Districts				Regulations
	R1	R2	RM-1	RM-2	
● = permitted | – = prohibited					
RESIDENTIAL BUILDINGS					
Detached house	●	●	●	●	14-22
Semi-detached house	–	●	●	●	14-23
Two-unit house	–	●	●	●	14-24
Townhouse building	–	–	●	●	14-25
Multi-unit building	–	–	●	●	14-26
Backyard cottage	●	●	●	●	14-27
Mobile home	–	–	–	●	14-22
NONRESIDENTIAL BUILDINGS					
Civic Building	●	●	●	●	14-28





14-22 Detached Houses

(1) Description

A detached house is a residential building that contains only one dwelling unit and is located on a single lot not occupied by other principal buildings. Mobile homes, where allowed by Table 2-2, are subject to detached house lot and building regulations.

(2) Where Allowed

Detached houses are allowed in all R districts.

(3) Lot and Building Regulations

Detached houses are subject to compliance with the lot and building regulations of Table 2-3 (see also Figure 2-1).

TABLE 2-3 — DETACHED HOUSES IN R DISTRICTS

Regulation	R1-80	R1-60 and R2-60	R1-45 and R2-45	RM
(a) Lot				
Minimum Lot Area (square feet)	9,000	7,000	5,000	7,500
1 Minimum Lot Width				
Interior Lot (feet, front yard)	80	60	45	75
Corner Lot (feet, front yard)	90	70	50	75
(b) Principal Building Siting				
Minimum Principal Building Setbacks (feet)				
2 Front	25	15	15	20
3 Front-Facade Garage Entrance	30	20	Not allowed [1]	25
4 Street Side	25	15	15	15
5 Interior Side	8	6	4 [2]	15
6 Rear	30	20	20	25
(c) Accessory Building Siting				
7 Allowed Location	Rear yard or rear half of interior side yard			
8 Minimum Side and Rear Setbacks (feet)	4 [2][3]	4 [2][3]	4 [2][3]	4 [2][3]
Minimum Building Separation (feet)	5			
Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less			
(d) Maximum Building Height				
9 Principal Building (feet)	40	40	40	40
Accessory Building (feet)	20 [4]	20 [4]	20 [4]	20 [4]

[1] Unless the lot does not have rear access, in which case front-facing garage is allowed with minimum 20-foot setback.

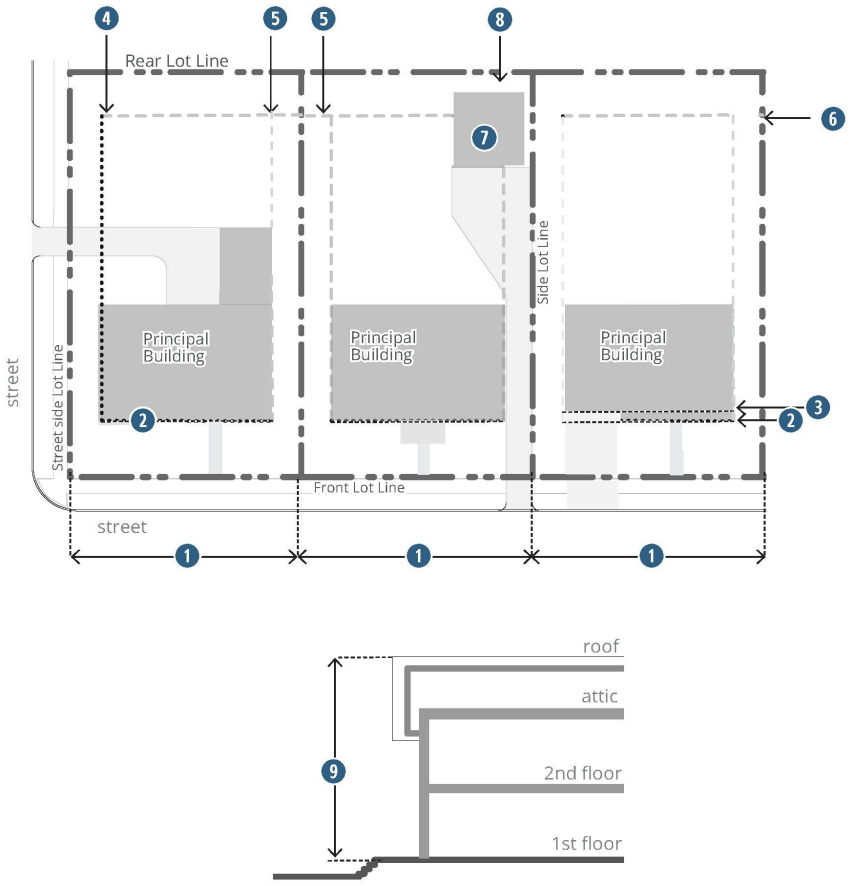
[2] UDC code requirements must be met for buildings near property lines.

[3] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[4] Not to exceed height of principal building.

DRAFT FOR DISCUSSIION ONLY

Figure 2-1. Detached House Building Regulations



Example Homes











Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than eight feet from the rear property line. This setback will allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley between the alley and the garage facade. One additional parking space outside of the garage will be placed along side the garage, with any parking required beyond three stalls will be accommodated on-street.
- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleyways.

14-23 Semi-detached Houses

(1) Description

A semi-detached house building is a residential building occupied by 2 dwelling units, each of which is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

(2) Where Allowed

Semi-detached houses are allowed in all R2 and RM districts.

(3) Lot and Building Regulations

Semi-detached houses are subject to compliance with the lot and building regulations of Table 2-4 (see also Figure 2-2).

TABLE 2-4 — SEMI-DETACHED HOUSES IN R DISTRICTS

Regulation	R2-60	R2-45	RM
(a) Lot			
Minimum Lot Area (square feet)	4,500	2,000	2,000
1 Minimum Lot Width			
Interior Lot (feet, front yard)	35	18	18
Corner Lot (feet, front yard)	50	38	38
(b) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
2 Front	15	15	20
3 Front-Facade Garage Entrance	20	Not allowed [1]	25
4 Street Side	15	15	15
5 Interior Side	6 [2]	6 [2][3]	6 [2]
6 Rear	20	20	25
(c) Accessory Building Siting			
Allowed Location	Rear yard or rear half of interior side yard		
Minimum Side and Rear Setbacks (feet)	4 [3][4]		
Minimum Building Separation (feet)	5		
Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less		
(d) Maximum Building Height			
7 Principal Building (feet)	40	40	40
Accessory Building (feet)	20 [5]	20 [5]	20 [5]

[1] Unless the lot does not have rear access, in which case a front-facing garage is allowed with a minimum 20-foot setback.

[2] Interior side setback applies only to end units (i.e., on non-attached side).

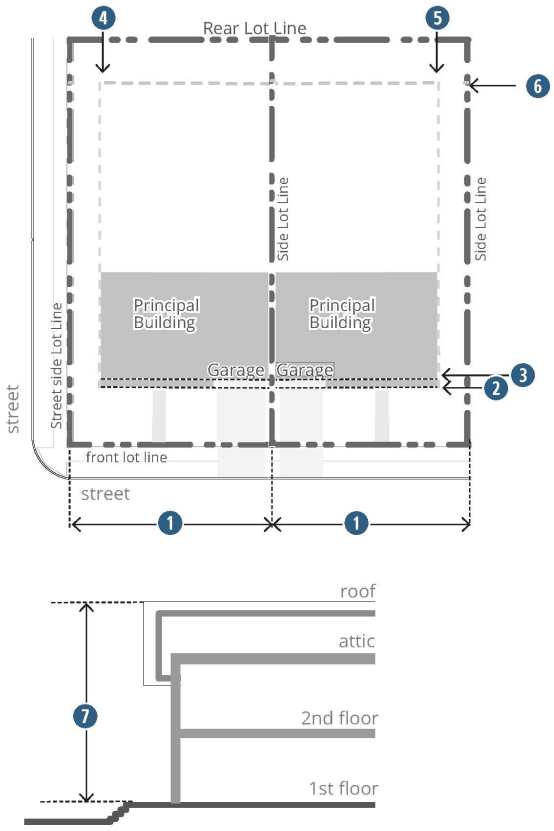
[3] UDC code requirements must be met for buildings near property lines.

[4] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[5] Not to exceed height of principal building.

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Figure 2-2. Semi-Detached House Building Regulations



14-24 Two-unit Houses

(1) Description

A two-unit house is a residential building located on a single lot and occupied by 2 dwelling units.

(2) Where Allowed

Two-unit houses are allowed in all R2 and RM districts.

(3) Lot and Building Regulations

Two-unit houses are subject to compliance with the lot and building regulations of Table 2-5 (see also Figure 2-3).

TABLE 2-5 — TWO-UNIT HOUSES IN R DISTRICTS

Regulation	R2-60	R2-45	RM
(a) Lot			
Minimum Lot Area (square feet)	11,000	5,000	7,500
1 Minimum Lot Width			
Interior Lot (feet, front yard)	90	45	75
Corner Lot (feet, front yard)	110	50	75
(b) Principal Siting			
Minimum Principal Building Setbacks (feet)			
2 Front	15	15	20
3 Front-Facade Garage Entrance	20	Not allowed [1]	25
4 Street Side	15	15	20
5 Interior Side	6	4 [2]	6
6 Rear	20	20	25
(c) Accessory Building Siting			
7 Allowed Location	Rear yard or rear half of interior side yard		
8 Minimum Side and Rear Setbacks	4 [2][3]		
Minimum Building Separation (feet)	5		
Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less		
(d) Maximum Building Height			
9 Principal Building (feet)	40	40	40
Accessory Building (feet)	20 [4]	20 [4]	20 [4]

[1] Unless the lot does not have rear access, in which case a front-facing garage is allowed with a minimum 20-foot setback.

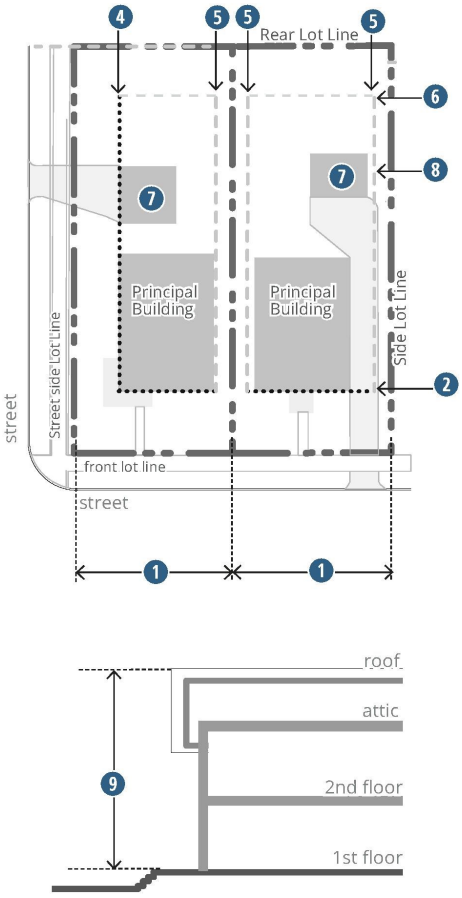
[2] UDC code requirements must be met for buildings near property lines.

[3] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[4] Not to exceed height of principal building.

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Figure 2-3. Two-Unit House Building Regulations



Example Homes







Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than eight feet from the rear property line. This setback will allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley. If additional parking spaces beyond the capacity of the garage are required, these stalls should be accommodated through on-street parking placed in front of the unit.
- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monoto-nous, and claustrophobic alleyways.

14-25 Townhouse Buildings

(1) Description

A townhouse building is a residential building occupied by 3 or more dwelling units. Each dwelling unit within a townhouse building is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

(2) Where Allowed

Townhouse buildings are allowed in all RM districts.

(3) Lot and Building Regulations

Townhouse buildings are subject to compliance with the lot and building regulations of Table 2-6 (see also Figure 2-4).

TABLE 2-6 — TOWNHOUSE BUILDINGS IN R DISTRICTS

Regulation	RM-1	RM-2
(a) Lot		
Minimum Lot Area Per Dwelling Unit (square feet)	2,000	2,000
1 Minimum Lot Width Per Dwelling Unit		
Interior Lot (feet, front yard)	18	18
Corner Lot (feet, front yard)	38	38
(b) Principal Building Siting		
Minimum Principal Building Setbacks (feet)		
2 Front	25	20
3 Front-Facade Garage Entrance	Not allowed	Not allowed
4 Street Side	25	20
5 Interior Side	8 [1]	6 [1]
6 Rear	30	25
(c) Principal Building Width		
7 Maximum Number of Attached Units	6	10
(d) Accessory Building Siting		
Allowed Location	Rear yard only	
Minimum Side and Rear Setbacks	4 [2][3]	
Minimum Building Separation (feet)	5	
Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less	
(e) Maximum Building Height		
8 Principal Building (feet)	45	45
Accessory Building (feet)	20 [4]	20 [4]

[1] Interior side setback applies only to end units (i.e., on non-attached side).

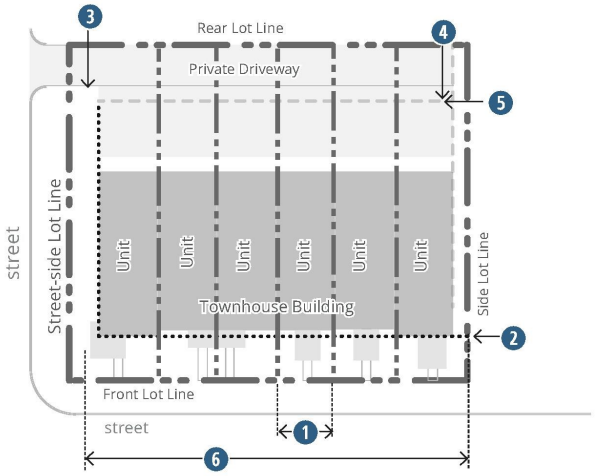
[2] UDC code requirements must be met for buildings near property lines.

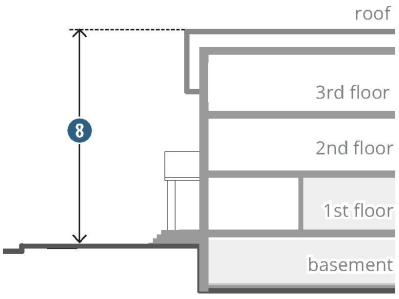
[3] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[4] Not to exceed height of principal building.

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Figure 2-4. Townhouse Building Regulations

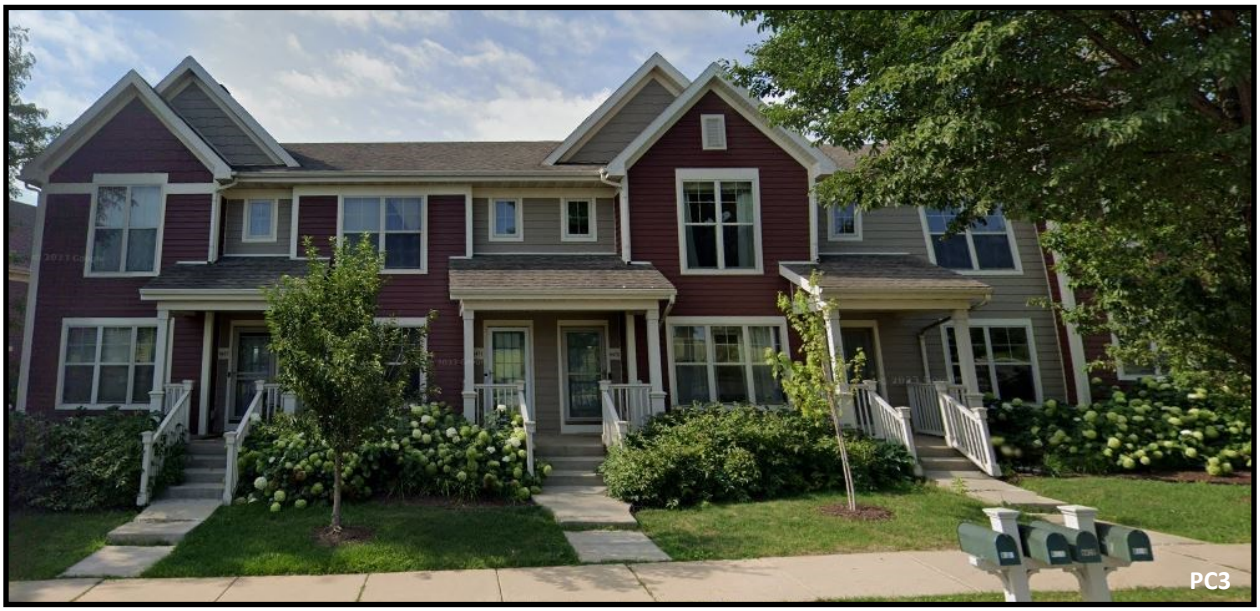




Example Homes









Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than eight feet from the rear property line. This setback will allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley. If additional parking spaces beyond the capacity of the garage are required, these stalls should be accommodated through on-street parking placed in front of the unit.
- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monoto-nous, and claustrophobic alleyways.

14-26 Multi-Unit Buildings

(1) Description

A multi-unit building is a residential building or multiple residential buildings located on a single lot and occupied by 3 or more dwelling units.

(2) Where Allowed

Multi-unit buildings are allowed in all RM districts.

(3) Lot and Building Regulations

Multi-unit buildings in RM districts are subject to compliance with the lot and building regulations of Table 2-7 (see also Figure 2-5).

TABLE 2-7 — MULTI-UNIT BUILDINGS IN R DISTRICTS

Regulation	RM-1	RM-2
(a) Lot		
Minimum Lot Area (square feet)	7,500	7,500
Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000
1 Minimum Lot Width		
Interior Lot (feet, front yard)	75	75
Corner Lot (feet, front yard)	75	75
(b) Principal Building Siting		
Minimum Principal Building Setbacks (feet)		
2 Front	25	20
Front-Facade Garage Entrance	Not allowed	Not allowed
3 Street Side	25	20
4 Interior Side	8	6
5 Rear	30	25
(c) Principal Building Size		
6 Maximum Number of Principal Dwelling Units	6	No maximum
(d) Accessory Building and Parking Lot Siting		
6 Allowed Location	Rear yard only	
Minimum Side and Rear Setbacks	4 [1][2]	
Minimum Building Separation (feet)	5	
Maximum Building Coverage	50% of rear yard or 850 square feet, whichever is less	
(e) Maximum Building Height		
7 Principal Building (feet)	55	55
Accessory Building (feet)	20 [3]	20 [3]

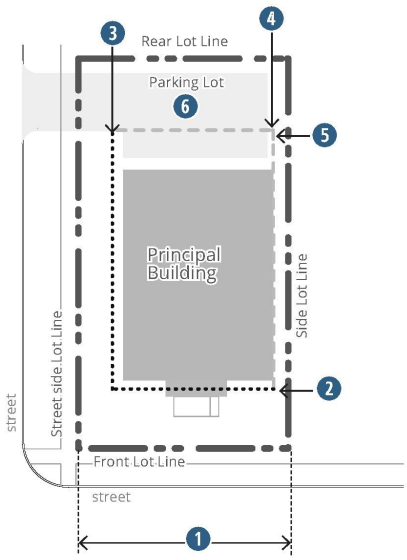
[1] UDC code requirements must be met for buildings near property lines.

[2] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

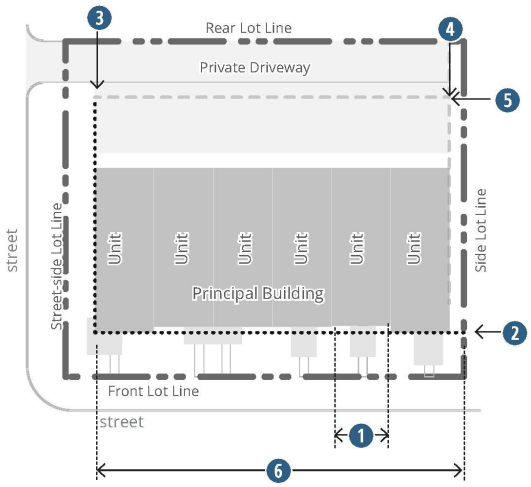
[3] Not to exceed height of principal building.

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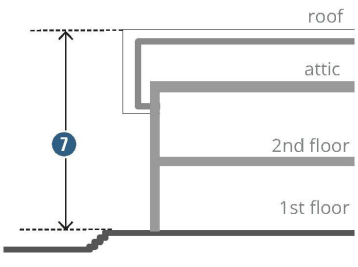
Figure 2-5. Multi-Unit Building Regulations

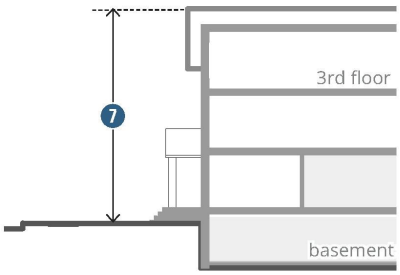


Apartment Building



Townhouse Building

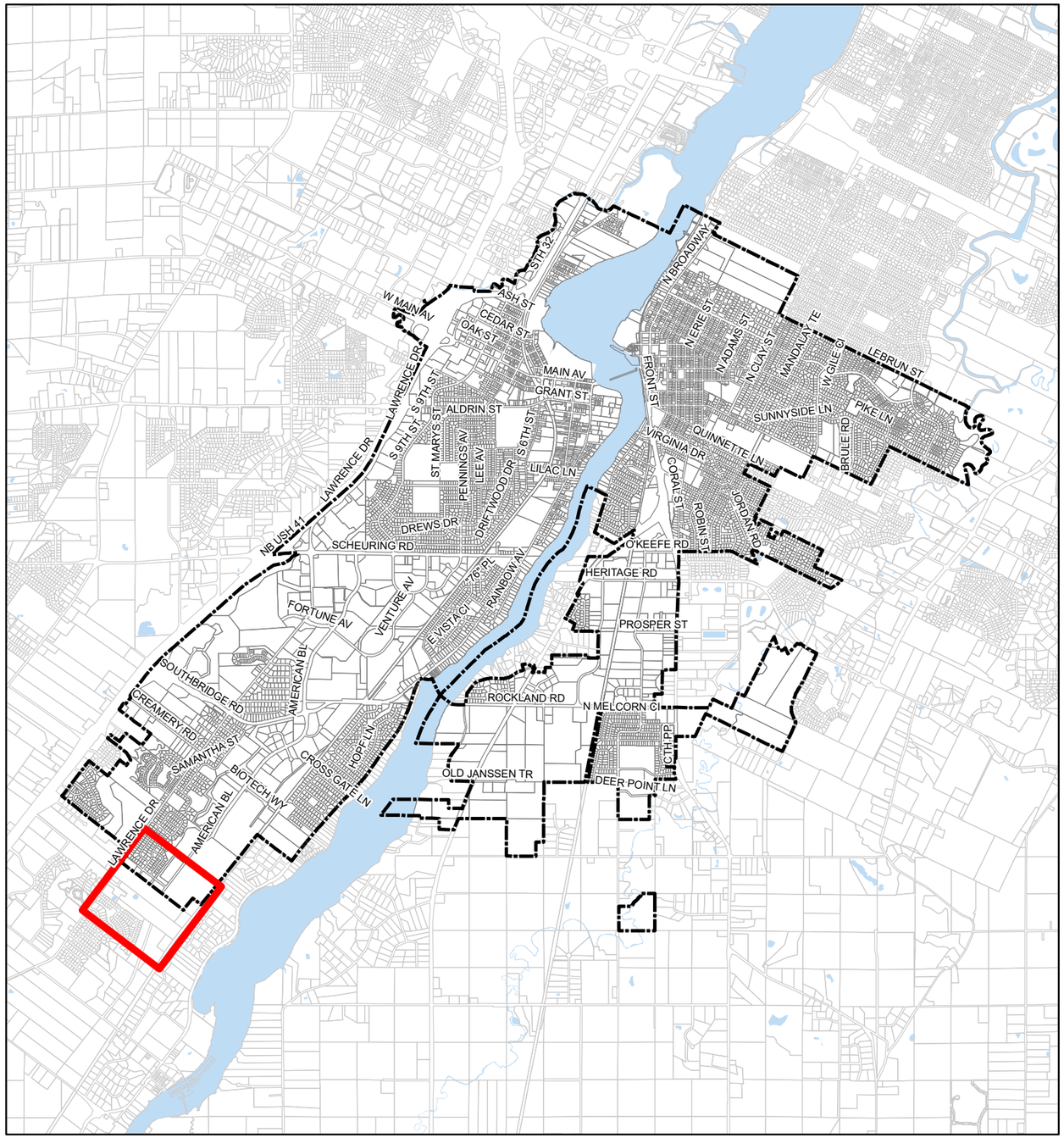




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APPENDIX

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DE PERE

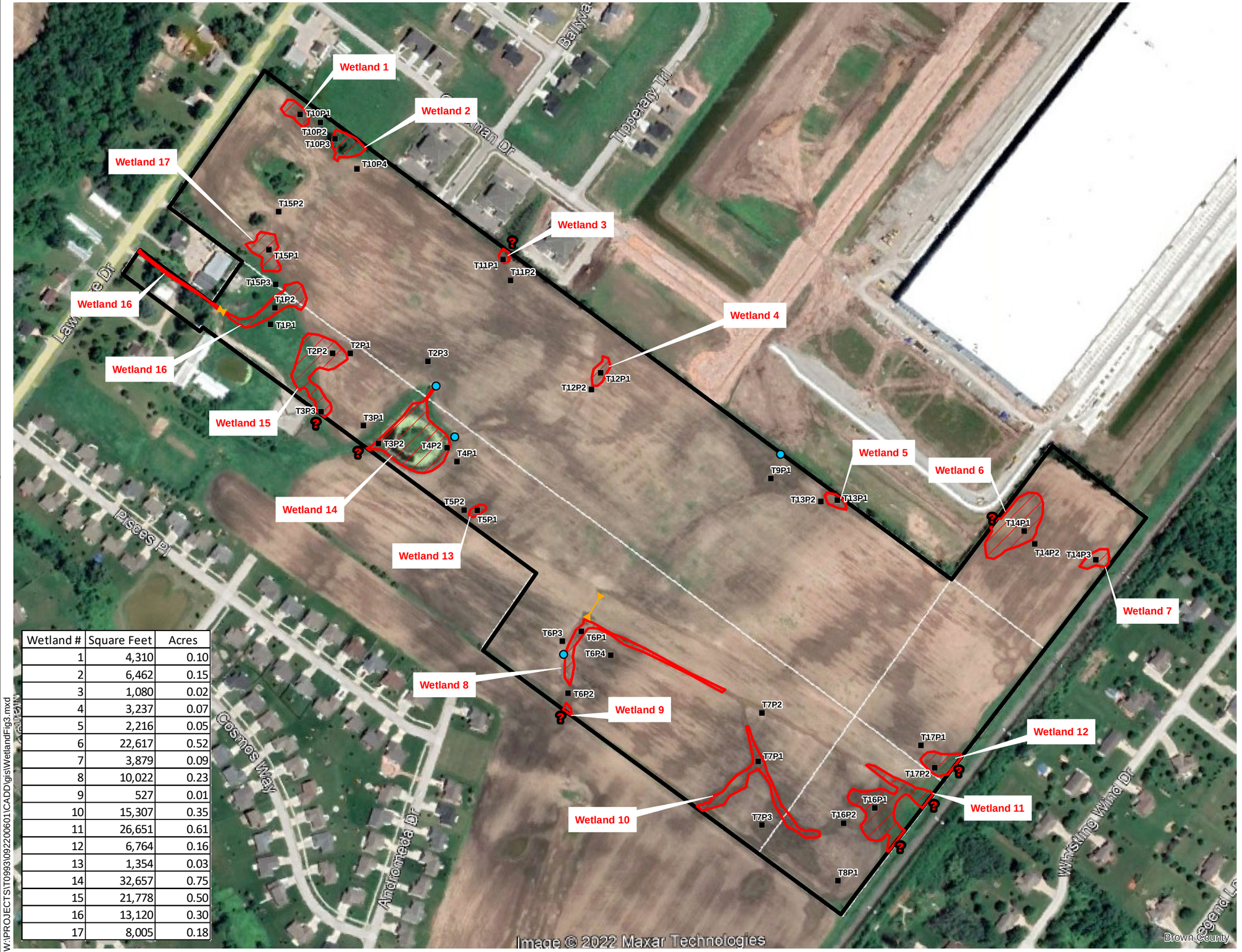
SW Area - Area Development Plan - Site Location

City of De Pere

0 250 500 1,000 1,500 2,000 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

Data Source: City of De Pere, Brown County



Wetland #	Square Feet	Acres
1	4,310	0.10
2	6,462	0.15
3	1,080	0.02
4	3,237	0.07
5	2,216	0.05
6	22,617	0.52
7	3,879	0.09
8	10,022	0.23
9	527	0.01
10	15,307	0.35
11	26,651	0.61
12	6,764	0.16
13	1,354	0.03
14	32,657	0.75
15	21,778	0.50
16	13,120	0.30
17	8,005	0.18

Mapped Features

- Review Area (68.72 acres)
- T1P1 — Transect Line Number & Sample Point Number
- Wetland Area (4.13 acres)
- Wetlands Extend Beyond Review Area
- Parcel Line
- Drain Tile Inlet
- Culvert

Project No: T0993-09-22-00600/T0993-09-22-00601

Wetland Delineation Date: October 13, 2022

Data Sources: Brown County (2020 Contours, 2022 Parcels)
Imagery: Google Earth, 2022

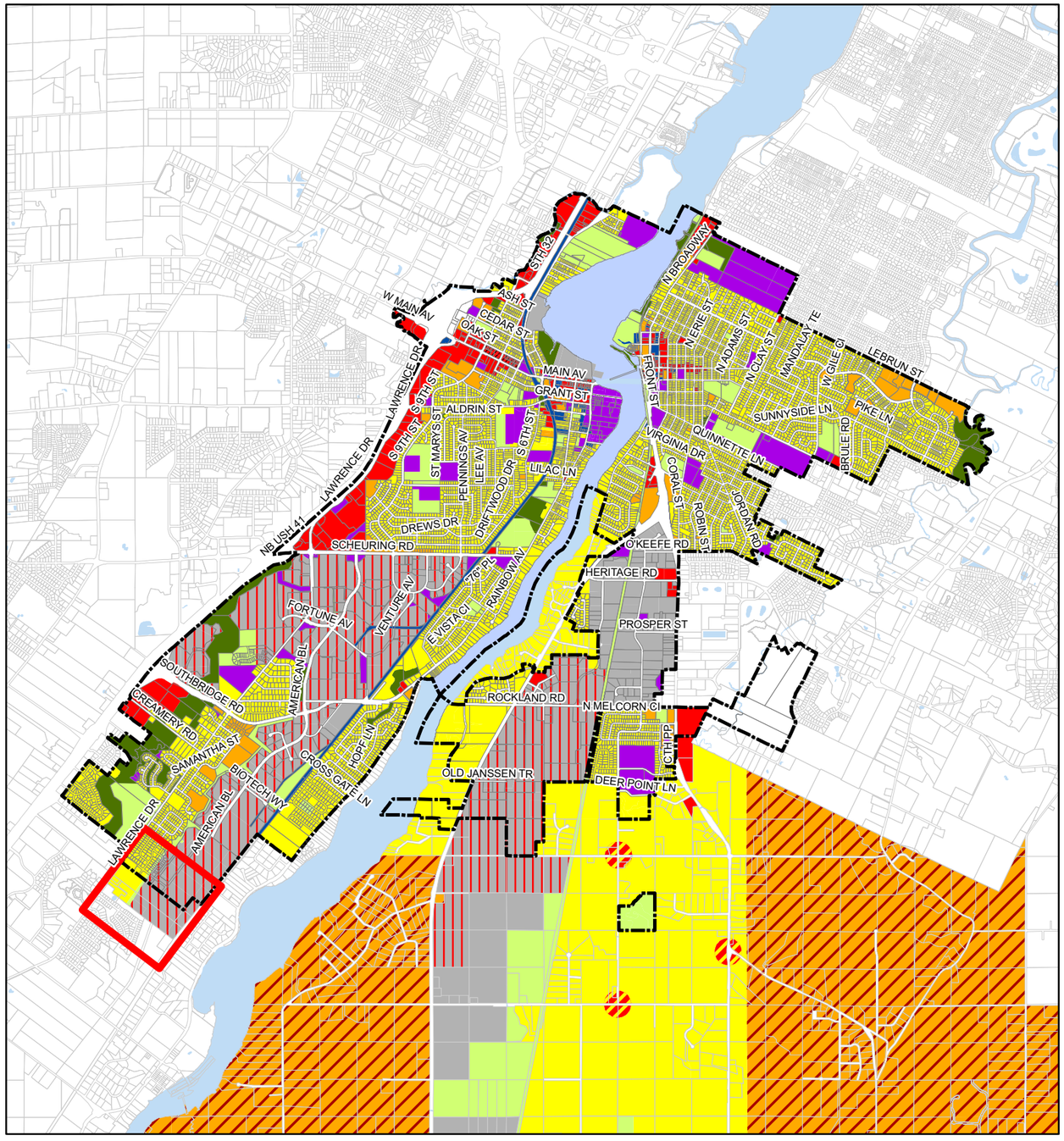
0 300 600 Feet
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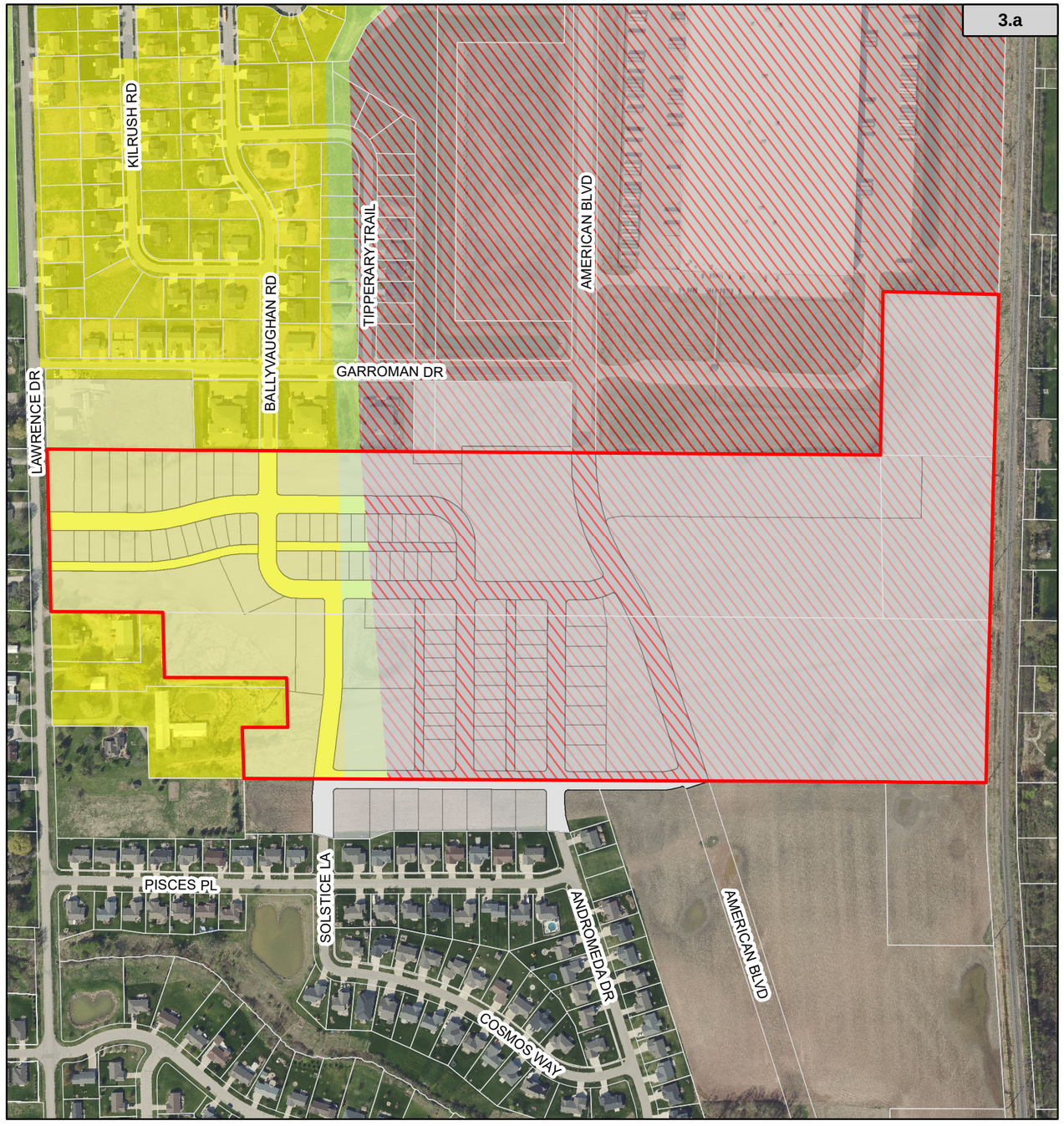
McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.

FIGURE 3A
WETLAND DELINEATION OVERVIEW MAP
TURRIFF PROPERTY
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

W:\PROJECTS\T0993\09220601\CADD\gis\WetlandFig3.mxd

Disclaimer: The information on this drawing was developed or obtained by others. McMAHON ASSOCIATES, INC does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user





SW Area - Area Development Plan - 2010 Comprehensive Plan

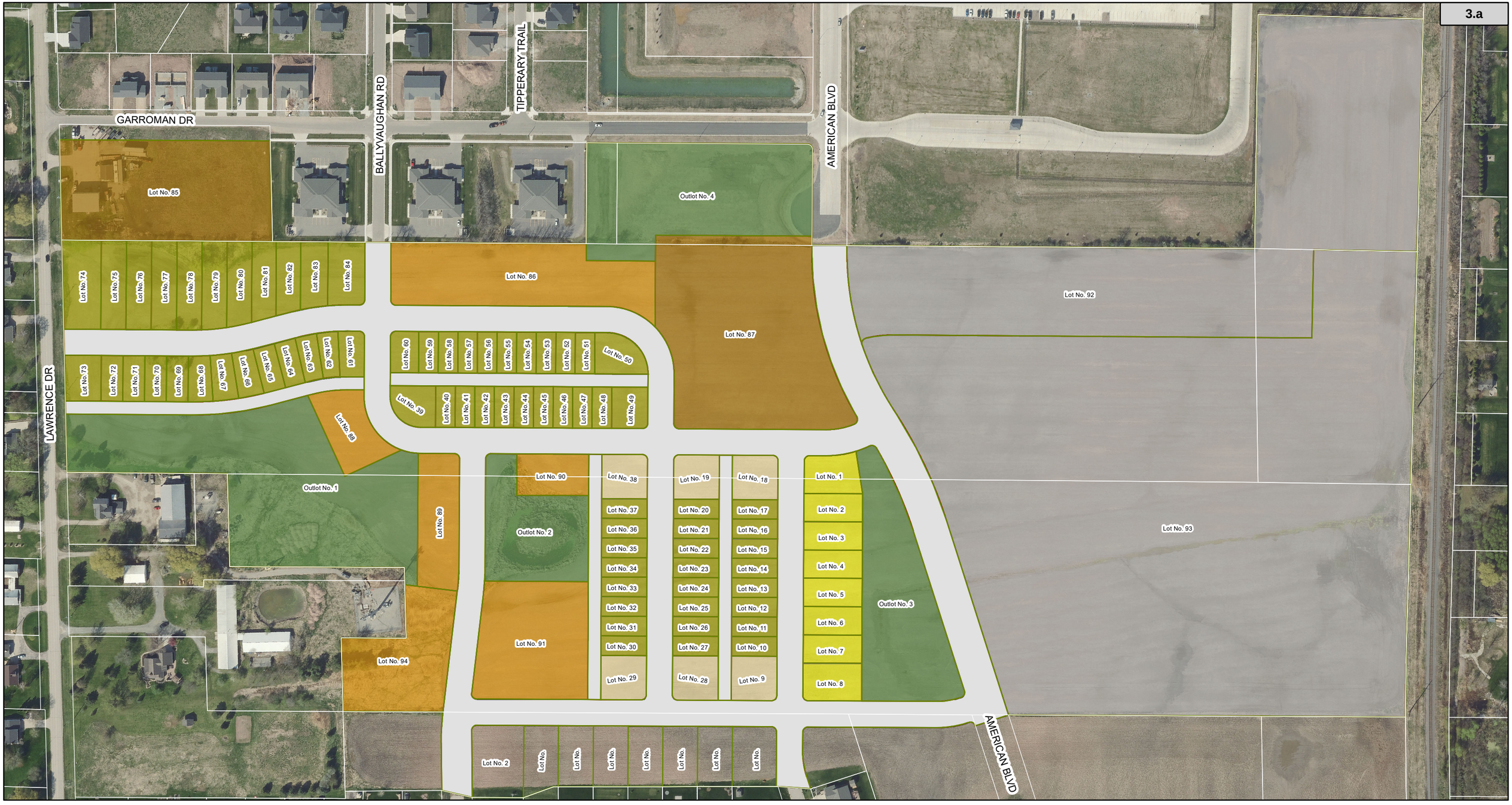
City of De Pere

0 250 500 1,000 1,500 2,000 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

- Future Annexation Area
- Conceptual Area
- Agricultural
- Residential
- Multi-Family Residential
- Neighborhood Commercial
- Commercial Redevelopment
- Commercial; Undeveloped Commercial
- Institutional/Governmental Facilities; Utilities
- Business Park
- Industrial
- Natural Areas; Woodlands
- Parks and Recreation
- Transportation
- Urban Reserve Area
- Wa

Data Source: City of De Pere, Brown County



DE PERE

SW Area - Area Development Plan - Proposed Zoning

City of De Pere

0 125 250 500 750 1,000 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

Legend

- A:Agricultural
- R1-80: Single-Dwelling Detached
- R1-60: Single-Dwelling Detached
- R1-45:Single-Dwelling Detached
- R2-60: Two-Unit
- R2-45: Two-Unit
- RM-1: Multi-Unit Districts
- RM-2 Multi-Unit Districts
- MX1: Downtown Mixed-Use District
- MX2: Neighborhood Mixed-Use District
- MX3: Corridor Mixed-Use District
- GX1: Office-Residential Mix District
- GX2: Neighborhood Office-Residential
- O: Office
- C: Commercial
- BP-1: Business Park 1
- BP-2:Business Park 2
- I: Industrial
- CON: Conservancy
- PI-1: Neighborhood Public & Institutional District
- PI-2: Campus Public & I

Data Source: City of De Pere, Brown County

Example Character Styles



- Mix of 45', 50' 55' and 60' wide lots
- Mix of single-family, two-family, townhomes, and multi-family
- Mix of alley and front loaded spaces
- No dead-end alleys
- Infrasturcure design for easy snow plowing in alley (rolled curbs)
- Minimal alley utilities and added street trees
- Small pockes of greenspace
- Trail connections to park (De Pere Southwest park)
- City to work with designer to create plan books

Notes:

Example Character Styles







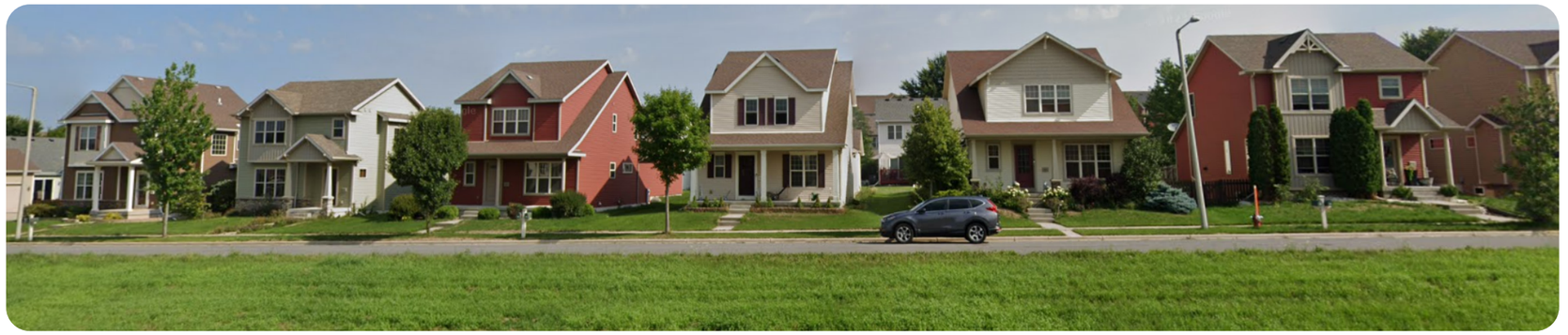








PHOTO CREDITS

PC1: Kirchhoff Development and Bonura Hospitality Group, Pleasant Valley, New York

PC2: Veridian Homes, Madison, WI

PC3: Google Street View (Madison and Howard WI)

PC4: Canva AI Image Generation

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**May 28, 2024**
DEPARTMENT:	**Plan Commission**
FROM:	**Peter Schleinz**
SUBJECT:	**Discussion about site plans received since the April 2024 Plan Commission meeting and review of the status of recently approved development projects.**

ATTACHMENTS:

- Site Plan Reviews Memo - May 2024 (PDF)

CITY OF DE PERE MEMO

To: James Boyd, Mayor
Plan Commission Members
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: May 28, 2024

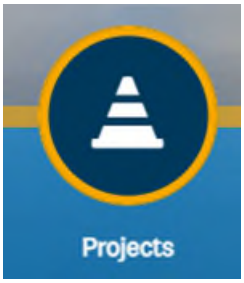
RE: **Discussion about site plans received since the April 2024 Plan Commission meeting and review of the status of recently approved development projects.**

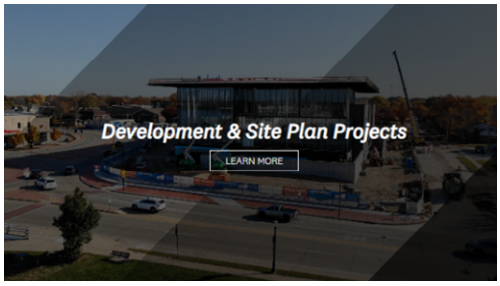
Summary:
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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 May 20, 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:

- 1840 S Broadway ST - New Valley Cabinet
- 411 Destiny DR - Destiny Church Addition
- 746 Main AV - Kwik Trip Parking Lot Addition

Projects that are Under Staff Review:

- None

Projects that are Recently Approved:

- 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
- 875 Heritage RD - Chicago Street Pub - Swan Club Addition
- 600 Heritage RD - Belmark Plant 1 Addition
- 850 Morning Glory LN - New De Pere Housing Authority Generator
- 803 Main AV - New Caribou Coffee
- 925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation
- 820 Main AV - New North Shore Bank
- 2257 American BL - Bayside Machine Building Addition
- 1775 E Matthew DR - Schreiber Foods Concrete Pad
- 2211 American BL - Nicolet Real Estate Addition
- 1862 Commerce DR - New Belmark Plant 8
- 2121 American BL - Fytertech Screening Addition
- 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
- 1891 Commerce DR - Bedford Paper 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:

- 1610 Lawrence DR - New Taco Bell
- 100 Grant ST - St. Norbert College Master Plan - Without Site Plan

Projects that are Recently Denied:

- None

Additional Project Status 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

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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

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	Certificate of Occupancy Issued	Project Completed

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 - Apr 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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
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
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

Click here to see the site plan and developer contact information.

St. Norbert College Master Plan - Without Site Plan

Address: 100 Grant ST

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

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 - Feb 26, 2024 (C)	Common Council Approved - Mar 19, 2024 (C)	~~Permits Issued or Under Construction (C)~~	~~Certificate of Occupancy Issued (C)~~	Project Completed - Mar 30, 2024 (C)

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 Robaldek, 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 (C)~~	Site Plan Approved - March 7, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

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

Click here to see the site plan and developer contact information.

Schreiber Foods Concrete Pad

Address: 1775 E Matthew DR

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

City Funding: No

Developer or Authorized Representative: Curt Nushart, Immel Construction

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 - Jan 18, 2023 (C)	~~Permits Issued or~~ Under Construction	~~Certificate of Occupancy Issued~~	Project Completed

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	~~Certificate of Occupancy Issued~~	Project Completed

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
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
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
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

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

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

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 - Jan 24, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

Click here to see the site plan and developer contact information.

Kwik Trip Parking Lot Addition

Address: 746 Main AV

Parcel Number: WD-445, WD-451

City Funding: No

Developer or Authorized Representative: Nick Newman, Store Engineering, Kwik Trip INC

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

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

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	Certificate of Occupancy Issued	Project Completed

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	Certificate of Occupancy Issued	Project Completed

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

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

Click here to see the site plan and developer contact information.

New Taco Bell

Address: 1610 Lawrence DR
Parcel Number: WD-D0015-2-1
City Funding: No
Developer or Authorized Representative: Alfred Teleron, Project Architect, MRV Architects 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 - Aug 22, 2022 (C)	Site Plan Approved - Jun 29, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - May 13, 2024 (C)

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

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
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 Treml, 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
Click here to see the site plan and developer contact information.							

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