



Plan Commission

Regular Meeting

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

Agenda

Monday, January 22, 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 **January 22, 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://deperecitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 27, 2023 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 the Final Draft of the Comprehensive Outdoor Recreation Plan (CORP) 2024-2029.*
5. Consideration and possible action for an extraterritorial 1-lot and 1-outlot certified survey map at 3300 BLK Monroe RD in Ledgeview (Parcel D-423).*
6. Consideration and possible action for a conditional use of landscape materials and supplies use in a C (Commercial) District at 2108 Lawrence DR (Parcel WD-L281-1).*
7. Consideration and possible action for a zoning map amendment from C PDD (Commercial with a pre-existing Planned Development District overlay) to C (Commercial) at 2000 BLK Profit PL (Parcels ED-F0081-5, ED-F0081-2, ED-2389, ED-2388, ED-2387).*
8. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) at 925 S Sixth ST and 500 BLK Lande ST (Parcels WD-142, WD-144-1-1).*
9. Consideration and possible action for a Zoning Ordinance text amendment for building materials in Business Park and Industrial Zoning Districts.*

10. Discussion about site plans received since the November 2023 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

Steven Bieda, Vierbicher

Richard & Patricia Denis

Jerry Lewin, Crosspoint Church Inc.

Paroubek Holdings LLC

Element Properties LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 27, 2023 Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2023_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, November 27, 2023

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	
Mark Higgins	Commissioner	Present	
Devin Perock	Aldersperson	Present	
Dean Raasch	Aldersperson	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 October 23, 2023 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

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
----------------	------------------

4. Consideration and possible action for a zoning map amendment from R1-80 (Single-Dwelling Detached) to C (Commercial) at 2108 Lawrence DR (Parcel WD-L281-1).*

City Planner Peter Schleinzi reviewed the zoning map amendment for 2108 Lawrence Drive. Staff recommended approval of the request, subject to the conditions in the report. All property owners within 300 feet of the subject area were notified of the application via mail. Peter reported that a business, Commercial Horizons, did have some questions related to what type of business was going to be on this site. Mayor Boyd moved, seconded by Shane Raymaker, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

5. Consideration and possible action for fourth quarter 2023 revisions to Municipal Code Chapter 14 (Zoning Ordinance).*

City Planner Peter Schleinzi reviewed the fourth quarter 2023 revisions to Municipal Code Chapter 14. He highlighted two new sections for the Plan Commission to discuss,

which were landscaping and supplies and high impact conditional uses in the BP-2 district. It was noted that the height change for landscaping will only affect future developments, not existing ones. Next, the discussion turned to high impact conditional uses in the BP-2 district. Development Services Director Daniel Lindstrom explained that the preference of staff is to get away from conditional use permits as much as possible. He added that having enough regulations in the conditional use permits is a key factor. Based on the discussion by the Plan Commission members, it is their preference to bring some enhanced standards to conditional use permits in 2024 to help regulate the high impact conditional uses in the City. Ald. Raach moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Jerry Lewin, the President of Crosspoint Church addressed the commission. He asked for clarification of landscaping screening requirements for a landscaping business. Development Services Director Daniel Lindstrom explained that the equipment for the landscaping business must be screened, but a storage facility for the equipment is not required. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Ald. Perock to approve the revisions with the exception of the high impact conditional use and the construction demolition debris. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Devin Perock, Alderperson
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

6. Discussion about site plans received since the October 2023 Plan Commission meeting and review of the status of recently approved development projects.

City Planner Peter Schlein provided an update on the status of recently approved development projects since the October 2023 Plan Commission meeting. There were no questions or comments.

RESULT:	DISCUSSED
----------------	------------------

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 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: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on the Final Draft of the Comprehensive Outdoor Recreation Plan (CORP) 2024-2029.*

ATTACHMENTS:

- CORP Memo for PC - 22 Jan 2024 (DOCX)
- De Pere CORP 2024 - 2029 FINAL DRAFT Full Document (12.06.2023) - Compressed(PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: January 22, 2024

RE: **Consideration and possible action on the Final Draft of the Comprehensive Outdoor Recreation Plan (CORP) 2024-2029.***

Summary:

Approximately every five years the City of De Pere Board of Park Commissioners updates the Comprehensive Outdoor Recreation Plan (CORP) to maintain the city park system and qualify for grants. The review process includes a recommendation from Plan Commission. The last CORP 2018-2023 was reviewed by Plan Commission on January 8, 2018.

The Board of Park Commissioners reviewed and recommended approval of the new Final Draft CORP 2024-2029 on December 21, 2023. The Final Draft CORP 2024-2029 was forwarded to Plan Commission for a review and recommendation on January 22, 2024. The Parks, Recreation and Forestry Department staff will forward both committee recommendations to Common Council for a final decision.

Areas of Final Draft CORP for Plan Commission to Focus On:

The 207-page document includes 67 pages of 'plan' followed by a long appendix. Although the entire document is important, the areas for Plan Commission to focus on when making a recommendation include the following:

- 14 Goals and Objectives (pages 4-12).
- Project Location and Natural Features Map 1 (page 18).
- Park Locations & Classifications Map 2 (page 26).
- Park System facility Table (page 27).
- Park Service Boundaries Map 3 (page 31).
- Proposed Parks & Recreation Facilities Map 4 (page 63) and descriptive text (pages 61-62).
 - Proposed Neighborhood Park near former Humana Sports Complex (page 61).
 - Proposed Neighborhood Park near southeast border of City (page 62).
 - Proposed Community Park near Altmeyer School (page 62).
 - Proposed Special Use Park on west side of Fox River near downtown (page 62).
- Appendix B: Existing Park Facility Improvement Recommendations (PDF pages 113-189).

Plan Commission Recommendation:

Approve the Final Draft of the Comprehensive Outdoor Recreation Plan (CORP) 2024-2029 and advise the Parks, Recreation and Forestry staff that the recommendation is ready to be forwarded, with the Board of Park Commissioners recommendation, to Common Council for a final decision.



COMPREHENSIVE Outdoor Recreation Plan 2024-2029

DRAFT

ACKNOWLEDGEMENTS

Board of Park Commissioners

Randy Soquet (President/Citizen Member)
 Ryan Jennings (Vice President/Citizen Member)
 Amy Chandik Kudinger (Aldersperson)
 Shana Defnet Ledvina (Aldersperson)
 Dean Raasch (Aldersperson)
 Melissa Thiel Collar (Citizen Member)
 Jim Kneiszel (Citizen Member)
 Connor Mason (Teen Advisor)
 Connor Goodman (Teen Advisor)

Planning Assistance provided by:



Mead & Hunt, Inc.
 2440 Deming Way
 Middleton, WI 53562
www.meadhunt.com

Mark Sauer, AICP, Planner
 Brian Carranza, PLA, AICP, Landscape Architect
 Emmy Kriehn, Planner

City of De Pere Parks, Recreation, and Forestry Department

Marty Kosobucki, Parks, Recreation and Forestry Director
 Paula Rahn, Recreation Superintendent
 Don Melichar, Park Superintendent/Forester
 Amanda Baker, Recreation Supervisor
 Cindy Lee, Activity Coordinator
 Grace Lahtela, Administrative Assistant
 Sue Planert, Office Assistant
 Robert Haen – Park Maintenance
 James Greve – Park Maintenance
 John Hallam – Park Maintenance
 Jordan Pahl – Park Maintenance
 Kevin Vanden Bush - Park Maintenance
 Kyle Rouse – Arborist
 Brian Christnovich - Arborist

TABLE OF CONTENTS

Summary	1
Introduction.....	3
Goals And Objectives	4
The Benefits Of Planning For Park And Recreation Programs	13
The City Of De Pere And Its Residents.....	17
City Of De Pere Park And Recreation System Evaluation.....	22
NRPA Park And Open Space Classification Standards	23
City Park & Open Space Inventory	25
Level Of Service Evaluation	28
Quantitative Analysis.....	28
Geographic Analysis	30
Regional Peer Comparison.....	32
Parkland Projections	33
Recommendations For Outdoor Recreation Provisions ...	35
Planning Process	35
Review Of City Of De Pere Long Range Planning	36

Findings From Public Involvement	45
Existing Parks And Recreation Needs Assessment And Recommendations.....	56
Catalytic Project Recommendations	58
Proposed Future Park Locations	61
Capital Improvement Plan	64
Parkland Dedication Policy	64
Funding Sources	66

APPENDICES

[Appendix A: Existing Park Inventory](#)

[Appendix B: Park Facility Improvement Recommendations](#)

[Appendix C: Capital Improvement Plan](#)

[Appendix D: Parkland Dedication Requirement
Comparison](#)

[Appendix E: Park and Recreation Funding Sources](#)

Mission Statement

The City of De Pere seeks to enrich the quality of life of residents and visitors of all ages and abilities through preserving, developing, operating, and maintaining parks, open space, facilities, and recreation services.

SUMMARY

The City of De Pere is dedicated to providing and maintaining quality parks, facilities, and recreational programs for both residents and visitors, as these provide environmental, health, economic and social benefits to the community.

To ensure effective management and development, the City of De Pere follows a 5-Year Comprehensive Outdoor Recreation Plan. The City's Comprehensive Outdoor Recreation Plan 2024–2029 provides an analysis of the existing park system and creates a vision for the future. The adopted plan does the following:

- Establishes goals and objectives for the development of the park plan.
- Analyzes population projections.
- Provides an inventory and analysis of existing parks.
- Evaluates the level of service provided by the existing parks.
- Interviews Park users and stakeholders to identify needs.
- Provides a needs assessment and recommendations for park improvements and future parks.
- Provides general cost estimates and prioritizes park recommendations.
- Identifies funding sources to offset the cost of maintaining and improving the park system.

The recommendations in the Comprehensive Outdoor Recreation Plan 2024–2029 is annually reviewed when updating the City's 7-year Capital Improvement Plan, which includes recommendations for park maintenance and improvements.

By periodically updating and adopting a Comprehensive Outdoor Recreation Plan, the City of De Pere maintains its eligibility for funding opportunities through state and federal grant programs.



INTRODUCTION

The City of De Pere provides a wide range of park and recreation options, benefiting residents and visitors with environmental, health, economic, and social advantages that enhance their quality of life. Access to these facilities has become a crucial factor for individuals when deciding where to work, live, raise a family, or retire. Additionally, employers are increasingly drawn to communities with such amenities, as it helps them attract talent from neighboring areas within the region or country.

The City of De Pere provides parks in each category (Community, Neighborhood, Minipark) that serve day to day recreation as well as special event uses such as farmers markets and community wide celebrations. This ensures that the City's Parks and Recreation system meets the expectations of both present and future residents, as well as visitors.

The City of De Pere maintains a 5-Year Comprehensive Outdoor Recreation Plan to act as a guide for acquiring and developing public outdoor parks and recreation facilities and to ensure that its plan meets requirements established in Chapter NR 50 of the Wisconsin Administrative Code. This allows De Pere to participate in state and federal funding programs that may be used to offset the cost of park expenditures.

Explore More! 



PARKS AND RECREATION SEASONAL PROGRAM



The City of De Pere Comprehensive Outdoor Recreation Plan provides an inventory of existing parks and facilities, analyzes park and recreations needs, and recommends action steps that will help De Pere meet the needs of the community.

GOALS AND OBJECTIVES

Goals and objectives provide direction for the development of the Comprehensive Outdoor Recreation Plan.

- Goals are statements of desired outcomes or achievements. They are general in nature.
- Objectives are more specific and are measurable.

Recommendations to implement the Plan should be consistent with the goals and objectives in this section.

1 Land Acquisition

Goal: Maintain an adequate amount of active and passive recreational lands to meet current and future recreational needs.

- a. Acquire additional lands for passive park use based on the current and projected demand, as well as considering their environmental significance. These guidelines are outlined in the Recommendations section of the City's Comprehensive Outdoor Recreation Plan.
- b. Acquire suitable and developable land in recommended areas for future park development, specifically for active recreation facilities.
- c. Identify and pursue grants that offer funding opportunities for parkland acquisition.
- d. Evaluate the City's municipal code regarding Public Sites and Open Space requirements to ensure they adequately provides for public land or fees in lieu, making certain that provisions are effectively in meeting the needs of the community.

2

Park Maintenance and Development

Goal: Provide adequate and easily accessible facilities at all City parks based on their designated use and type (i.e., neighborhood vs. community park facilities).

- a. Update and maintain all existing park facilities to guarantee their safe and efficient use by visitors.
- b. Develop and approve a site-specific master plan promptly after designating or acquiring parkland. This plan should outline the specific details and features of the park facilities.
- c. Initiate the development of park facilities when the residential area surrounding the proposed park begins to be developed. This ensures that the park's amenities coincide with the growth and needs of the nearby population.
- d. Develop Park facilities in alignment with the population's growth and requirements in the vicinity of the park. This approach ensures that the park can adequately serve the evolving needs of the community.

3

Shared Services

Goal: Coordinate shared use or cooperative agreements with local and regional entities to use resources efficiently and effectively.

- a. Collaborate with the School District, County, and private recreation associations to improve and expand recreation opportunities and economic benefits throughout the community in a cost-effective manner.
- b. Establish formal agreements among the City, School Districts, and public/private recreation associations for use, revenue, and maintenance, ensuring efficient operation of public recreation facilities.
- c. Support cooperative agreements with non-profit organizations or external entities to promote, manage, and enhance park and recreation offerings.

4 Park Development

Goal: Promote the benefits of larger neighborhood and community parks, which provide a wide range of facilities and uses.

- a. Analyze the location, size, and function of existing and proposed parks during annexations or when zoning changes occur.
- b. Identify the optimal location for future park sites to best serve community-wide needs.
- c. Identify residential districts that are deficient in neighborhood parks and consider acquiring land for parks in these areas. In developed areas of the city, consider infill lots or redevelopment areas for neighborhood parks to address deficiencies.

5 Preservation

Goal: Preserve environmentally sensitive and historically significant areas.

- a. Preserve conservancy lands that can be adequately protected without public expenditure. Use public funds and grants to acquire conservancy lands that cannot be protected through other means or where public access is a priority.
- b. Incorporate and promote natural features, including floodplains, wetlands, and woodlands as passive recreation areas.
- c. Preserve and/or appropriately develop environmental corridors.
- d. Identify and incorporate historical assets into the development of City Parks.
- e. Develop and incorporate interpretive signage identifying the historic significance of certain parks and community historic assets and areas.

6 Park Amenities and Maintenance

Goal: Provide residents with safe, reliable and accessible recreation equipment throughout the City park system.

- a. Replace unsafe, old and deteriorating recreation equipment in all City parks.
- b. Regularly monitor and maintain existing park equipment to ensure its longevity and safety.
- c. Identify and replace park facilities that do not comply with the Americans with Disabilities Act (ADA) guidelines, ensuring accessibility for all individuals.
- d. Continue to implement findings from accessibility audit test to improve the overall accessibility of the park system.
- e. Identify and replace any playground equipment that does not meet the safety guidelines set by the Consumer Product Safety Commission (CPSC) or American Society for Testing and Materials (ASTM).
- f. Incorporate a diverse range of park amenities and facilities that cater to the needs of different age groups, providing a variety of recreational opportunities.

7 Funding

Goal: Utilize all available funding sources to further enhance the quality of the City's Park system.

- a. Pursue funding from State and Federal programs to support the acquisition and development of recommended park system improvements.
- b. Solicit donations from the public and private organizations to contribute towards park system development.
- c. Update the City's Comprehensive Outdoor Recreation Plan every five years to maintain eligibility for grants.
- d. Develop and maintain revenue-generating facilities that can assist in funding the development of new facilities and the maintenance of existing facilities.

- e. Review the current land dedication ordinance and explore opportunities to update Park Impact fees.
- f. Assess the feasibility of implementing user fees to support the development and maintenance of facilities.

8 Subdivision/Development Review

Goal: Coordinate subdivision review with all Departments and Boards to ensure adequate park facilities are provided.

- a. Prior to approving subdivision plats, consult the City's Comprehensive Outdoor Recreation Plan and incorporate the identified needs.
- b. Continuously evaluate and update the Subdivisions section of the Municipal Code to ensure that it effectively addresses the park and recreational needs of City residents.
- c. Utilize extraterritorial plat review powers to ensure that residential developments outside the City limits proportionally contribute to providing adequate neighborhood park facilities in developing areas.

9 Forestry

Goal: Maintain the Citywide Urban Forestry Program.

- a. Update the urban forestry ordinance and management plan to regulate tree planting, removal, and management on public and private lands. This will ensure eligibility for state and federal urban forestry grant-in-aid programs.
- b. Remove dead trees and/or treat diseased trees on public lands within the city.
- c. Remain compliant to the requirements of Tree City USA program.
- d. Regularly assess the Gypsy Moth population and implement appropriate suppression measures.

- e. Continue monitoring the City's urban forest for signs of Emerald Ash Borer infestation and promptly remove affected trees. Additionally, focus on replacing the lost trees with species that are not susceptible to infestation.
- f. Develop an urban forestry database that identifies public tree species, diameter, condition, maintenance, etc.
- g. Create an invasive species control plan for a community wide area, which will provide for detection, identification and monitoring of invasive species.
- h. Promote active control procedures for identified populations of invasive species.
- i. Emphasize the street tree planting program to counter Emerald Ash Borer removals.
- j. Provide technical assistance to residents on tree planting and care.
- k. Collaborate with schools and other entities to promote Arbor Day in the community.

10 Budgeting

Goal: Adopt an adequate park budget, which can financially address existing park needs.

- a. Utilize the Capital Improvements Plan in the City's CORP as a guide to establish yearly park budgets.
- b. Funds the development of facilities that will optimize the utilization of existing park and recreation areas, thereby increasing park use.
- c. Continue exploring alternative funding methods to meet both capital and operational requirements.
- d. Give priority to the maintenance of existing facilities when allocating funds.

11 Trails

Goal: Provide residents with multi-purpose trail systems that utilize environmental corridors and provide linkages between parks and other appropriate features within and outside of the city.

- a. Secure additional lands along environmental corridors to ensure public control.
- b. Develop multi-use trail systems that are barrier-free.
- c. Establish connections between local trails and regional trail systems.
- d. Develop and install sufficient directional signage on trails.
- e. Integrate bicycle and pedestrian facilities into all Park and Recreation and Public Works projects. Collaborate on site plan review to ensure inclusion of trail connections.
- f. Adopt and implement a Complete Streets policy or ordinance.



Above: Beginning in the City of Green Bay, the East River trail extends nearly 6-miles as it winds through the villages of Bellevue and Allouez, De Pere, and the Town of Ledgeview.

12 Sustainability

Goal: Promote and encourage the use of sustainable resources within the De Pere Parks and Recreation system.

- a. Promote recycling in all parks.

- b. Conduct research and support the development of a plan to establish and promote community gardens.
- c. Encourage the use of recycled materials for park and recreation equipment, surfaces, furniture, and maintenance.
- d. Review current mowing practices and identify opportunities for non-mowed and/or native plantings in green spaces.
- e. Utilize energy efficient lighting in parks and facilities.
- f. Advocate for the use of alternative energy sources.
- g. Incorporate rain gardens and other stormwater management methods into park design.
- h. Use pollinator friendly plants in park landscaping projects.
- i. Minimize the use of pesticides and herbicides on public land.

13 Water-Based Recreation

Goal: Promote water-based recreation such as fishing, boating, and swimming throughout the community.

- a. Enhance and maintain access to the Fox River.
- b. Promote and maintain the city-operated boat launches.
- c. Promote and maintain outdoor aquatic facilities and perform regular water quality testing.
- d. Continue development and maintenance of the Riverwalk.

14 Planning

Goal: Maintain a current Comprehensive Outdoor Recreation Plan

- a. Continuously monitor the park and recreation needs of the community.
- b. Update the action plan and implementation plan annually to reflect evolving needs and implemented recommendations.
- c. Update the entire Comprehensive Outdoor Recreation Plan every five (5) years to reflect changes in community needs and desires, and to maintain eligibility for state and federal grant-in-aid funding.
- d. Seek public input in the planning and development of the Plan, as well as the location and development of parkland.



Explore More! 

FISH IN THE FOX RIVER



The City of De Pere and the Fox River are renowned for the abundant fishing and wildlife viewing opportunities in our area. Whether you're standing on the De Pere Riverwalk for a one-of-a-kind vantage point of walleye or sturgeon spawning with your family, you're resting on our docks and shores for a relaxing fishing experience, or you're launching your boat out into the Fox River for an afternoon of fishing fun, De Pere is a destination for anyone looking to connect with nature.



Walleye

Walleye can be found year round in the Fox River, however they are most visible during their annual spawning run that typically occurs in late March and April. During this period, thousands can be viewed swimming in shallow water near the rapids below the De Pere Dam and around the viewing Pier. Adult walleye range from 3 to 15 years in age and from 14" to 30" in length and are a favorite fish of area sport anglers.

THE BENEFITS OF PLANNING FOR PARK & RECREATION PROGRAMS

Parks and recreation programs are vital for enhancing the quality of life for residents and visitors in De Pere. The specific benefits that park and recreation programs bring to a community span a wide spectrum and play a significant role in promoting the City as a great place to raise a family, establish a business, and retire.

- Natural areas provide wildlife habitat, improve surface water quality, manage stormwater, enhance groundwater quality and improve air quality.
- Trees and other vegetation offer shade, reducing the urban heat island effect.
- Parks enable children and adults to connect with nature, fostering an understanding of the value of protecting the environment.

Health Benefits

- Parks, trails, and recreation programs provide opportunities for people to engage in physical activity at a level that suits their needs and abilities.
- Children who are active at an early age tend to stay active as adults.
- Exposure to nature can reduce stress levels and increase overall happiness.



Above: Residents participate in a Yoga class outside the City of De Pere Community Center.

Social Benefits

- Parks and recreation programs promote inclusivity across income, race, and physical abilities.
- Parks serve as spaces for social interaction allowing people to spend time with friends or meet new acquaintances. These spaces facilitate events such as park concerts, neighborhood picnics, farmers markets, encouraging outdoor engagement.
- Parks foster a sense of pride and community ownership.

Economic Benefits

- High quality parks and recreation programs influence individuals and businesses to stay or relocate to your community.
- Property values tend to increase in relation to their proximity to parks.
- Park related events can generate income for local businesses when visitors stay overnight, go out to eat, rent bicycles or kayaks, or stop at a convenience store.
- Environmental benefits can translate into financial benefits by reducing energy costs for heating and cooling and lowering utility costs for stormwater management.

The City of De Pere Parks, Recreation, and Forestry Department provides over 450 acres of parks and green space in the community, along with year-round recreational programs. Its robust park system serves as a valuable asset to the community.

The City of De Pere Comprehensive Outdoor Recreation Plan inventories and evaluates the existing park, trail and recreation program offerings to ensure that current needs are met and future requirements are identified and adequately planned for.

Explore More! 

TRAIL CONNECTIONS



The City of De Pere has three separate trail systems navigating through the City Limits, compiling approximately 7.6 miles for your health and year-round enjoyment. While Voyageur Park and Preserve Trails are owned and maintained by the City of De Pere, the Fox River Trail is owned and operated by the Brown County Parks Department and the East River trail is owned and maintained by the City of De Pere and several other abutting communities. Enjoy the scenery - and have fun!



THE CITY OF DE PERE AND ITS RESIDENTS

Geographical Context

The City of De Pere is located in west-central Brown County, in northeast Wisconsin. It is divided into east and west sides by the Fox River, which is a popular place for boating, fishing, and various water sports. Throughout history the Fox River has played a significant role, supporting First Nation cultures, French explorers, European settlers, and the growth of wood and paper products industries.

The city shares borders with the Village of Ashwaubenon to the northwest, the Village of Allouez and Village of Bellevue to the northeast, Town of Ledgeview to the east, Town of Rockland to the southeast, and Town of Lawrence to the southwest (**see Map 1**). Together with the City of Green Bay, this region is collectively known as the Fox River Valley. De Pere is accessed by U.S. Highway 41, Interstate Highway 41, State Highway 32 and State Highway 57.

Population Demographics

The State of Wisconsin Demographics Center and U.S. Census offer statistical data regarding the population of municipalities across the State of Wisconsin. This statistical data, also known as demographics, provides valuable insights into factors such as population growth, income, and age distribution. When evaluating park needs, the demographics of the City of De Pere will be analyzed and considered to identify any significant trends.



Map 1: Project Location & Natural Features

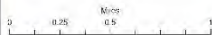
City of De Pere
Comprehensive Recreation Plan
2024-2029



Legend

- City of De Pere Boundary
- Niagara Escarpment
- Surface Water
- Future Southern Bridge Connector
- Brown County Land Use: Green Space
- Outdoor Recreation
- Natural Areas
- Woodlands

Map Date: December 6, 2023



Planning Services
Provided By
Mead & Hunt

Population

Population growth results in more potential users of park facilities and recreation programs. The U.S. Census shows that in 2020, the City of De Pere's population was 25,410. **Table 1** shows that the City's population has increased since 1970 by an average of almost 12% per decade, with growth slowing to approximately 6% since 2010.

Table 1: Historic Population: City of De Pere

Year	1970	1980	1990	2000	2010	2020
Population	13,309	14,892	16,569	20,559	23,800	25,410
% Change		10.6%	10.1%	19.4%	13.6%	6.3%

Source: U.S. Census Bureau

Table 2: Population Projections: City of De Pere

Year	2015*	2022*	2025	2030	2035
Population	24,366	25,361	27,950	29,550	30,700

Source: Wisconsin Department of Administration, 2013
*Based on the American Community Survey population estimates

group of residents aged 15 to 24 and 30 to 34.

Table 2 demonstrates the City's projected population by the Wisconsin Department of Administration (DOA) population projections. The projections indicate that the City can expect to continue to grow throughout the planning period.

Age Distribution

Recreation needs can vary based on an individual's age. By identifying age groups and the number of residents within those groups, the City can better anticipate the types of facilities required in the future. **Figure 1** illustrates the population distribution of De Pere by age and sex, in the form of a population pyramid. The figure illustrates a large

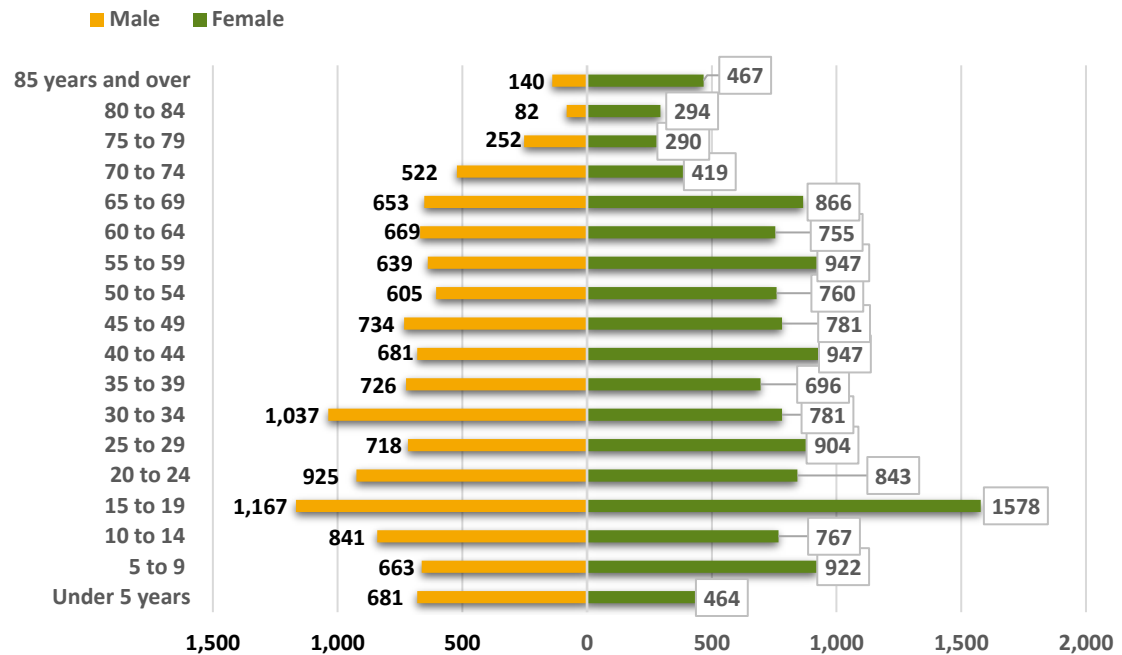
The first group are high school and college age cohorts, and the second group contains “millennials” who are a large segment of the population that are beginning to start families. This indicates a likely future increase in young children under 5, that are not represented in this figure. The median age of a De Pere resident is 36.0.

Race

The City of De Pere has a predominantly homogeneous population. According to the 2021 American Community Survey, approximately 90% of the residents in City identify as white, 1% Black or African American, and 4% Asian, 1% American Indian and Alaska Native, and the remaining 4% as Some Other Race or belonging to two or more races.

Figure 1 Age Distribution: City of De Pere

Source: American Community Survey 2015-2019





CITY OF DE PERE PARK AND RECREATION SYSTEM EVALUATION

The National Recreation and Park Association (NRPA) provides guidelines for classifying parks, open spaces, and pathways. These guidelines include descriptions of each classification, size of the park or open space and the area it serves. By mapping the locations, classifications, and service area, gaps in service can be identified and addressed in the Comprehensive Outdoor Recreation Plan (CORP). **Map 2** illustrates the locations of parks, open spaces, and pathways in the City of De Pere, along with their respective classifications.

While NRPA guidelines are a useful benchmark for evaluating the City's parks and open space system to its peers, the unique landscape, development patterns, and preferences of the community will influence the types of parks and facilities that are ultimately offered. For example, in De Pere, the Fox River significantly influences the type and location of many of parks and facilities offered to residents and visitors.

Explore More! 



2023 NRPA Agency Performance Review Key Findings



2023 National Recreation and Park Association

For this reason, NRPA has deviated from one-size fits all recommendations for park standards and provide a yearly performance review based on community population. Nevertheless, the NRPA park classifications and their associated standards continue to prove useful in determining the variety of park types within the system, and how that influences the types of facilities provided at each park and open space area.

NRPA Park and Open Space Classification Standards

Mini Park / Tot Lot

- General Descriptions: Used to address limited, isolated, or unique recreational needs.
- Service Area: Less than ¼ mile distance in a residential setting
- Size Criteria: Between 2,500 sq. ft. and one (1) acre in size.

Neighborhood Park

- General Descriptions: The basic unit of the park system. It serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.
- Service Area: ¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.
- Size Criteria: 5 acres is considered the minimum size. 5 to 10 acres is optimal.

Community Park

- General Descriptions: Serves broader purpose than a neighborhood park. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.
- Service Area: Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3-mile distance.
- Size Criteria: As needed to accommodate desired uses. Usually between 30 and 50 acres.

Large Urban Park

- General Descriptions: Large urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces.
- Service Area: Determined by the quality and suitability of the site. Usually serves the entire community.
- Size Criteria: As needed to accommodate desired uses. Usually a minimum of 50 acres, with 75 or more acres being optimal.

School Park (includes Private Parks)

- General Descriptions: Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of park, such as neighborhood, community, sports complex, and special use.
- Service Area: Determined by location of school district or private property.
- Size Criteria: Variable – depends on function.

Conservancy / Natural Resource Areas

- General Descriptions: Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.
- Service Area: Resource availability and opportunity.
- Size Criteria: Variable

Special Use Areas

- General Descriptions: Covers a broad range of parks and recreation facilities oriented toward single-purpose visit.
- Service Area: Variable. Dependent on specific use.
- Size Criteria: Variable



Above: Voyageur Park in the City of De Pere operates as a Community Park day to day, and a Large Urban Park for community wide events like the Beer Garden or City Band concerts.

City Park & Open Space Inventory

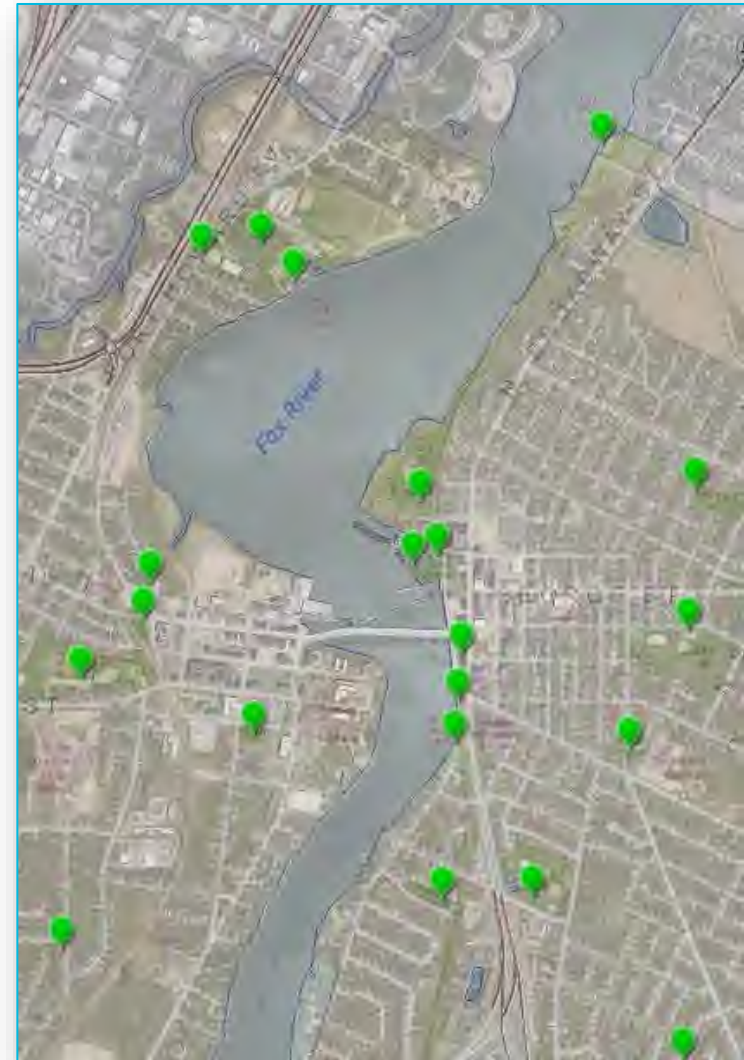
The city has jurisdiction over 35 parks and recreation areas within the city limits. These parks offer a wide range of amenities for residents and visitors. The smallest being the 0.14-acre George Park in northeast De Pere and the largest being the 95+ acre Southwest Park located in southwest De Pere. A park, open space, and pathway inventory is maintained by this plan. Each facility is regularly visited, and pertinent information gathered. This plan updates the inventory to account for implemented priorities over the last 5-years, as well as changed priorities resulting from other City long-range planning efforts.

Table 3 highlights the park amenities for each park within the system. A detailed park profile for each park is in **Appendix A** of this plan and includes the following:

- Location of park
- Size of park
- Jurisdiction
- Park Classification and General Description
- Year created or acquired
- Amenities

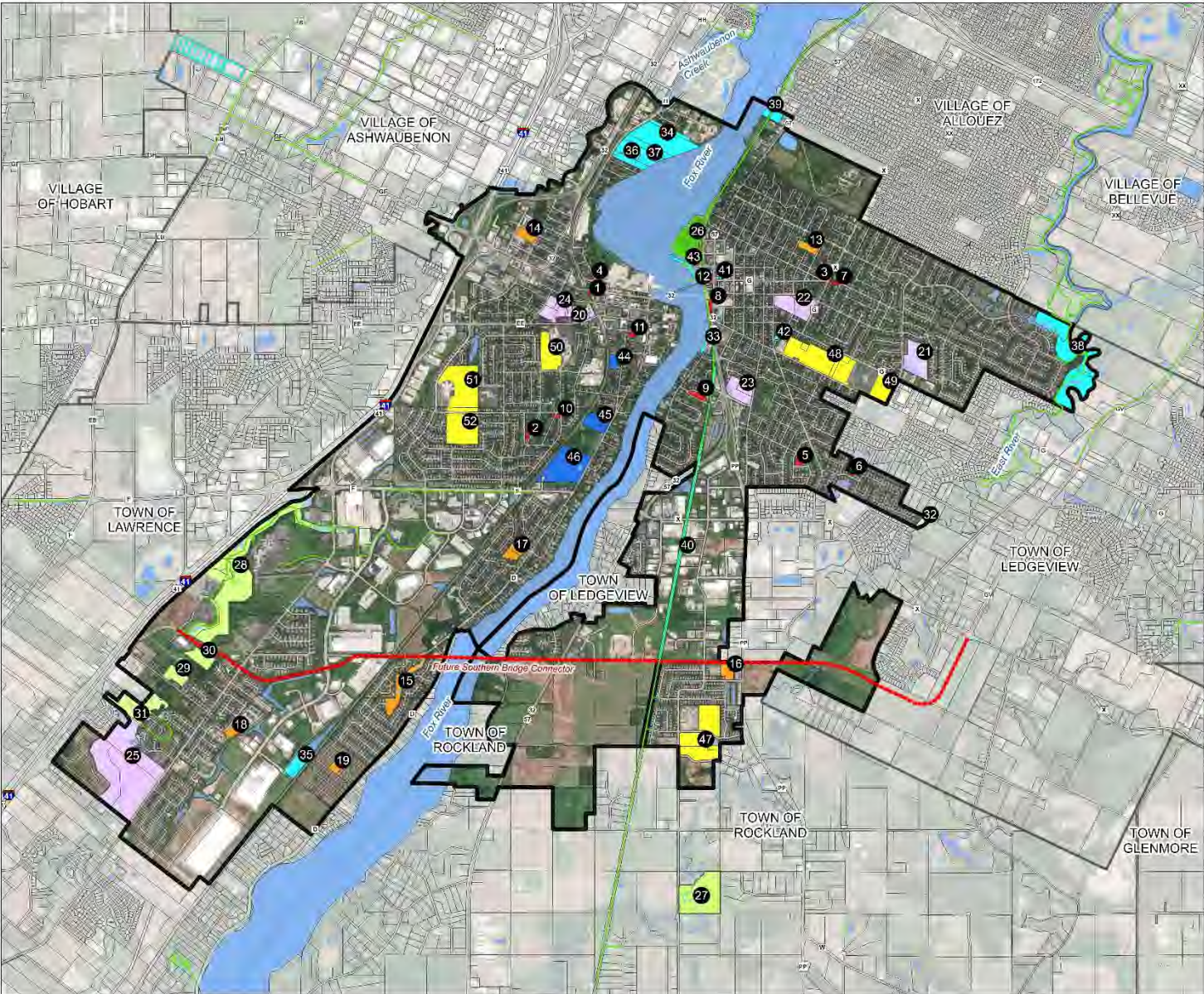
Map 2 illustrates the location and classifications of these parks, open spaces and pathways in the city. It is important to note that the majority of the city's parks, as well as the variety of amenities, are concentrated in the northern half of the community. This area is the oldest, most established section of the city.

INTERACTIVE PARK & RECREATION INVENTORY



Explore More!





Map 2: Park Locations & Classifications

City of De Pere
Comprehensive Recreation Plan
2024-2029



- De Pere Park Types
- Mini Park
 - Neighborhood Park
 - Community Park
 - Large Urban Park
 - Natural Resource Area
 - Special Use Area
 - Private Park
 - School Park
 - Trails (Brown County)
- Mini Parks**
1. Bicentennial Park
 2. Carrey Park
 3. George Park
 4. Lawton Park
 5. Rainbow Park
 6. Rotary Park
 7. Rusk Park
 8. Wells Park
 9. Wilcox Park
 10. Williams Park
 11. Wilson Park
 12. George Street Landing
- Neighborhood Parks**
13. Braisher Park
 14. Kelly Danen Park
 15. Kiwanis Park
 16. Lions Trails East Park
 17. Patrol Park
 18. Samantha Park
 19. Waterview Heights Park
- Community Parks**
20. De Pere Community Center
 21. Jim Martin Park
 22. Legion Park
 23. Optimist Park
 24. VFW Park
 25. Southwest Park
- Large Urban Parks**
26. Voyageur Park
- Natural Resource Area**
27. East Side Nature Park
 28. The Preserve
 29. Natural Area
 30. Natural Area
 31. Natural Area
 32. Natural Area
- Special Use Area**
33. Bomier Boat Launch
 34. Brown County Fairgrounds
 35. De Pere Ice Arena
 36. De Pere Boat Launch
 37. Perkofski Boat Launch
 38. East River Trail
 39. Fox Point Boat Launch
 40. Fox River Trail
 41. James Street Parkway
 42. Nature Center
 43. Riverwalk & Wildlife Viewing Area
- School Parks**
44. St Norbert - Cloud Family Fields
 45. St Norbert - Mel Nicks Complex
 46. St Norbert - Schneider Stadium
 47. Altmayer Elementary School
 48. Dickinson Elementary School
 49. De Pere High School
 50. West De Pere High School
 51. West De Pere Middle School
 52. Westwood Elementary School

Table 3: 2024-2029 City of De Pere Park System Facility

		Ball Diamonds	Basketball Courts	Ice Skating	Football	Soccer	Sledding Hill	Tennis	Playground Area	Picnic Area	Shelter	Restrooms	Volleyball Court	Swimming Pool	Fishing	Boat Ramp/Dock	Walking/Biking Trails	Flower Beds	Pickle Ball	Community Garden	Urban Orchard	Disc Golf
Mini-Park	Acreage																					
Bicentennial	0.4																					
Carney	1.0																					
George Park	0.1																					
Lawton	0.2																					
Rainbow	1.0																					
Rotary	0.5																					
Rusk	0.8																					
Wells	0.8																					
Wilcox	2.0																					
Williams	0.5																					
Wilson	1.0																					
Total Acreage	8.3																					
Neighborhood Park	Acreage																					
Braisher Park	3.1																					
Kelly Danen Park	4.2																					
Kiwanis Park	10.5																					
Lions Trailside Estates Park	4.2																					
Patriot Park	5.7																					
Samantha Park	2.0																					
Waterview Heights	2.0																					
Total Acreage	32.8																					
Community Park	Acreage																					
De Pere Community Center	4.6																					
Jim Martin Park	17.2																					
Legion Park	14.2																					
Optimist Park	11.7																					
VEW Park	12.2																					
Southwest Park	45.8																					
Total Acreage	157.7																					
Large Urban Park	Acreage																					
Wagoner Park	20.0																					
Total Acreage	21.7																					
Natural Resource Areas	Acreage																					
East Side Nature Park	32.9																					
The Preserve	82.0																					
Miscellaneous Natural Area	22.7																					
Total Acreage	137.6																					
Special Use	Acreage																					
Bomier Boat Launch	1.9																					
De Pere Dog Park	19.0																					
De Pere Ice Arena	1.7																					
East River Trail	42.3																					
Fairgrounds	36.2																					
Fox Point Boat Launch	4.5																					
Fox River Trail	4.0																					
George Street Landing	0.7																					
James Street Parkway	0.0																					
Nature Center	0.9																					
Perkofski Boat Launch	14.4																					
Riverwalk & Wildlife Viewing Pier	1.0																					
Total Acreage	127.0																					
Grand Total	485.0																					
Private Park	Acreage																					
St. Norbert - Cloud Family Fields	2.6																					
St. Norbert - Mel Nicks Complex	10.1																					
St. Norbert - Schneider Stadium	28.0																					
Total Acreage	40.7																					
School Park	Acreage																					
Altmyer Elementary School	18.2																					
Dickinson Elementary School	12.2																					
De Pere High School	10.0																					
Foxview Intermediate School	2.3																					
West De Pere High School	14.2																					
West De Pere Middle School	10.2																					
Westwood Elementary School	14.4																					
Total Acreage	125.5																					
Grand Total Private and School Acreage	166.2																					

LEVEL OF SERVICE EVALUATION

The City of De Pere Comprehensive Outdoor Recreation Plan utilizes various methods to assess the level of service that parks and open spaces provide to residents, visitors, and user groups. At the same time, communities must take into consideration their unique features that influence the types of recreational offerings available to the community. The City of De Pere Comprehensive Outdoor Recreation Plan will evaluate its parks and open spaces based on the following:

- National Recreation and Parks Association (NRPA) performance review for communities 20,000 to 49,999 in size.
- National Recreation and Parks Association recommendations for park service boundaries
- A regional comparison of park space to other communities
- Results of a User Group / Stakeholder Park and Facility Needs Assessment Survey

Quantitative Analysis

Based on the *2023 NRPA Agency Performance Benchmarks*, an average park and recreation agency generally maintains one park for every 2,287 residents and manages 10.8 acres of parkland. These benchmarks serve as the median values for communities of all sizes. The report further provides a breakdown of the median, upper quartile, and lower quartile figures based on community size. **Table 4** presents a comparison between the 2023 benchmarks and the corresponding figures for the City of De Pere.

The National Recreation and Parks Association (NRPA) also offers recommendations for the distribution of each classification of parks within a park and recreation system. The three (3) types of parks evaluated as part of this plan and their recommended acreages include:

- Community Parks: 5 to 8 acres per 1,000 residents
- Neighborhood Parks: 1 to 2 acres per 1,000 residents
- Mini-Parks: 0.25 to 0.5 acres per 1,000 residents

These Park classifications collectively establish a range of 6.25 to 10.5 total acres of parkland per 1,000 residents. Generally, these three park classifications form the main components of a park system. However, other park classifications such as Large Urban Park, Natural Resource Area, and Special Use Area highlighted above, are unique to each community, and therefore, specific recommended acreage are not provided.

In the city's case, Voyageur Park primarily functions as a Community Park but serves as a Large Urban Park at other times. As a result, it is included in the overall Park and Recreation calculations mentioned below and classified as a Community park.

Table 5 illustrates that the city falls within the recommended acreage ranges for community, neighborhood, and mini-parks based on the estimated population of the city in 2022. The city also has 108 acres of natural resource areas and 126 acres of special use parks, which include the Brown County Fairgrounds and Fox River Trail. Taking into account all public parks and open space areas in the city, there are 19.1 acres of parks and open space per 1,000 residents.

Table 4: 2023 City of De Pere NRPA Park & Open Space Evaluation

	Quartile	All Agencies	Communities with 20,000 to 49,999 Residents	City of De Pere
Residents Per Park	Median	2,287	2,014	1,056
	Lower	1,296	1,203	
	Upper	4,609	3,162	
Acres Per 1,000 Residents	Median	10.8	11.3	19.1
	Lower	5.3	5.9	
	Upper	18.4	17.9	

Source: US Census Bureau; 2023 National Recreation and Parks Association Agency Performance Review

Table 5: Existing Park Space: City of De Pere

Park Type	*Recommended Acreage	Actual Acreage
Community Park	127 to 203	158
Neighborhood Park	25 to 51	32
Mini-Park	6 to 13	8

Source: National Recreation and Park Association; City of De Pere

*Recommended acreage per 1,000 residents is based on the 2022 City of De Pere's estimated population of 25,361 residents from the ACS.

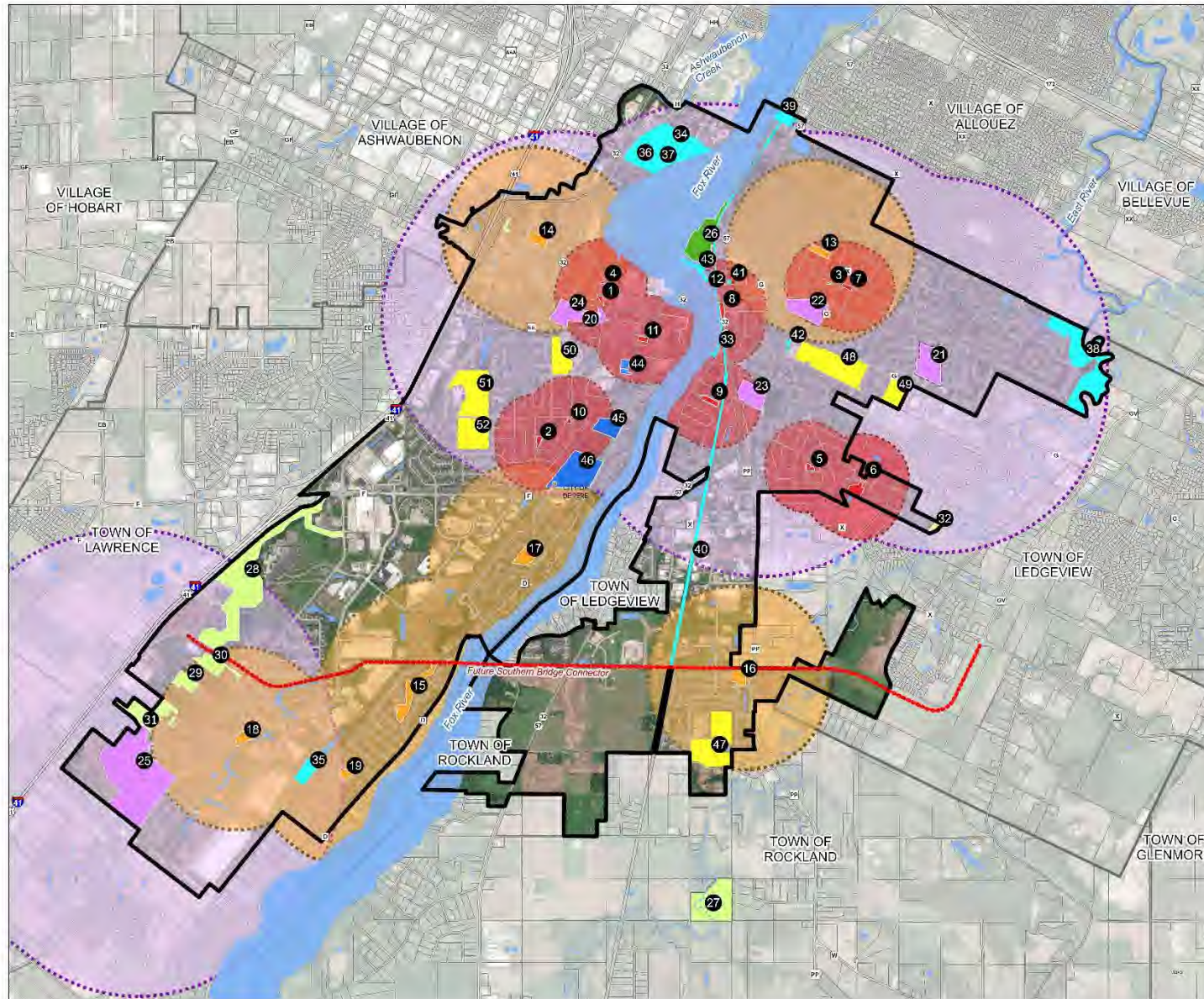
Geographic Analysis

The National Recreation and Parks Association (NRPA) provides recommendations for the area served by community parks, neighborhood parks, and mini parks. The three (3) types of parks and their recommended service areas include:

- Community Parks: 0.5-to-3-mile service radius
- Neighborhood Parks: 0.25-to-0.5-mile service radius
- Mini-Parks: up to 0.25-mile service radius

Map 3 shows the Park Service Boundaries for community parks, neighborhood parks, and mini-parks in the City of De Pere. Residents living in the northern portion of the city have many park options available within a reasonable distance. In this area, residents have access to eleven (11) mini-parks, two (2) neighborhood parks, and three (3) community parks. The Main Avenue Bridge enhances access to parks in this area over the Fox River that connects East and West De Pere.

There are six (6) neighborhood parks located in the southern portion of the City. These are located in the more recent residential subdivisions. Five (5) of these are located in West De Pere. Southwest Park is the sole community park in the southern portion of the community. In 2022, the Wisconsin Department of Transportation dedicated funds for the “South Bridge Connector project. This bridge would provide an additional bridge crossing of the Fox River in this area of the city, which would increase park access for residents. The project is anticipated to be completed by 2029.



Map 3: Park Service Boundaries

City of De Pere
Comprehensive Recreation Plan
2024-2029



De Pere Park Types

- Mini Park
- Neighborhood Park
- Community Park
- Large Urban Park
- Natural Resource Area
- Special Use Area
- Private Park
- School Parks

- 1 Mile Service Area
- 1/2 Mile Service Area
- 1/4 Mile Service Area

- Special Use Areas**
1. Bicentennial Park
 2. Carney Park
 3. George Park
 4. Lawton Park
 5. Rainbow Park
 6. Rotary Park
 7. Rusk Park
 8. Wells Park
 9. Wilcox Park
 10. Williams Park
 11. Wilson Park
 12. George Street Landing
 33. Bomier Boat Launch
 34. Brown County Fairgrounds
 35. De Pere Ice Park
 36. De Pere Ice Arena
 37. Perkotski Boat Launch
 38. East River Trail
 39. Fox Point Boat Launch
 40. Fox River Trail
 41. James Street Parkway
 42. Nature Center
 43. Riverwalk & Wildlife Viewing Area
- Neighborhood Parks**
13. Braisher Park
 14. Kelly Danen Park
 15. Kiwanis Park
 16. Lions Trailside East Park
 17. Patriot Park
 18. Samantha Park
 19. Waterview Heights Park
 44. St Norbert – Cloud Family Fields
 45. St Norbert – Mel Nicks Complex
 46. St Norbert – Schneider Stadium
- Community Parks**
20. De Pere Community Center
 21. Jim Martin Park
 22. Legion Park
 23. Optimist Park
 24. VFW Park
 25. Southwest Park
 47. Altmayer Elementary School
 48. Dickinson Elementary School
 49. De Pere High School
 50. West De Pere High School
 51. West De Pere Middle School
 52. Westwood Elementary School
- Large Urban Parks**
26. Voyageur Park
- Natural Resource Area**
27. East Side Nature Park
 28. The Preserve
 29. Natural Area
 30. Natural Area
 31. Natural Area
 32. Natural Area

Map Date: December 6, 2023



Planning Services
Provided By:
Mead & Hunt

Regional Peer Comparison

The Comprehensive Outdoor Recreation Plans or Comprehensive Plans were reviewed for several communities in Brown County, as well as similarly sized communities in Wisconsin. Only parkland designated for public use, whether developed or not, was included in the park acreage totals. Recreational land associated with schools or private organizations was not counted.

Table 6 shows the parkland per 1,000 residents in each community. The average community parkland acreage per 1,000 residents is 14.5 acres for communities in the table. The City of De Pere has 19.1 acres per 1,000 residents.

Table 6 Regional Park Acreage per 1,000 Residents Comparison

Community	County	*Population	Park Acreage	Park Acres per 1,000 Residents
Allouez	Brown	13,734	196.0	14.3
Ashwaubenon	Brown	16,963	264.1	15.6
Bellevue	Brown	15,706	181.9	11.5
Menasha	Multiple Co.	17,771	235.2	13.2
Middleton	Dane	21,827	309.0	14.2
Watertown	Multiple Co.	23,730	236.0	9.9
De Pere	Brown	25,361*	485.0	19.1
Muskego	Waukesha	25,032	343.0	13.7
Mequon	Ozaukee	25,142	218.0	8.7
Caledonia	Racine	25,361	756.0	29.8
Stevens Point	Portage	25,666	564.0	22.0
Neenah	Winnebago	26,333	383.0	14.7
Sun Prairie	Dane	35,967	247.0	6.9
Oak Creek	Milwaukee	36,497	377.0	10.3

Source: National Recreation and Park Association; City of De Pere

*Populations based on the 2022 American Community Survey.



Parkland Projections

Tables 5, 6, and 7 show the projected minimum parkland needed for community parks, neighborhood parks and mini parks.

The City of De Pere currently satisfies the NRPA recommended minimum acreages for community parks, neighborhood parks, and mini parks throughout the planning horizon.

However, the City of De Pere's population is expected to grow from 25,361 in 2022 to 30,053 in 2040, resulting in an increase of 4,692 residents. Without expanding the parkland acreage over that time, this population growth would decrease the level of service from 19.1 acres of parkland per 1,000 residents to 16.1 acres.

Table 7 Community Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Surplus/Deficit
2022	25,361	127 Acres	158	31 (surplus)
2030	27,634	138 Acres	158	20 (surplus)
2040	30,053	150 Acres	158	8 (surplus)

Table 8 Neighborhood Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Surplus/Deficit
2022	25,361	25 Acres	32	7 (surplus)
2030	27,634	28 Acres	32	4 (surplus)
2040	30,053	30 Acres	32	2 (surplus)

Table 9 Mini-Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Surplus/Deficit
2022	25,361	6 Acres	8	2 (surplus)
2030	27,634	7 Acres	8	1 (surplus)
2040	30,053	8 Acres	8	0 (even)

Source: National Recreation and Park Association, Mead & Hunt, Inc.

Community, Neighborhood, and Mini-Parks comprise 198 of the 485 acres in the city (41%). The remaining 287 acres is comprised of Large Urban Park, Natural Resource Areas, and Special Use Areas. See the Inventory on Page 27.

Explore More! 

DOG PARK & TRAIL

Wide-open space to
run and smell and roll
and climb and jump?



Check! Check! Check!

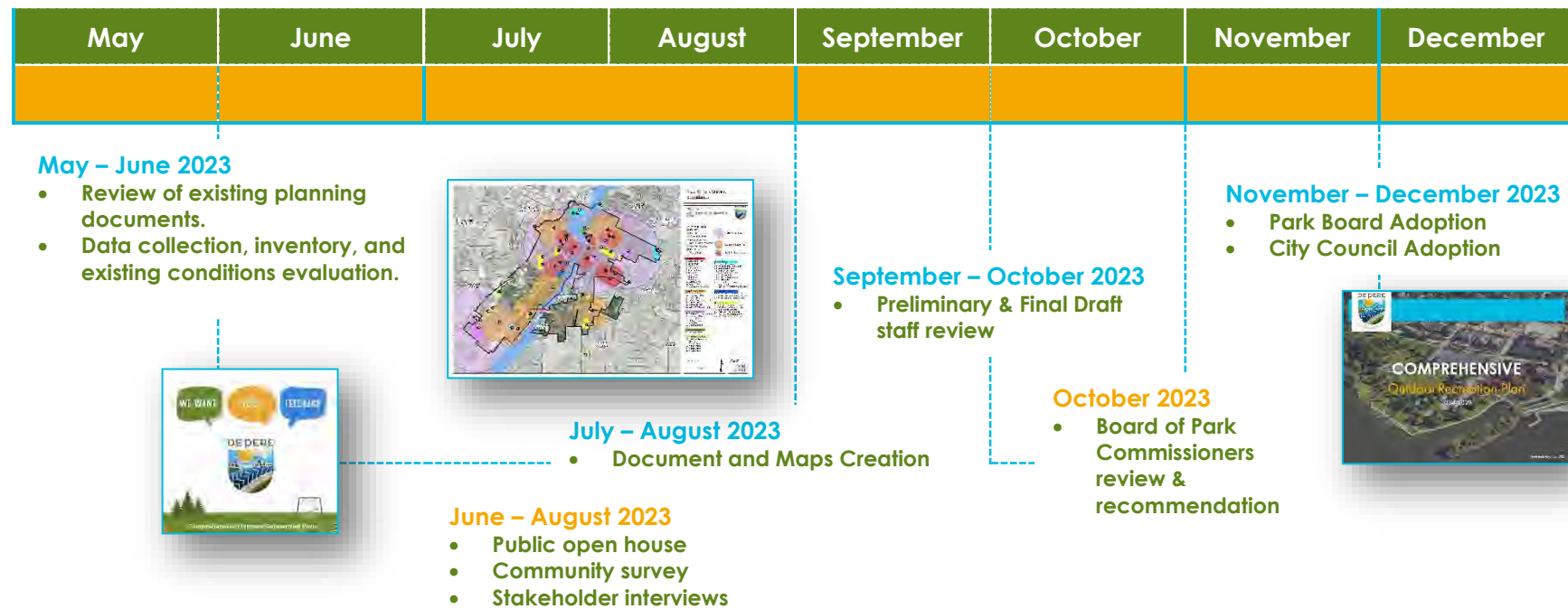
A fun-filled place to meet new
furry friends? Most definitely.

Scenic woods to walk through and
enjoy the beauty of Wisconsin's
seasons - along with the
companionship of your human
buddies? Yep. The De Pere Dog
Park gives "man's best friend" all
that, and so much more!



RECOMMENDATIONS FOR OUTDOOR RECREATION PROVISIONS

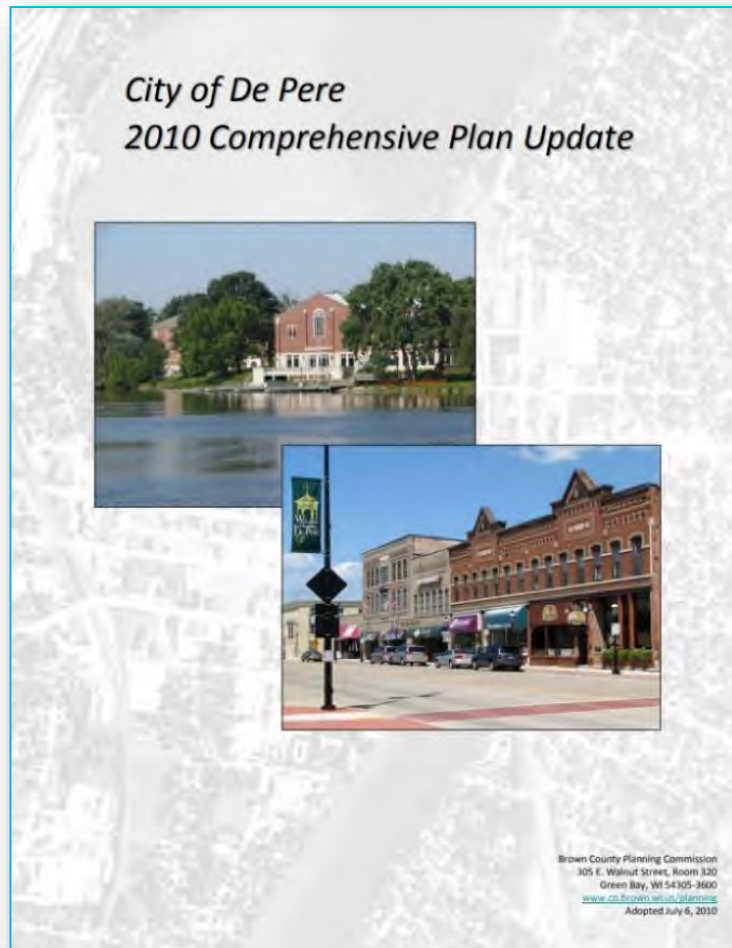
Planning Process



To arrive at recommendations for improvements for each City of De Pere Park and open space areas, several metrics were evaluated.

1. Review of the previous Comprehensive Outdoor Recreation Plan and other City of De Pere long range planning documents.
2. Quantitative and Qualitative analysis of the existing parks and their service areas based on NRPA standards and agency benchmarks.
3. Findings from public involvement (Community Survey, Open House, Stakeholder meetings).
4. Review and input from the City of De Pere staff, Board of Park Commissioners, and City Council.

Review of City of De Pere Long Range Planning



CITY OF DE PERE COMPREHENSIVE PLAN (2010)

The City of De Pere Comprehensive Plan serves as the city's primary long-term planning guide. It highlights the significance and benefits of the city's Parks and Recreation system, as well as its natural areas, for both the city and its residents.

The document outlines a multifaceted approach to enhance the city's Parks and Recreation system, ensuring safe pedestrian and bicycle connections to various destinations, including parks, schools, employment centers, shopping areas, and subdivisions. Additionally, the plan emphasizes the integration of natural features such as trails, bike paths, and greenspaces into new developments and parks, enriching the city's green environment.

To expand greenspace within residential areas, the plan calls for the creation of small neighborhood parks and recommends the inclusion of neighborhood greenspace and parks in new residential developments, with each neighborhood featuring a dedicated five-acre park. Furthermore, a community park is proposed near Altmayer School to provide opportunities for active and passive recreation.

The plan also recognizes the need to plan and develop new recreational facilities while expanding activities within existing parks to cater to the diverse needs of the city's population. It underscores the importance of considering significant natural resources when selecting park locations and emphasizes enhancing the accessibility of public lands along the Fox and East Rivers. To this end, parkways along waterways are recommended, offering opportunities for passive recreation, multipurpose trails, and amenities like benches and picnic tables.

Collaboration is a key theme in the plan, advocating for a partnership with the Village of Ashwaubenon to establish a trail connection to Ashwaubomay Park and the Fox River State Trail. Additionally, the plan emphasizes the preservation of wetlands, floodplains, and environmental areas to serve as wildlife corridors, pedestrian trails, and stormwater management resources. Coordination with neighboring communities and alignment with the Brown County Open Space and Outdoor Recreation Plan are encouraged.

In terms of community involvement, the plan stresses the importance of fostering partnerships with local nonprofit and volunteer organizations to enhance the park and recreation system. Moreover, collaboration with school districts for facility sharing and joint planning is recommended as participation in various sports leagues within the city continues to grow. Finally, the plan suggests continuing cooperative efforts with Brown County regarding the fairgrounds and shoreline development to ensure a cohesive and well-planned recreational landscape for the city and its residents.

DOWNTOWN MASTER PLAN (2010)

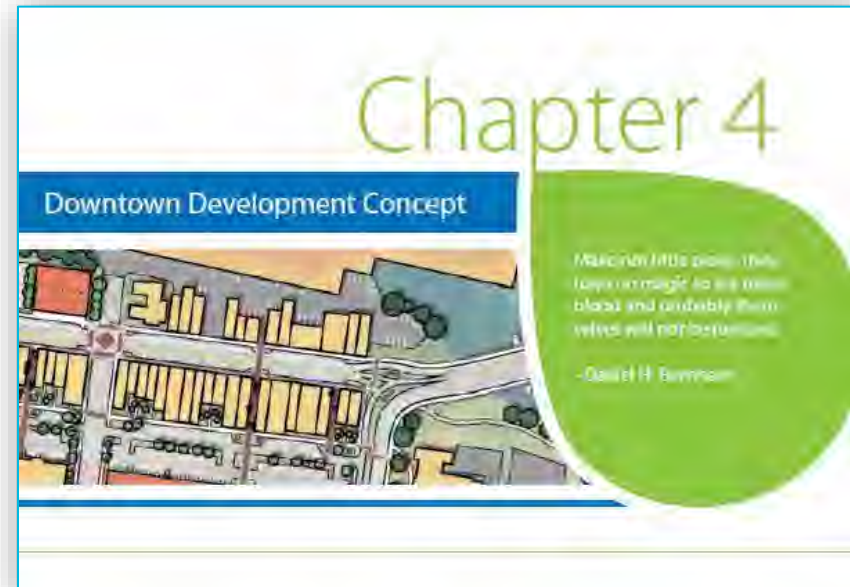
The City of De Pere Downtown Master Plan serves as a planning document unifying community vision for Downtown De Pere. The plan calls for improvements or additions to the City's parks and recreation facilities. The plan outlines two broader opportunity areas in the city, the East Bank and West Bank. These include improvements to the Voyageur Park, De Pere Riverwalk and Wildlife Viewing Pier, Wells Park, and the West Riverfront.

Improving public space in downtown and along the Fox River have clearly been priorities of the community for over a decade now. While the recommendations of the 2010 Downtown Master Plan show the breadth of study that has occurred along the East River, the design concepts emerging from the 2018 Cultural District Master Plan in the next section of this document should be referenced for current and future planning purposes.

Voyageur Park

To enhance the park's appeal and functionality, several improvements and additions are recommended. These include better internal trail circulation and increased connections to the Fox River Trail and neighboring communities. To attract families, the introduction of additional attractions like a Ferris wheel or carousel is suggested, which should complement, rather than compete with, Bay Beach. The plan also advocates for an improved performance venue, possibly a riverside performance or dance pavilion, and the introduction of water taxi services along the Fox River, potentially coordinating with Fairgrounds improvements.

Other proposed enhancements encompass upgraded playground facilities, the introduction of fitness programs and innovative exercise courses, increased interaction with the water through amenities like fishing piers, overlooks, and viewpoints, and the possibility of offering rentals for bicycles and various water recreation activities, including kayaking, canoes, and paddle boats. These enhancements aim to diversify the park's offerings and provide a more engaging experience for visitors.



De Pere Riverwalk and Wildlife Viewing Pier

The Plan calls for the redevelopment of the George Street Landing to connect to the De Pere Riverwalk and Wildlife Viewing Pier. This establishes the riverwalk as a direct connection between Voyageur Park and Downtown. Two related concepts were developed that envision adjacent redevelopment structures, a public marketplace, multi-use open space, and a riverwalk extension. The extension via bridge leads from a stairway and elevator in a redeveloped building across the Fox River trail and canal to Government Island. An observation tower would be added to provide a unique vantage point of the river, and to bring visitors back to ground level.



Wells Park Promenade

The plan calls for re-envisioned Wells Park concept includes a two-level development, an upper Broadway-level urban promenade showcasing river views and a lower Front Street-level carved into the slope, providing parking and walk-out retail or restaurant spaces. On the main upper level, a well-lit pedestrian promenade connects the Claude Allouez Bridge's pedestrian walk to the Front and Broadway intersection across from City Hall. This processional feature gradual curves and angles that provide unique city views.

The plan also incorporates a stairway, potentially an elevator, and a well-defined crosswalk aligned on Lewis Street to serve the lower level of the promenade. Additionally, it includes retail spaces and covered parking at the Front Street walkout level, with diagonal on-street parking in front of storefronts.

West Riverfront

The plan calls for redeveloping largely undeveloped riverfront area between the Thilmany Nicolet Mill and US Paper Mills offers a unique recreational and environmental opportunity. This western riverfront zone encompasses various features,



Figure 4.13 Proposed trail along the west bank on St. Norbert College.

Above: Concept for the redevelopment of the West Riverfront with a trail . (RDG Planning & Design)

including the city's ice rink, recreation center, Brown County Fairgrounds, public space near the De Pere wastewater treatment plant, and Ashwaubenon's Ashwaubomay Memorial River Park and Trail. To maximize this area's potential, cooperation between the two cities, Brown County, and other agencies is recommended to create an integrated master plan. The parks and recreation component of this include providing public access to the Fox River, considering development of a west bank trail extending from the West Bank business core along the riverfront north of US Mills. This trail could follow Fort Howard Avenue, pass through a residential neighborhood, and reconnect

with the public riverfront at the De Pere boat launch. It would continue along the Fairgrounds and NEW Water wastewater treatment plant, ultimately leading to Ashwaubomay Memorial River Park and River Trail. A network of nature trails could branch off from the main trail, providing opportunities for outdoor exploration. Additionally, the development of a new shoreline park focused on environmental features and incorporating educational programming and facilities, habitat stabilization, and restoration efforts. Trailheads with parking and gathering spaces could support outdoor classes and activities. Also, to improve connections between the west and east park system the plan recommends exploring the creation of a new dock on the west side of De Pere. A water taxi service along the Fox River or connections to Voyageur Park during special events could be considered as part of this development.



CULTURAL DISTRICT MASTER PLAN (2018)

The City of De Pere Cultural District Master Plan is the culmination of three days of charrette to study how the development of the Mulva Cultural Center influences the surrounding area. The plan is an effort to define a district incorporating its surroundings into a unified master plan.

The plan ultimately explores three alternative concepts focused on public improvements to transportation, land use, infrastructure, and public space. The plan finds a preferred alternative that

recommends improvements to existing park and recreation facilities including George Street Landing, Wells Park, and Voyageur Park.

Voyageur Park

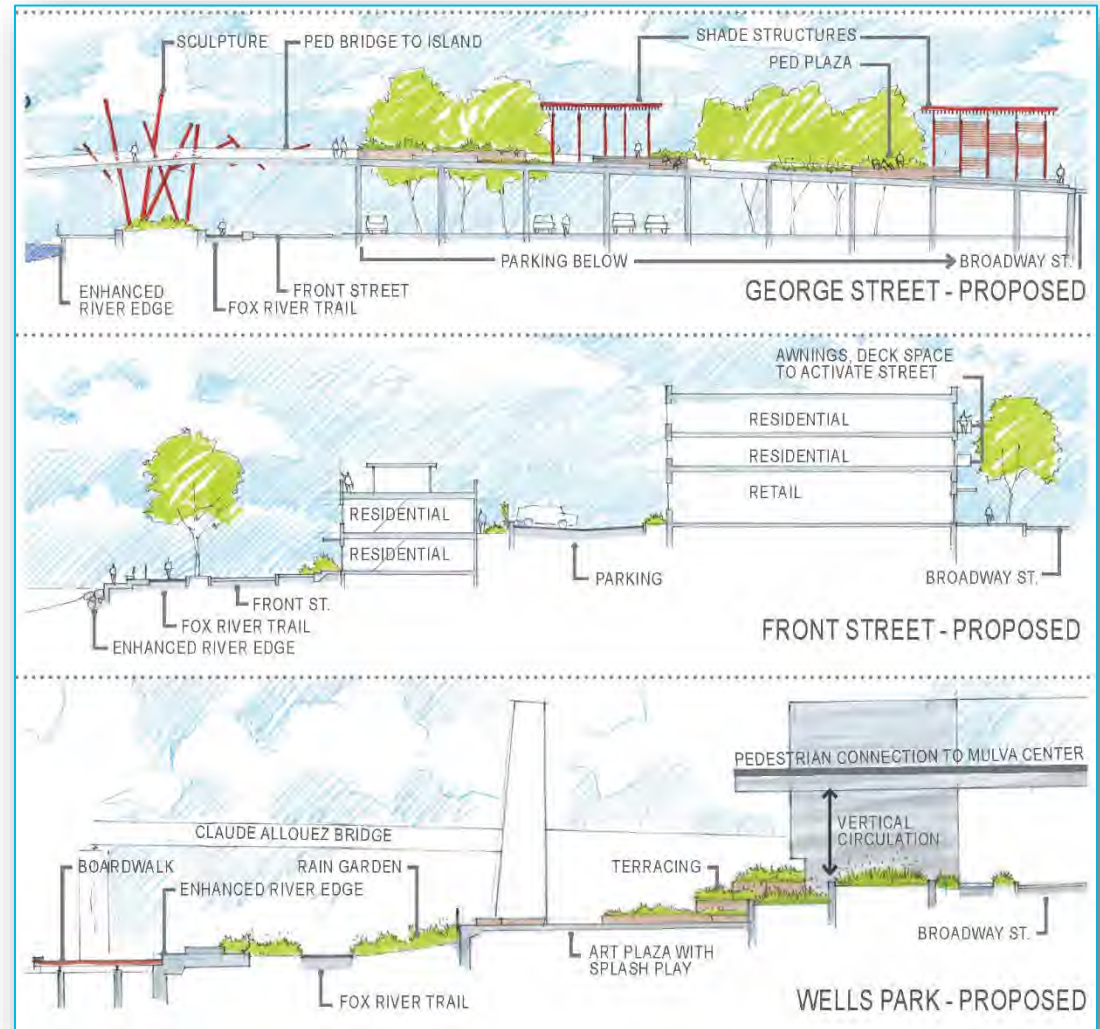
The plan calls for incorporating kayak rental, dockage, and storage/rental structure downstream from the locks away from boat traffic and prime fishing areas. It also recommends enhancing and expanding existing park amenities, specifically focusing on improving fishing opportunities and enhancing the playground and large gathering areas. It also calls for adding an amphitheater or performance spaces that are well-suited in size, thoughtfully programmed, and carefully designed.

Wells Park, Front Street, George Street Landing

The plan recommends the redevelopment of Wells Park into an urban plaza space. The park would include terraced seating and a small performance area., splash pad, and an art plaza. The redevelopment would also include a waterfront pavilion and boating access to activate the riverfront.

The plan also calls for the redevelopment of the Front Street at the river connecting to the George Street landing, which would include outdoor rooms with art, shade, seating, and entertainment.

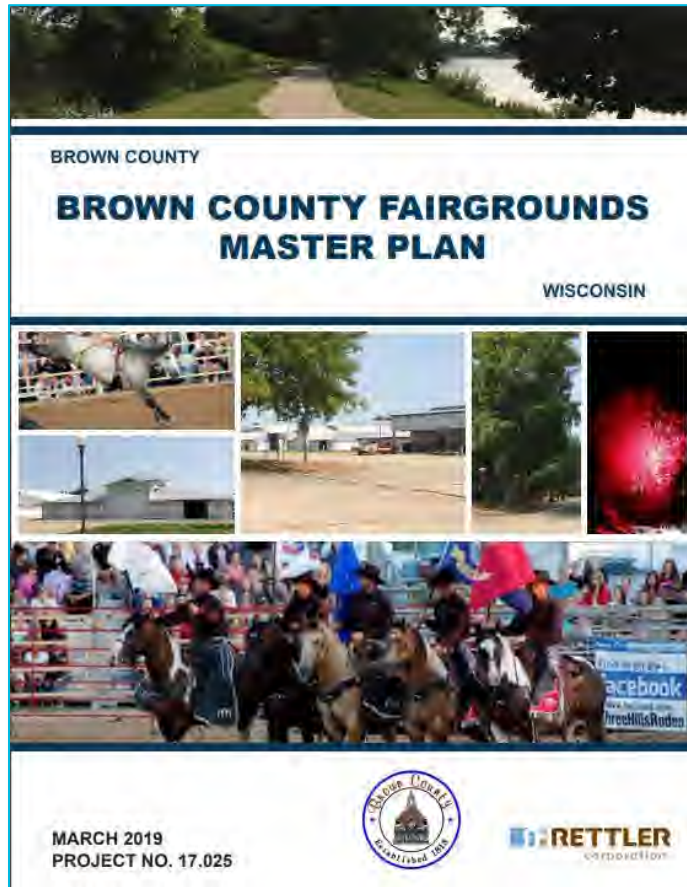
The plan also recommends a pedestrian bridge connecting the downtown to Government Island and the De Pere Riverwalk and Wildlife Viewing Pier.



Above: Proposed improvements to Wells Park, Front Street, and George Street Landing from the Cultural District Master Plan, 2018. (SmithGroup JJR)



Above: Redevelopment concept of Wells Park (SmithGroup JJR)



Several concepts were developed for the site and a preferred alternative was ultimately chosen. The Master plan calls for a riverside trail, improved access and parking, vendor spaces are provided in the parking lot for use during the county fair and other large events.

BROWN COUNTY FAIRGROUNDS MASTER PLAN

The Brown County Fairgrounds Master Plan is a physical examination and inventory of the existing facilities, and a schedule for prioritizing needs and improvements for the site. The plan includes the Ice Arena building and surrounding facilities. It also looks at potential funding opportunities for projects within the plan.



Above: Brown County Fairgrounds Master Plan. (Rettler)

Findings From Public Involvement

To gain public input for the update of the City of De Pere CORP the City of De Pere conducted a Community Engagement public open house, conducted a community survey, interviewed key community stakeholders. Key findings are presented below.

A more detailed summary of the community survey, and stakeholder interview findings are on file with the city.

OPEN HOUSE & BOARD OF PARK COMMISSIONERS MEETING

The community engagement open house was conducted before a Board of Park Commissioners meeting on July 20, 2023. Several boards were created to solicit information about desired Park Amenities, and core services for the Parks and Forestry department. The Community Engagement Open House was advertised on the community survey postcard and City social media sites in advance of the meetings. No members of the community attended the open house beforehand, but several attended the presentation that followed. No members of the public attended the Open House during the previous CORP public involvement process.



City of De Pere
Comprehensive Outdoor Recreation Plan Update

Public Survey Period:
July 1st - July 31st, 2023

Park Amenities

Which of the following park amenities would you like to see in De Pere parks?

Please indicate with a check mark if you like or dislike the image at left. You may write in why you like or dislike the image, and provide any additional comments or ideas.

	LIKE <input style="width: 50px; height: 30px;" type="checkbox"/>	<u>Pickle ball facilities</u>
	DISLIKE <input style="width: 50px; height: 30px;" type="checkbox"/>	<u>Kayaking, canoeing, paddle boarding, or other</u>
	LIKE <input style="width: 50px; height: 30px;" type="checkbox"/>	<u>Wildlife viewing opportunities</u>
	DISLIKE <input style="width: 50px; height: 30px;" type="checkbox"/>	<u>On-Leash Dog Walking in Parks</u>

Key Finding:

- ***Additional opportunities for soliciting community preferences for park and recreation amenities will be important for future planning park planning. These efforts should focus on going to where people already congregate rather than holding open house style events that are not well attended.***

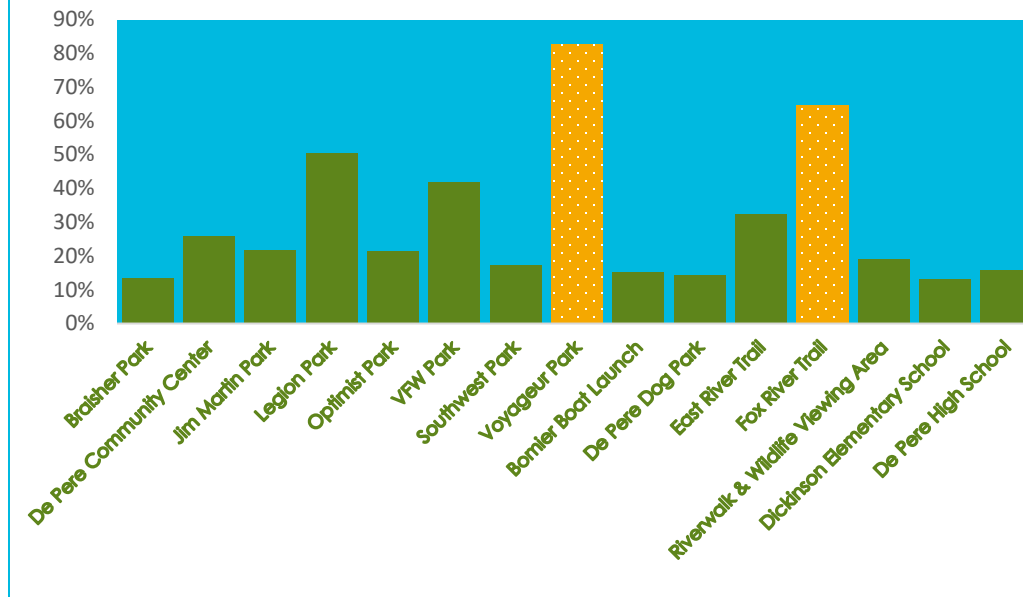
COMMUNITY SURVEY

The community survey was conducted online and included a total of 30 questions on a variety of Parks and Recreation focused topics of which a third focused on parks programming and facilities. The survey was advertised through a postcard and on the City's social media sites. The post card was distributed to local businesses, passed out at the June 27th, 2023, Beer Garden at Voyageur Park, and the July 25th, 2023 farmer's market. In total the survey received nearly 400 responses.

The responses were generally distributed among residents that have lived in the city or region 1-5 years; 6-10 years; 11-20 years; or 20 or more years. A large majority of respondents were women (75%) and ranged in age from 15 to 81 years old. Typically, respondents received their information about parks and recreation from social media or in combination with the Park's Department website and word of mouth from friends and neighbors. The majority had never used the interactive map of parks and recreation facilities.



**Question 8: Which of the following parks or recreational facilities do you visit most frequently?
Select all that Apply.**



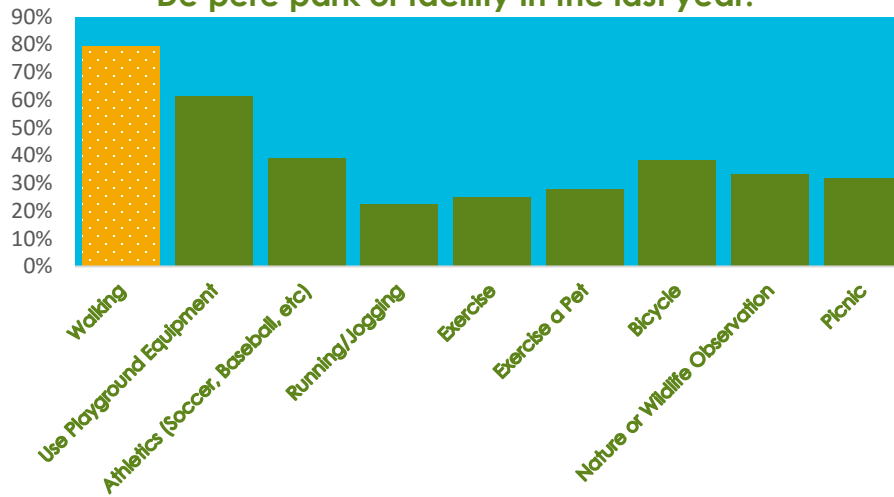
Question 8 shows that there are a few parks that receive most frequent park users. These parks are those that would be expected to receive frequent use because they are Community Parks. Notably all the parks listed in the survey received at least one response (with the exception of George Park, which has no formalized programming). Those shown in the figure to the left are those that received at least 40 responses. The most visited park is Voyageur Park with 82% of respondents indicating they visited frequently. The most visited trail was the Fox River Trail with 65% of respondents. Question

10, which asked which is a respondents favorite to visit also found that these two facilities are the favorites.

Key Findings

- *Community parks in the city park system are well visited and should remain the priority of the park and recreation system.*
- *Connections between community parks, downtown, and other key community facilities via a robust trail network is likely to be well used by residents. Providing connection to and between this network and the Fox River Trail will also ensure those visiting from the region have access to the other community assets the City of De Pere.*

Question 12: Please indicate which of the following activities you have engaged in at a De pere park or facility in the last year:



Question 12 shows that the primary reason people visit parks include walking (80%) and use of playground equipment (61%). Those responses shown in the figure to the left are those that at least 20% of respondents engaged in. It is important to note that this list includes both passive and active recreational activities. This highlights the significance of maintaining a balance between these user groups within park and recreational facilities. Additionally, considering the City's proximity to the Fox River and East River, it is noteworthy that boating, kayaking, and canoeing received a response rate of only 15%. Similarly, it's crucial to

acknowledge that exercising a pet was the seventh-highest choice, with a response rate of 28%, even though pets are not permitted within City of De Pere Parks.

Key Findings

- Respondents frequently used the parks paths and trails for walking, running, and bicycling. This indicates the importance of implementing ADA improvements to ensure these areas are accessible for all abilities.
- Playground equipment is widely used, which indicates the importance of maintenance and improvement of these park amenities.
- Athletic fields are well used and should continue to be a focus of overall parkland development, in particular for new and existing community parks.
- A substantial segment of the city's residents do not abide by existing "Dogs in parks" rules. The city should revisit the question of allowing pets within the city's parks and trail system.

Question 15 asks, “Are there any reason's you don't use parks in De Pere?”. Overwhelmingly 65% responded “I love De Pere parks and already use them!”. The next highest answers were “other” (15%), “Parks too far away” (7%) and “I can't walk/bicycle to the park” (8%). This indicates that for those who are not using the parks there is a consensus that multimodal connectivity is needed.

“Would be nice if dogs could share in parks.”

“I use the parks but wish there were more connecting bike and walking trails.”

“Not enough shade. The play equipment gets hot for the kids to play on.”

“Dogs frequent the parks, especially Patriot Park even though there is a sign specifically stating, ‘No dogs allowed’.”

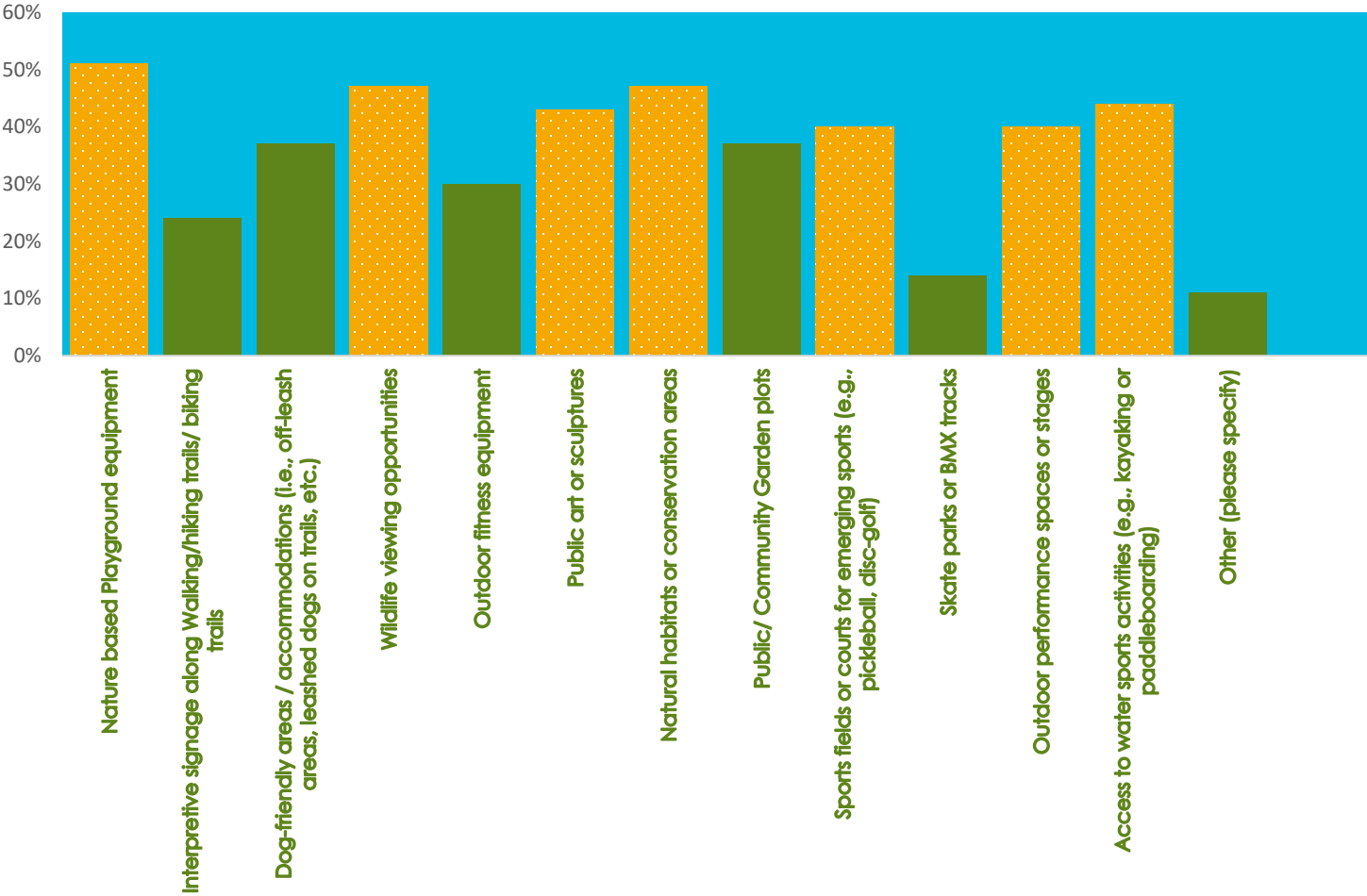
“We enjoy parks, but children need more unstructured play and exploration. I wish there were some parks that weren't the big, expensive, limited play equipment but were made of logs, things to climb, build, maybe even a treehouse.”

The “other” responses, some shown to the left, fell into three categories. The first related to being in favor of dogs in parks, and the need for cleanup with this use. The second the need for more bike and trail facilities within the system, in particular connecting parks within the system. The third was related to the need for shade in the parks.

Key Findings

- *Largely the City's Park and recreation system is meeting the needs of the community.*
- *Continued investment in multi-modal connections within the park system is favored by respondents.*
- *The city should revisit the question of allowing pets within the City's parks and trail system. Enforcement and cleanup will be important considerations.*
- *Existing parks should be evaluated for the presence of shade trees near playground structures. This emphasizes the importance of the City's urban forest management. Consider use of ‘natural playground’ materials in parks where appropriate.*

Question 28: Which of the following park amenities would you like to see in DePere parks? Please check all that apply. If there are any other amenities or features not listed that you would like to suggest, please write them in the "Other" option.



Question 28 shows that there is broad support for many of the park amenities suggested in the survey. Seven of the options received a response rate of 40% or greater. Nature themed amenities received the highest response rate of “Nature based Playground equipment” (51%); Natural Habitats or conservation areas and Wildlife viewing opportunities (47%). The next tier of amenities included “Access to water sports activities (44%) Public art or sculptures (43%), Outdoor performance spaces or stages (40%) and Sports fields or courts for emerging sports - pickleball, disc golf (40%).

Key Findings

- *The public widely supports development of passive recreational spaces within existing and newly developed parks. The City should consider the inclusion of these features when planning future facilities.*
- *Nature based playground equipment is desirable by a large percentage of respondents. This indicates a need for this type of amenity within the park system. The city should evaluate where nature based equipment could be used in lieu of traditional playground structures, and otherwise work to improve access to natural areas for unprogrammed free play.*
- *The Public supports the inclusion of “the arts” within park and recreation spaces. Inclusion of sculptures, murals, and performative spaces are all welcome and should be considered as a potential amenity within existing or newly developed parks.*
- *Access to the River for water sports activities is broadly supported among respondents. The city should evaluate where these uses could be colocated with motorized boating facilities, or dedicated their own space within riverfront parks.*

Stakeholder Group Findings

To seek input from important stakeholders in the community interviews were conducted over 2-days. City of De Pere staff provided a list of contacts, which were invited to attend one of three stakeholder meeting sessions. The respondents were then organized into groups based on need. (Civic organizations, youth sports organizations, and Institutional Partners). There was the following consensus around discussion topics among stakeholder groups.

- The Parks and Recreation system and its facilities are important for the community and their organizations objectives.
- Willingness to partner or continue to partner with the City on Parks and Recreation planning, funding/ fundraising, and promotion.
- Long term plans for growth and development of their organization underway, including capital projects the City can help with undertaking.
- Appreciation for being included in the discussion of the CORP and a desire to participate in additional/ regular meetings on topics of mutual interest.

Youth Athletics Organizations

Youth Athletics organizations were generally focused on serving their organizations individual recreation needs. Each club or organization reported that their numbers were growing and the need for additional sports fields or facility improvements were near on the horizon. Each organization said that they were in the process of fundraising for future facilities, and that they would welcome help in applying and preparing grants.

Discussion around park improvement wants and needs included the following:

- Optimist Park
 - Additional storage in the concessions area
 - ADA access needed between sports fields.

- Lighting the remainder of the fields would allow softball to extend their season or number of games and maximize use of the facilities.
- Additional parking for larger events would be beneficial.
- Batting cages
- Current project being undertaken to upgrade the scoreboards.
- Use of De Pere Highschool Fields currently but need additional softball fields long term.

■ Southwest Park

- Lighting the fields would allow soccer to extend their season and host more games at tournaments, etc.
- Provide shaded areas either with structures or with additional tree planting.
- ADA paths or better access to the unprogrammed space to the south of the park. This area is currently used as a practice area, but bringing equipment over is difficult.
- Expansion and/ or addition of restrooms to serve the fields on the south end of the park.
- Long term vision is to convert the northwest field (1) into an artificial turf field. This would extend the use of the field and allow for heavier use.



Above: Aerial view of Southwest Park

■ De Pere Ice Arena

- Maintenance of the arena is costly and there is a need of repairs or upgrade of the ice.
 - Chiller system in need of work.

- Furnaces do not work.
- Going from sand to a concrete surface would improve the facility use. Expansion of the user groups for the ice arena would help to maximize the value of spending the funds to improve.
 - Indoor Farmers Market
 - Roller Hockey
 - Special events

Civic Organizations

Civic organizations were generally focused on community promotion efforts, economic development, and business support and attraction. Each organization held large community events, which is the primary way they used City of De Pere Park and Recreation facilities. Voyageur Park was used almost exclusively, with periodic use of the De Pere Ice arena or Brown County Fairgrounds in the past.

When asked if **Voyageur Park** served their needs, the consensus answer was yes. Discussion around other park improvement wants and needs included the following:

- Storage for event materials on site. For example, powers strips, signage, fencing, etc. They currently use private storage and bring the event materials to the site.
- Electrical improvements to provide access to currently unserved areas throughout the park would improve flexibility of park use.
- Water access to the park would help visitors from the east side attend the events without needing to utilize the Claude Allouez Bridge.
- Tree planting should be strategic rather than done to fill unprogrammed lawn space, which is needed for events.



Above: Aerial view of Voyageur Park

- A Kayak Launch at the park would help to bring additional visitors to Voyageur and as a result to the city and downtown. Also support for kayak launches this elsewhere in the park system.
- Stormwater issues in the parking lot
- Picnic Tables along pathways that can be moved to storage if needed.
- Small Performance Stage
- Public Art/Sculptures within Parks
- Improved or additional restrooms
- ADA improvements important to keep implementing.

When asked if there were any improvements or long term plans their organization had as initiatives the discussion shifted to the planning for Wells Park and George Street landing. Several of the members were part of previous charettes, or otherwise were familiar with the Downtown Master Plan and Cultural District Plan. They felt that these projects were transformative and that they should be priorities for the city. They stressed the importance of the connection from Downtown to Voyageur Park for their organization's objectives.

Institutional Partners

Institutional Partners represent the athletic departments for the City's school districts. They do not currently use any public facilities for their programming. The city does use their facilities for recreational classes and programming. Youth sports organizations also use their athletic fields in some cases regularly, in other cases for their larger events. The following facility needs were mentioned:

- Additional Baseball Fields on the East Side of the Fox River
- Softball Fields

The consensus was that with growing enrollment the need for additional sports facilities will be needed soon. This may also lead to loss of athletic fields as a result of school expansion in the short term, which may impact the availability of these facilities to youth athletic organizations. Discussion about the potential use of Jim Martin Park came up.

Existing Parks and Recreation Needs Assessment and Recommendations

The outdoor recreation needs assessment and recommendations provide specific action items for most parks in the City of De Pere. The recommendations are prioritized into three (3) categories.

- High Priority: To be completed in the next 1 to 5 years.
- Medium Priority: To be completed in the next 6 to 10 years.
- Low Priority: To be completed in the next 11+ years.

The priorities were based on several factors including meeting ADA standards, how often a facility is used, and condition of equipment. The complete list of park recommendations is outlined in **Appendix B**. These recommendations include general maintenance, facility upgrades, and long-range planning and highlight an estimated cost of improvements. There are also some observations worth noting that do not relate to specific parks but to the parks system. These recommendations should be broadly considered as part of the parks improvement program. These are outlined below.

Boat Landings

In the southern part of the City of De Pere, there is a lack of water access/boat launches. This part of the community is projected to experience the majority of future growth. The City of De Pere should consider exploring options for acquiring land or collaborating with the Town of Lawrence and Town of Rockland to identify suitable locations for future water access points.

The need for non-motorized boat launches/ landings was also specifically brought up during community stakeholder meetings as a way to attract users to the park system. The cultural district plan identifies Voyageur Park as a desired location this amenity, but these facilities should be considered alongside motorized boat access whenever making these improvements to any riverfront park.

Future Park Land

Many of the existing parks in the city have limited available land for new park facilities. Sports like baseball and soccer require larger areas to accommodate their needs. Therefore, the City of De Pere may have to acquire larger tracts of land specifically dedicated for a sports complex, should demand for these activities grow.

Southern Bridge Connector Across the Fox River

The anticipated completion of the South Bridge Connector in 2029 will significantly enhance the accessibility of park facilities for residents residing in the southern region of De Pere. This bridge will serve as a vital link connecting park amenities on both sides of the Fox River. With the City's projected growth toward the south and the development of new park and recreation facilities, it is crucial for the city to prioritize projects that leverage this corridor. By establishing connections between existing and new facilities through the South Bridge Connector, the City can optimize the utilization and enjoyment of its park and recreation offerings for its expanding population.

Americans with Disability Act

The City of De Pere continues to prioritize accessibility in the City's Park and recreation system. In 2013 the city conducted an Accessibility Audit of its park facilities. Recommendations for specific improvements have been integrated within the plan.

Working with Other Groups and Governments

The City of De Pere has made efforts to make park planning an inclusive activity. Continuing to work with user groups and adjacent communities will make the park systems more efficient.

Catalytic Project Recommendations

The city has several catalytic projects in the planning phase, or under construction, that incorporate city park lands. These projects are defined as catalytic because they not only serve the Parks and Recreation needs of the city, but also serve as a regional draw establishing the city's Park system and the city as a premier destination. These projects also serve other city priorities as they relate to Downtown development, economic development, and revitalization. This plan recommends that the city continues planning efforts, specifically around the parklands of these projects, to ensure that a clear vision emerges for implementation and enhancement.

Wells Park, Front Street, George Street Landing

The prominence of Wells Park on the river and its proximity to the Mulva Cultural Center make it a major community asset. The Cultural District Plan completes initial planning and visioning on the programming of the park space, but to ensure that this vision is further evaluated and implementable a Wells Park Master Plan should be developed. This master plan should be done in conjunction or as a first phase to redevelop the riverfront at Front Street and eventual connection to Government Island via pedestrian bridge at the George Street Landing.



Above: Public realm concept of riverfront improvements in the Cultural District Plan. (Smith Group JJR)

Voyageur Park

Voyageur Park is the primary gathering and outdoor event space for the City of De Pere. It is the most visited and favorite park of Community Survey respondents. It serves as the community's most prominent access to the Fox River and draws visitors from across the state and beyond. Previous planning efforts have identified Voyageur for improvements to the boat launch to include a kayak launch and rental, and addition of an outdoor performance space. The feedback received from community stakeholder groups identified several other improvements that would allow for better use of the park for their organizations. To appropriately site and consider these improvements a Voyageur Park Master Plan should be conducted. This will ensure individual improvements do not impede on the park's current use and allow the park to remain flexible as a Community Park and community gathering space.

West Riverfront

The development of the Brown County Fairgrounds Master Plan and planning and visioning conducted with the Downtown Master Plan serve as initial planning towards improvements on the West Riverfront. The inclusion of a nature focused trail as suggested by these plans compliments the findings of the public involvement survey. A large majority felt that there was a need for passive natural recreation within the park system. This carries forward the recommendation to work with Brown County and Ashwaubenon on a master plan for the remainder of this area. The new shoreline park focused on environmental features and incorporating educational programming and facilities, habitat stabilization, and restoration efforts will provide a welcome compliment to the activity across the river at Voyageur Park.



SOUTHWEST PARK CITY OF DE PERE

PROPOSED FUTURE PARK LOCATIONS

Several factors were considered to assess future park locations and classifications. First, the Comprehensive Outdoor Recreation Plans and Comprehensive Plans of surrounding communities were reviewed to identify the location of existing parks in each community and their plans for future parkland needs. Second, proposed residential growth areas were identified in the City of De Pere's Land Use chapter of its Comprehensive Plan. Third, the population and parkland projections indicating a growing population.

The City's Comprehensive Plan shows some residential growth is projected in the southwest portion of the city but more residential growth is projected in the southeast portion of the City. Town of Lawrence planning documents state an immediate need for a community or neighborhood park near the City of De Pere border. The Town of Rockland shows a proposed park location near the De Pere corporate boundary. Map 4 shows suggested locations and classifications of future parks. No future mini parks are indicated on the map. Mini-park amenities, typically designed for younger park users, can be incorporated into community and neighborhood parks.

Neighborhood Parks (N1, N2)

The dedication and eventual development of neighborhood parks results from the need to provide geographic access to neighborhood parks in new areas of the city. These parks are shown as N1 and N2 on the map.

Neighborhood Park 1 – This park will serve the area of the former Humana Sports Complex, which is planned to be converted to a multi-use development. Plans call for a mix of residential and commercial uses, including 55+ housing. To serve the new residents of the area, a neighborhood park should be developed.

Neighborhood Park 2 - This park will serve the area of anticipated future growth on the southeastern border of the city. With the construction of the proposed Southern Connector (2028 - 2029), it is anticipated that this area will begin to develop within the plan horizon. The location indicated for the neighborhood park is not a precise parcel, but rather more generally shows the vicinity in which development may occur.

Community Parks (C1)

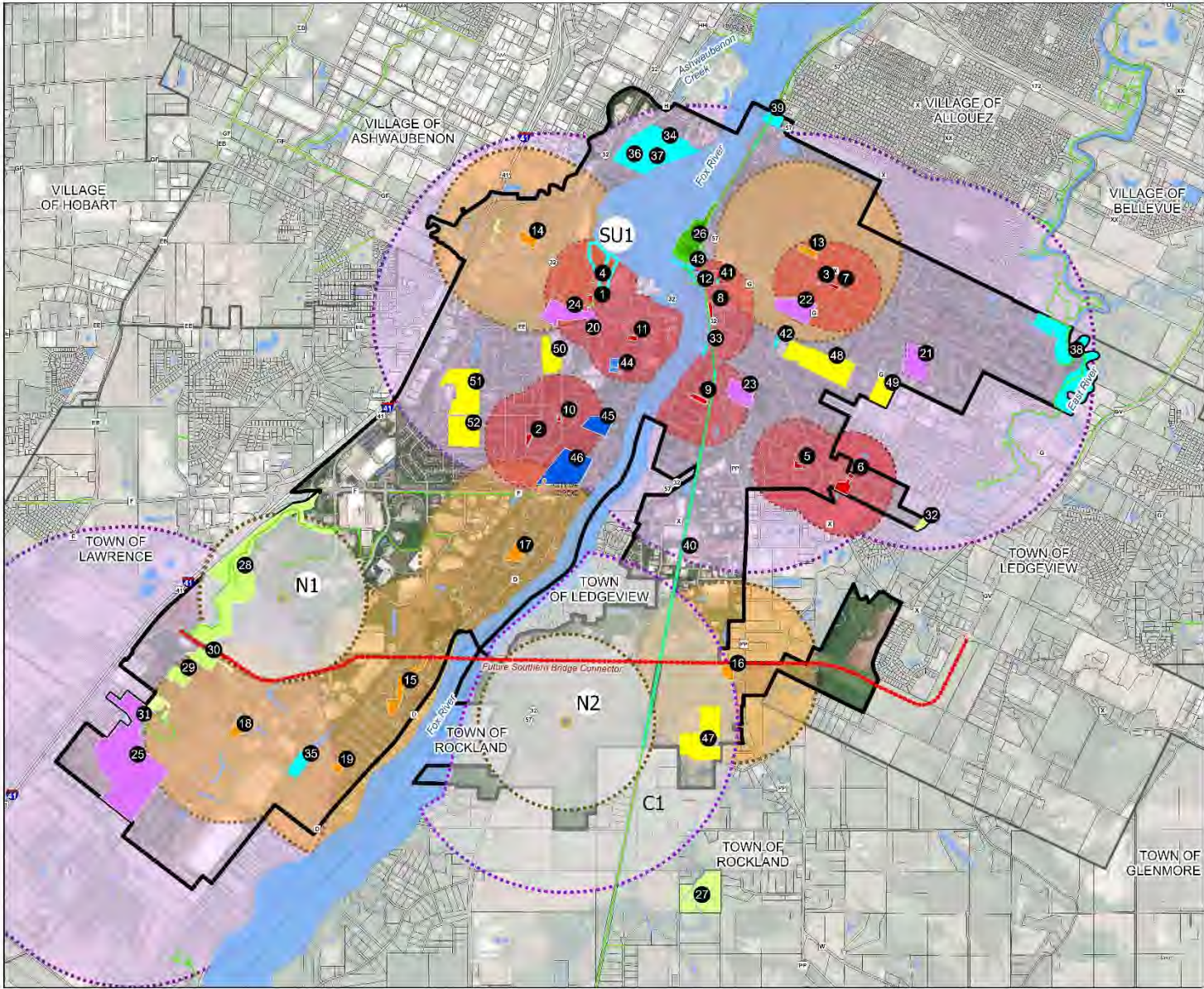
Building off the recommendations of the previous CORP and the City's Comprehensive Plan, a community park should be located on the southeast side of the City near Altmayer School. The expected need for additional athletic fields necessitates a large track of land for development. Like the neighborhood park in this area, the precise location is not shown, but rather a park should be developed within this service area. As the southern bridge is completed, it will be important to support connection between the east and west community parks via bicycle and pedestrian facilities.



Above: Existing conditions of the west shoreline across from Voyager Park

Special Use Parks (SU1)

Building off the recommendations of the previous CORP, the City's Downtown Master Plan, and findings from the community survey, an environmental park should be developed on the former landfill area at the west bank of the Fox River. This park will be focused on passive natural recreation, education, and be developed in conjunction with a trail ultimately connecting to the Ashwaubomay Memorial River Park and River Trail. Funding partnerships could be necessary to implement this new park.



Map 4: Proposed Parks & Recreation Facilities

City of De Pere
Comprehensive Recreation Plan
2024-2029



De Pere Park Types

- Mini Park
- Neighborhood Park
- Community Park
- Large Urban Park
- Natural Resource Area
- Special Use Area
- Private Park
- School Parks
- Trails (Brown County)

Existing Park & Service Area

Proposed Community Park & Service Area

Proposed Special Use Area

Proposed Neighborhood Park & Service Area

1. Bicentennial Park

2. Carney Park

3. George Park

4. Lawton Park

5. Rainbow Park

6. Rotary Park

7. Rusk Park

8. Wells Park

9. Wilcox Park

10. Williams Park

12. George Street Landing

13. Braisher Park

14. Kelly Danen Park

15. Kiwanis Park

16. Lions Trailside East Park

17. Patriot Park

18. Samantha Park

19. Waterview Heights Park

20. De Pere Community Center

21. Jim Martin Park

22. Legion Park

23. Optimist Park

24. VFW Park

25. Southwest Park

26. Voyageur Park

27. East Side Nature Park

28. The Preserve

29. Natural Area

30. Natural Area

31. Natural Area

32. Natural Area

33. Bomier Boat Launch

34. Brown County Fairgrounds

35. De Pere Dog Park

36. De Pere Ice Arena

37. Perkotski Boat Launch

38. East River Trail

39. Fox Point Boat Launch

40. Fox River Trail

41. James Street Parkway

42. Nature Center

43. Riverwalk & Wildlife Viewing Area

44. St Norbert - Cloud Family Fields

45. St Norbert - Mel Nicks Complex

46. St Norbert - Schneider Stadium

47. Altmeyer Elementary School

48. Dickinson Elementary School

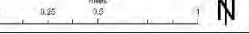
49. De Pere High School

50. West De Pere High School

51. West De Pere Middle School

52. Westwood Elementary School

Map Date: December 6, 2023



Planning Services
Provided By:
Mead & Hunt

Capital Improvement Plan

The proposed park recommendations, priorities and related costs are organized as a Capital Improvement Plan for all existing parks in the city. The plan should be reviewed each year when the Park, Recreation and Forestry Department draft their yearly budget. The Capital Improvement Plan is found in at the end of **Appendix C** of the plan and incorporates all the recommendations in a table with estimated costs (CY 2023).

Parkland Dedication Policy

Most communities have parkland or open space dedication requirements in their municipal code for new development. The requirements specify how much land must be dedicated for parkland or open space. There is also an option to assess fees to the developer if the community does not need land for parks in the area being developed but needs capital to maintain or develop other parks.

Table 8 compares the City of De Pere's parkland or open space dedication requirements with other similar sized communities around the State of Wisconsin. To make an equal comparison, a "development" was created that contained 40 acres of land. The development provided 60 single family homes and 10 multi-family dwellings. The multi-family dwelling are 4-plexes with two bedrooms each. It is assumed that approximately 10% of the gross acreage will be used for public infrastructure such as streets and utilities.

Based on these criteria, the City of De Pere's policy provides the most fees that can be used for park acquisition and planning though the policy provides for less parkland acreage than the other communities. The National Recreation and Park Association recommends a minimum of five (5) acres of land for a community park.

PARKLAND DEDICATION POLICY

The City's parkland/open space dedication requirements allow the fees in lieu of land to be used only for land acquisition and planning. The city may want to consider amending its ordinances to include:

- Allow fees collected to be used for park maintenance and/or the purchase of equipment.
- Increase the amount of land required for parkland/open space in new residential development.

A more detailed comparison of the parkland dedication requirements of the six (6) communities can be found in **Appendix D**.

Table 8 Parkland Dedication Requirements

Type of Dwelling	De Pere	Marshfield	Ashwaubenon	Menomonie	Stevens Point	Watertown
Single-Family	\$18,000.00	\$12,000.00	Based on Market Value of Land to be Dedicated	\$24,000.00	\$15,000.00	\$30,360
4-Plexes		\$6,000.00		\$4,000.00	\$4,000.00	\$20,192
Multi-Family Bedrooms	\$12,000.00	-		-	-	-
Total	\$30,000.00	\$18,000.00		\$28,000.00	\$19,000.00	\$50,552
Required Acreage Dedication	1.58 acres	1.14 acres	2.2 acres	4 acres	5.6-8 acres	Determined by needs of subdivision

*Acreage dedication and fee amount based on a 40-acre residential subdivision with 60 single family homes and 10 4-plexes (2 bedrooms each). It is assumed that 10% of the gross acreage is for public infrastructure.

FUNDING SOURCES

To minimize the financial burden associated with land acquisition, park maintenance, and the development of new amenities or facilities, it is often necessary to seek grants or other external funding sources. Various state and federal agencies offer grants to support park and recreation projects, and there are also non-governmental agencies and organizations that provide assistance. In the City of De Pere, new residential developments are required to either dedicate land to the public or pay a fee that can be utilized for open space acquisition or the development of park and open space plans. Assistance can come in the form of grants, donations, or in-kind services. It's important to note that many grants have specific deadlines and may require matching funds from the community. The Wisconsin Department of Natural Resources' Knowles-Nelson Stewardship Program and the Wisconsin Department of Transportation's Transportation Alternatives Program are commonly utilized programs for park, bicycle, and pedestrian infrastructure projects.

Appendix E presents a list of options that the city can explore when researching funding opportunities for park and recreation-related initiatives. It's essential to keep in mind that program parameters and deadlines may change on an annual basis. By exploring these funding sources and leveraging available programs, the City of De Pere can obtain the necessary financial support to implement and enhance park and recreation projects, benefiting the community and promoting the development of quality recreational spaces.



APPENDIX A

Existing Park Inventory



Bicentennial Park

Location:	Main Avenue
Size:	0.47 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Acquired:	1975

DESCRIPTION: Bicentennial Park is located at Main Avenue and S. 6th Street west of the Fox River. This site serves as an entry way to the downtown area.

AMENITIES:

- Flower Beds
- Picnic Area
- Open Space
- Veteran's Memorial





Carney Park

Location:	Corner of Monterrey Terrace and Outward Street
Size:	1.01 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1994

DESCRIPTION: Carney Park is located on the corner of Monterrey Terrace and Outward Street in a predominantly residential area. The Park contains children's playground equipment and offers spaces to play or for quiet enjoyment of the Park.

AMENITIES:

- Playground Area
- Picnic Area





George Park

Location:	George Street
Size:	0.14 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: George Park is located at George Street and Franklin Street . It is a small green space that serves a residential area.

AMENITIES:

- Small Open Space





Lawton Park

Location:	Fort Howard Avenue
Size:	0.19 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1996

DESCRIPTION: Lawton Park located at Fort Howard Avenue and N. 6th Street, this site serves a residential area and contains a small playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area





Rainbow Park

Location:	Corner of Tanager Trail and Flicker Trail
Size:	0.97 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1998

DESCRIPTION: Rainbow Park serves a residential family area. It contains a large playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area
- Benches
- Open Space





Rotary Park

Location:	Saddlebrook Lane
Size:	0.54 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	2003

DESCRIPTION: Rotary Park is located on Saddlebrook Lane. This site serves a predominantly residential area and contains a gazebo shelter and landscaped pond overlook.

AMENITIES:

- Gazebo
- Pond Overlook
- Benches
- Monument





Rusk Park

Location:	Between South Clay and Webster Avenue
Size:	0.75 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Rusk Park serves mostly a residential area and contains a wooded picnic area and lighted sidewalk that provides access to sidewalks on South Clay Street and Webster Avenue.

AMENITIES:

- Picnic Area





Wells Park

Location:	Between south Broadway and Lewis Street
Size:	0.80 acre
Jurisdiction:	City
Classification/Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wells Park is located between South Broadway and South Front Street on the west side of the Fox River. This site serves a residential and commercial area.

AMENITIES:

- Picnic Area
- Access to the Fox River Trail
- Paved Parking





Wilcox Park

Location:	Wilcox Court
Size:	1.91 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wilcox Park is circled by Wilcox Court. This small site serves the residential area and contains a wooded open space.

AMENITIES:

- Open Space
- Picnic Area





Willems Park

Location:	Corner of Westwood Drive and South Seventh Street
Size:	0.47 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1995

DESCRIPTION: Willems Park is located at the corner of Westwood Drive and South Seventh Street. This site serves mostly a residential area and contains a small playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area





Wilson Park

Location:	Corner of College Avenue and Fourth Street
Size:	1.03 acres
Jurisdiction:	City park
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wilson Park is located at the corner of College Avenue and Fourth Street. This site serves primarily a residential area near St. Norbert College and contains a small playground system and a picnic area. This was the first City Park.

AMENITIES:

- Playground Area
- Open Space
- Gettysburg Address Monument





Braisher Park

Location:	Washington Street and Winnebago Street
Size:	3.13 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	1976

DESCRIPTION: Braisher Park is located adjacent to Washington Street and Winnebago Street. This site serves a neighborhood and contains a variety of amenities.

AMENITIES:

- Basketball Court
- Soccer Field
- Playground Area
- Urban Orchard
- Picnic Area
- Shelter
- Restrooms





Kelly Danen Park

Location:	Tenth Street and Cedar Street
Size:	4.29 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	1971

DESCRIPTION: Kelly Danen Park is located between Tenth Street and Cedar Street. This site serves the residential area and contains ball diamonds, restrooms, concessions, and a picnic area.

AMENITIES:

- Ball Diamonds
- Picnic Area
- Sand Box
- Restrooms
- Concessions
- Batting Cage





Kiwanis Park

Location:	Old Ivy Court
Size:	10.48 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2001

DESCRIPTION: Kiwanis Park is located on Old Ivy Court. This site serves the residential area and contains soccer field, a playground area, and a sledding hill.

AMENITIES:

- Soccer Field
- Sledding Hill
- Playground Area
- Picnic Area
- Paved Parking





Lions Trailside Park

Location:	Killarny Trail
Size:	4.24 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2006

DESCRIPTION: Lions Trailside Park is located on Killarny Trail. This site serves a single family and multi-family subdivision.

AMENITIES:

- Sledding hill
- Walking Trail
- Paved Parking
- Open Space
- Community Garden





Patriot Park

Location:	Colleen Lane
Size:	5.67 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	1985

DESCRIPTION: Patriot Park is located on Colleen Lane. This site serves the residential area and contains amenities that serve a variety of ages.

AMENITIES:

- Basketball Court
- Soccer Field
- Playground Area
- Sand Box
- Picnic Area
- Shelter
- Restrooms
- Paved Parking





Samantha Park

Location:	Samantha Street
Size:	3.00 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2006

DESCRIPTION: Samantha Park is located on Samantha Street. This site serves the residential area and contains a small playground system.

AMENITIES:

- Playground Area
- Picnic Area
- Open Space





De Pere Community Center

Location:	600 Grant Street
Size:	4.80 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1999

DESCRIPTION: The De Pere Community Center provides for a wide ranges of uses for community members. The bi-level 15,000 sq. Ō. facility contains two activity areas, meeting rooms, multipurpose room, game room and lounge area. Users range from the Brown County Nutrition to small wedding receptions.

AMENITIES:

- Meeting Rooms
- Outdoor Patio
- Presentation Equipment
- Paved Parking





Jim Martin Park

Location:	Libal Street
Size:	17.15 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1994

DESCRIPTION: Jim Martin Park is located on Libal Street. This site serves primarily a residential area and contains a variety of amenities and facilities and large open space.

AMENITIES:

- Basketball Court
- Soccer Fields
- ADA Accessible Playground
- Paved Parking
- Picnic Area
- Restrooms
- Volleyball Court





Legion Park

Location:	Charles Street and Webster Avenue
Size:	16.24 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1963

DESCRIPTION: Legion Park is located on the corner of Charles Street and Webster Avenue. This site serves primarily a residential area but attracts users from a larger area. The Park has a wide variety of amenities and facilities.

AMENITIES:

- Ball Diamonds
- Basketball Court
- Tennis Courts
- Playground Area
- Picnic Area
- Shelter
- Restrooms
- Concessions
- Volleyball Court
- Swimming Pool
- Disc Golf
- Paved Parking
- Outdoor Hockey/
Ice Skating
- Pickleball Courts





Optimist Park

Location:	Cook Street and South Erie Street
Size:	11.71 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1989

DESCRIPTION: Optimist Park is located on the corner of Cook Street and South Erie Street. This site serves a predominantly residential area and provides several ball fields and other amenities and facilities.

AMENITIES:

- Ball Diamonds
- Basketball Court
- Paved Parking
- ADA Accessible Playground
- Batting Cages
- Picnic Area
- Shelter
- Restrooms
- Concessions





VFW Park

Location:	Allard Street and Grant
Size:	12.24 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1957

DESCRIPTION: VFW Park located on the corner of Allard Street and Grant Street. This site serves a predominantly residential area and contains the Community Center and a wide variety of amenities and facilities. The Community Center is located in VFW Park, 600 Grant Street. Designed in 1999, this 15,000 square foot facility includes two large activity areas accommodating 200 persons, two flexible meeting rooms, a multipurpose room, game room, and lounge area. Uses include general recreation for all ages, Brown County Nutrition meal site, community programs, and a location for business/civic meetings and social gatherings such as wedding receptions, reunions, baby/bridal showers, parties for any occasion, etc.

AMENITIES:

- Ball Diamond
- Basketball Court
- Soccer Fields
- Urban Orchard
- Sledding Hill
- Tennis Courts
- Playground Area
- Picnic Area
- Shelters
- Restrooms
- Concessions
- Volleyball Court
- Swimming Pool
- Outdoor Hockey Rink
- Pickleball Courts





Southwest Park

Location:	Lawrence Drive and US Hwy 41
Size:	95.55 acres
Jurisdiction:	City
Classification/ Type:	Large Urban Park
Acquired	2005

DESCRIPTION: Southwest Park is located between Lawrence Drive and US Highway 41. This site serves a predominantly rural area and contains ball diamonds and soccer fields, and a playground. There is large amount of open space.

AMENITIES:

- Ball Diamonds
- Soccer Fields
- Playground Area
- Picnic Area
- Restrooms
- Paved Parking





Voyageur Park

Location:	Cass Street
Size:	21.74 acres
Jurisdiction:	City
Classification/ Type:	Large Urban Park
Created:	1989

DESCRIPTION: Voyageur Park is located at the west terminus of Cass Street on the Fox River. This site serves a regional area and contains a wide variety of amenities and facilities.

AMENITIES:

- Playground Area
- Picnic Area
- Shelter
- Restrooms
- Fishing
- Boat Docks
- Walking/Biking Trails
- Floral Gardens
- Paved Parking





East Side Nature Park

Location:	Ryan Road
Size:	32.85 acres
Jurisdiction:	City
Classification/ Type:	Natural Resource Areas
Acquired:	2010

DESCRIPTION: East Side Nature Park is located on Ryan Road on the north side where it crosses the East River. This wooded site serves as a future park.

AMENITIES:

- Natural Area





The Preserve

Location:	Lawrence Drive and US Hwy 41
Size:	81.98 acres
Jurisdiction:	City
Classification/ Type:	Natural Resource Area
Created:	Unknown

DESCRIPTION: The Preserve is located between Lawrence Drive and US Highway 41. This site serves a predominantly rural area and contains a picnic area, and walking and biking trails.

AMENITIES:

- Picnic Area
- Walking/Biking Trails
- Paved Parking





Bomier Boat Launch

Location:	Bomier Street
Size:	1.90 acres
Jurisdiction:	City
Classification/ Type:	Special Use Parks
Created:	1998

DESCRIPTION: Bomier Boat Launch is located at the west terminus of Bomier Street. This site serves the residential area and contains boat related facilities and benches for enjoying views of the Fox River.

AMENITIES:

- Picnic Area
- Restrooms
- Fishing
- Boat Ramp/Dock
- Paved Parking
- Fox River Trail access





Brown County Fairgrounds

Location:	Fort Howard Avenue
Size:	36.18 acres
Jurisdiction:	County
Classification/ Type:	Special Use Parks
Created:	Unknown

DESCRIPTION: The Fairgrounds is located on Fort Howard Avenue on the east side of the Fox River. The Fairgrounds is used to teach urban and rural residents of all ages about Brown County's history, traditions, and accomplishments through agriculture, family living, and business.

AMENITIES:

- Stage
- Indoor Event Space
- Outdoor Event Space
- Camping Areas





De Pere Dog Park

Location:	1400 Biotech Way
Size:	18.98 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2011

DESCRIPTION: The De Pere Dog Park is located on Biotech Way. The Park is approximately 18 acres with 8 of them currently fenced in. The park contains a small and large dog area and a large wooded area with numerous trails running within.

AMENITIES:

- Small Dog Area
- Large Dog Area
- Water
- Paved Parking
- Flower Beds
- Benches/Picnic Tables
- Agility Equipment
- Portable Restroom





De Pere Ice Arena

Location:	1450 Fort Howard Avenue
Size:	3.49 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	Before 1974

DESCRIPTION: The De Pere Ice Arena is managed by Brown County Ice Management. The Ice Arena provides for public skating, figure skating, and space for various hockey teams. The Ice Arena provides rental skates and locker rooms for users.

AMENITIES:

- One Sheet of Ice
- Concession Stand
- Meeting Room
- Multi-Purpose Room
- Skate Rental
- Locker Rooms
- Paved Parking



Location:	1500 Fort Howard Avenue
Size:	14.93 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2005

AMENITIES:

- Boat Ramp
- Docks
- Benches
- Grills
- Pavilion
- Paved Parking
- Restrooms





East River Trail

Location:	Black Earth Drive
Size:	42.33 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2003

DESCRIPTION: The East River Trail is located on Black Earth Drive. This site contains walking and biking trails and is on a natural area.

AMENITIES:

- Walking/Biking Trails
- Trail Map





Fox Point Boat Launch

Location:	Riverside Drive
Size:	4.47 acres
Jurisdiction:	WDNR/City
Classification/ Type:	Special Use Park
Created:	1990

DESCRIPTION: The Fox Point Boat Launch is located west of Riverside Drive. The Fox River Trail can be accessed at the Boat Launch.

AMENITIES:

- Restrooms
- Fishing
- Paved Parking
- Boat Ramp/Dock
- Picnic Area
- Fox River Trail access





Fox River Trail

Location:	Adjacent to Fox River
Size:	30.94 acres
Jurisdiction:	Brown County/WDNR
Classification/ Type:	Special Use Parks
Created:	Unknown

DESCRIPTION: The Fox River Trail is located adjacent to the Fox River. This site serves as a scenic walking and biking route along the Fox River and passes through several communities in Brown County.

AMENITIES:

- Walking/Biking Trails
- Information Kiosks





James Street Parkway

Location:	James Street
Size:	0.51 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	1999

DESCRIPTION: The James Street Parkway is located between James Street and the Fox River. This site serves as a scenic rest stop.

AMENITIES:

- Fishing
- Boat Ramp/Dock
- Walking/Biking Trails
- Decorative Lighting





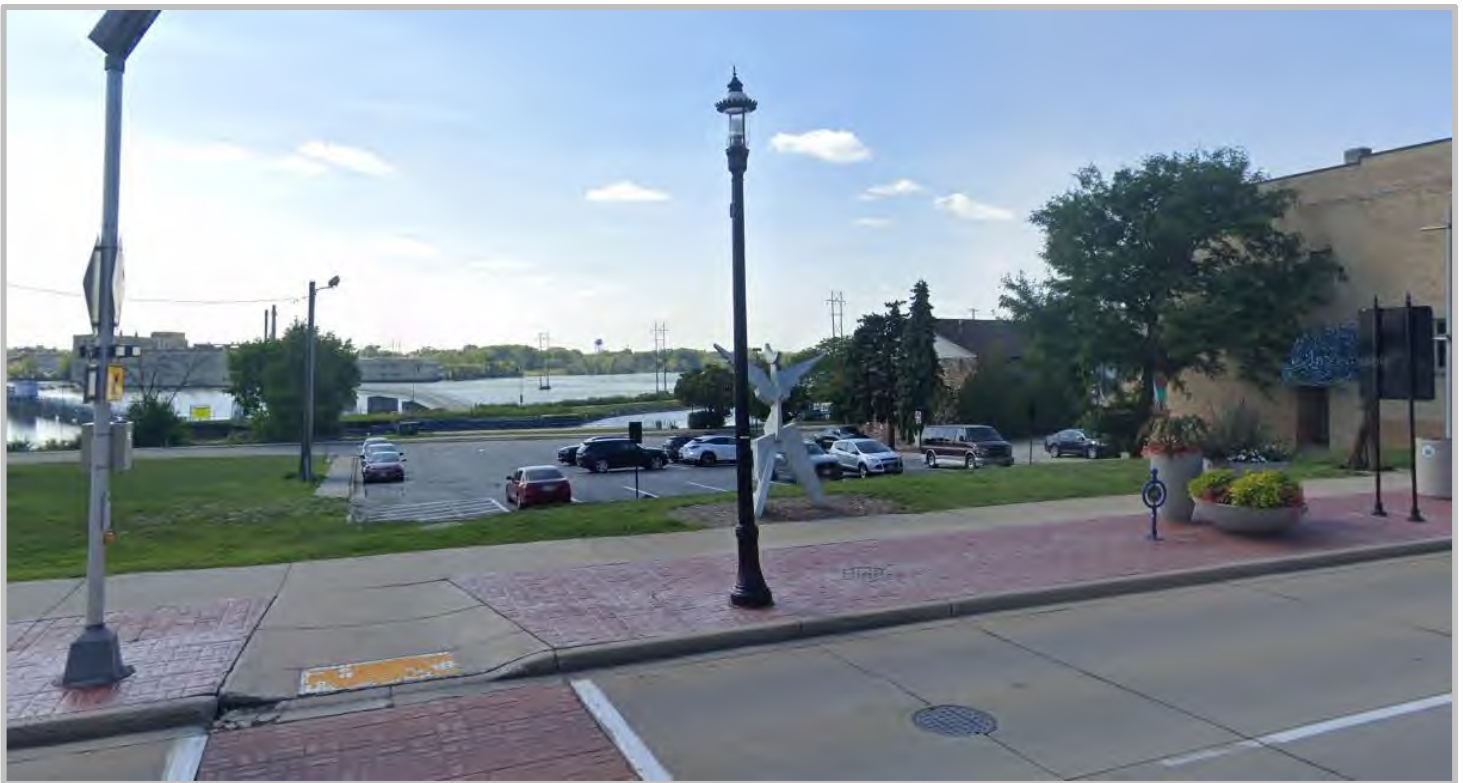
George Street Landing

Location:	Between Front and Broadway St.
Size:	0.69 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2014

DESCRIPTION: The George Street Landing is located at the western terminus of George Street between Front Street and N. Broadway Street. It is a remnant of the former Claude Allouez Bridge ROW. Parking, accessed from Front Street exists. A master plan for long term use is needed.

AMENITIES:

- Parking
- Walking/Biking Trails
- Public Art
- Scenic River Views





Nature Center

Location:	Merrill Street and South Washington Street
Size:	0.85 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	Unknown

DESCRIPTION: The Nature Center is located at Merrill Street and South Washington Street. This site serves a predominantly residential area and contains a picnic area and a shelter. It is adjacent to the Dickinson Elementary School.

AMENITIES:

- Picnic Area
- Shelter
- Nature Trail





Riverwalk and Wildlife Viewing Pier

Location:	Arbor Court
Size:	1.00 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	

DESCRIPTION: The Riverwalk and Wildlife Viewing Pier are accessed from a parking lot on Arbor Court. The site provides access to fishing, the De Pere Locks and Dam, a national registered historic district, viewing of the Walleye and Sturgeon spawning runs, and wildlife and waterfowl viewing. The facility has a lift bridge that works in coordination with the De Pere Lock System. A fishing dock and viewing pier were added in 2012.

AMENITIES:

- Picnic Area
- Fishing
- Benches
- Walking/Biking Trails
- Viewing Areas





School and Private Parks

Although not part of the City of De Pere Park System, school facilities and private parks offer opportunities to cooperate and share facilities when events or programs dictate. De Pere residents attend either the Unified School District of De Pere or the Unified School District of West De Pere. Only the schools in the City of De Pere are listed.

St. Norbert - Cloud Family Fields

Location:	4th Street
Size:	2.58 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: The Cloud Family Fields is a green space on the St. Norbert College campus. It is used for soccer games, practice, and general athletic camps.

AMENITIES:

- Soccer

St. Norbert - Mel Nicks Complex

Location:	Few blocks south of the St. Norbert campus
Size:	10.06 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: (approx. 10.06 acres in size) is located just a few blocks south of the St. Norbert campus and includes a baseball diamond, softball diamond and practice football fields.

AMENITIES:

- Ball Diamonds

St. Norbert - Schneider Stadium

Location:	St. Norbert campus
Size:	28.03 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: (approx. 28.03 acres in size) The 2,454-seat Schneider Stadium houses the Green Knights in football, men's and women's soccer, and men's and women's outdoor track and field. It features a 400-meter track with all-weather surface, field turf for football and soccer competition, a press box.

AMENITIES:

- Football
- Soccer
- Shelter
- Restrooms
- Concessions



School and Private Parks

Unified School District of De Pere & School District of West De Pere

Altmayer Elementary School:	3001 Ryan Road
Dickinson Elementary School:	435 South Washington Street
De Pere High School:	1700 Chicago Street
Foxview Intermediate School:	650 South Michigan Street
Phantom Knight Charter School:	400 Reid Street
West De Pere High School:	665 Grant Street
West De Pere Middle School:	1177 South Ninth Street
West De Pere Intermediate School:	901 South Ninth Street
Westwood Elementary School:	1155 Westwood Drive





APPENDIX B

Existing Park Facility Improvement Recommendations

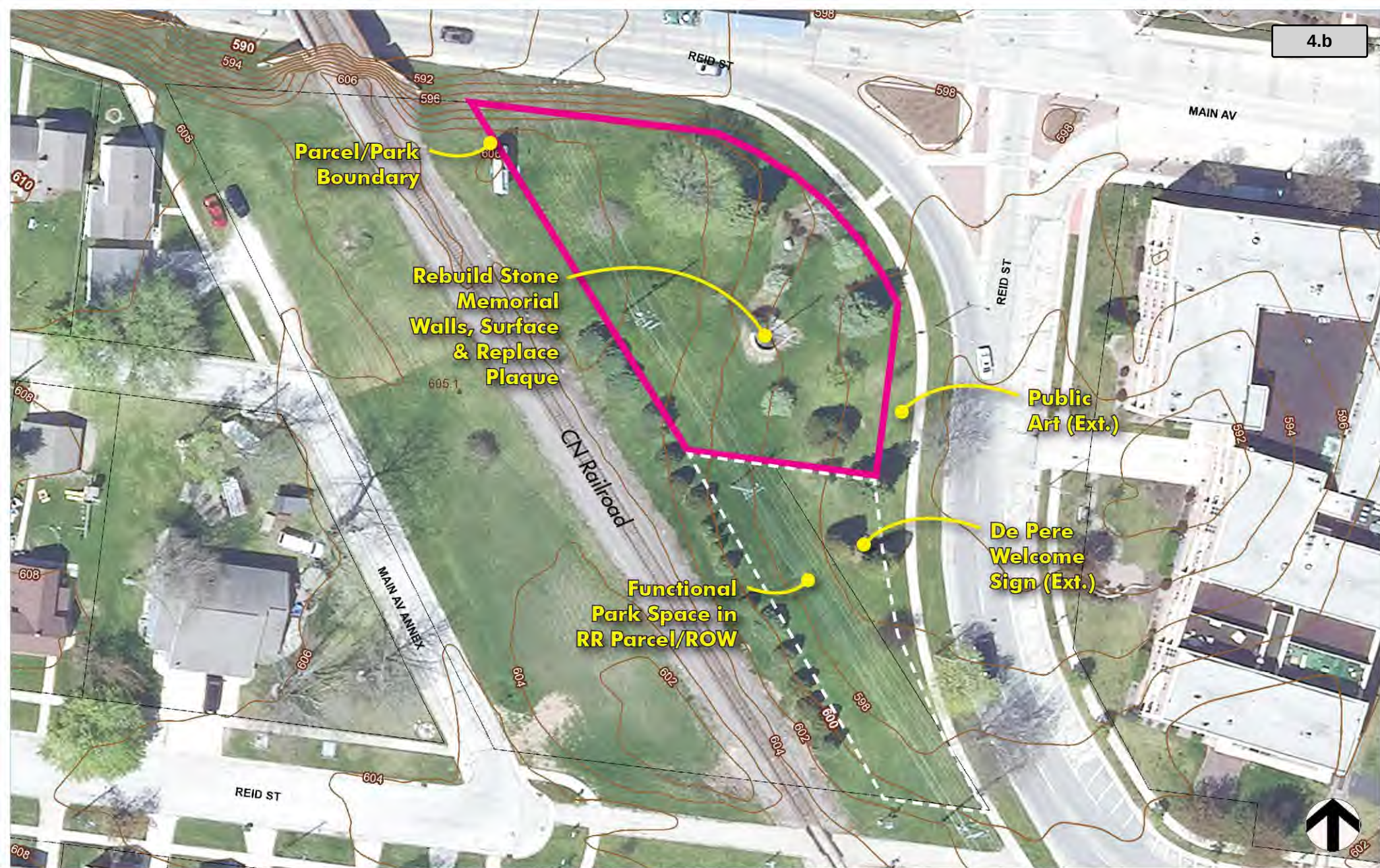


Bicentennial Park

Mini-Park — 0.47 Acres

Bicentennial Park is located on the southeast corner of the intersection of Main Avenue and South 6th Street. The westerly side of the park is bordered by railroad tracks. The park is in a high traffic, highly visible area and acts as an entrance into the downtown.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Landscape Beds	\$2,000	High
Rebuild Stone Memorial Walls and Surface	\$11,000	High
Replace Plaque on Memorial Wall	\$2,000	High
Additional Seating (Picnic Tables or Benches)	\$5,000	Low
TOTAL:	\$20,000	



Bicentennial Park

Mini Park - 0.47 Acres

Not To Scale

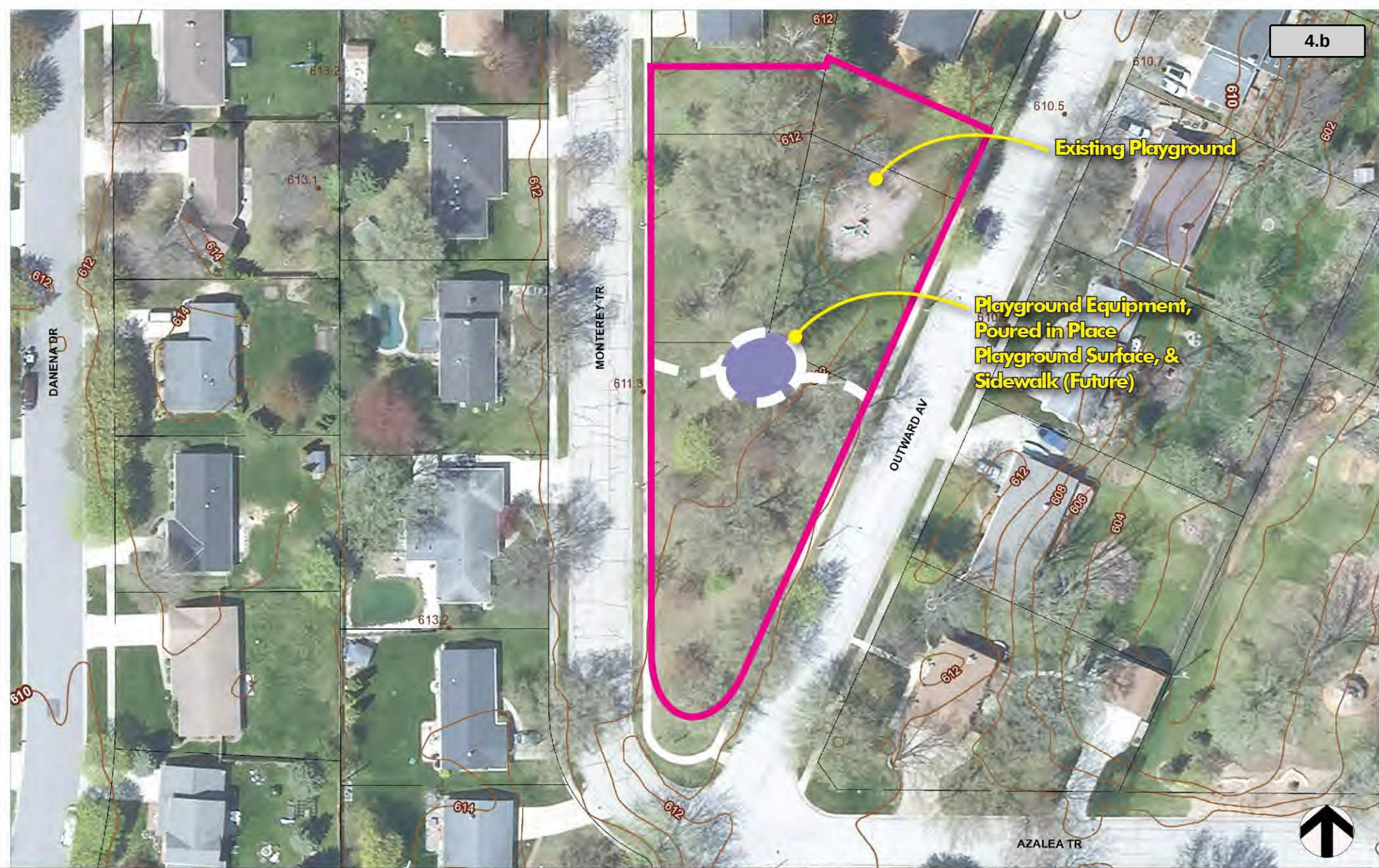


Carney Park

Mini-Park — 1.01 Acres

Carney Park is a small neighborhood park located at the corner of Outward Avenue and Monterey Trail. It has children's playground equipment and a picnic table. The Park has many mature trees that provide a large canopy.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$4,900	High
Poured in Place Playground Surface	\$45,000	High
Replace Playground Equipment	\$45,000	High
Picnic Table	\$1,500	Low
Paint Park Signpost	\$500	Medium
TOTAL:	\$96,900	



DE PERE



Carney Park

Mini Park - 1.01 Acres

Not To Scale



George Park

Mini-Park — 0.14 Acres

George Park is a small triangle-shaped park located where Franklin Street, George Street, and Waubaunuqua Trail meet in West De Pere.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Maintain As Is	\$1,000	High
TOTAL:	\$1,000	



DE PERE



George Park

Mini Park - 0.14 Acres

Not To Scale



Lawton Park

Mini-Park — 0.19 Acres

Lawton Park is located at the intersection of Fort Howard Avenue and North 6th Street. It is located at the edge of a residential area and near downtown.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Additional Picnic Table	\$1,500	Medium
Paint Park Signpost	\$500	Medium
TOTAL:	\$2,000	



DE PERE



Lawton Park

Mini Park - 0.19 Acres

Not To Scale

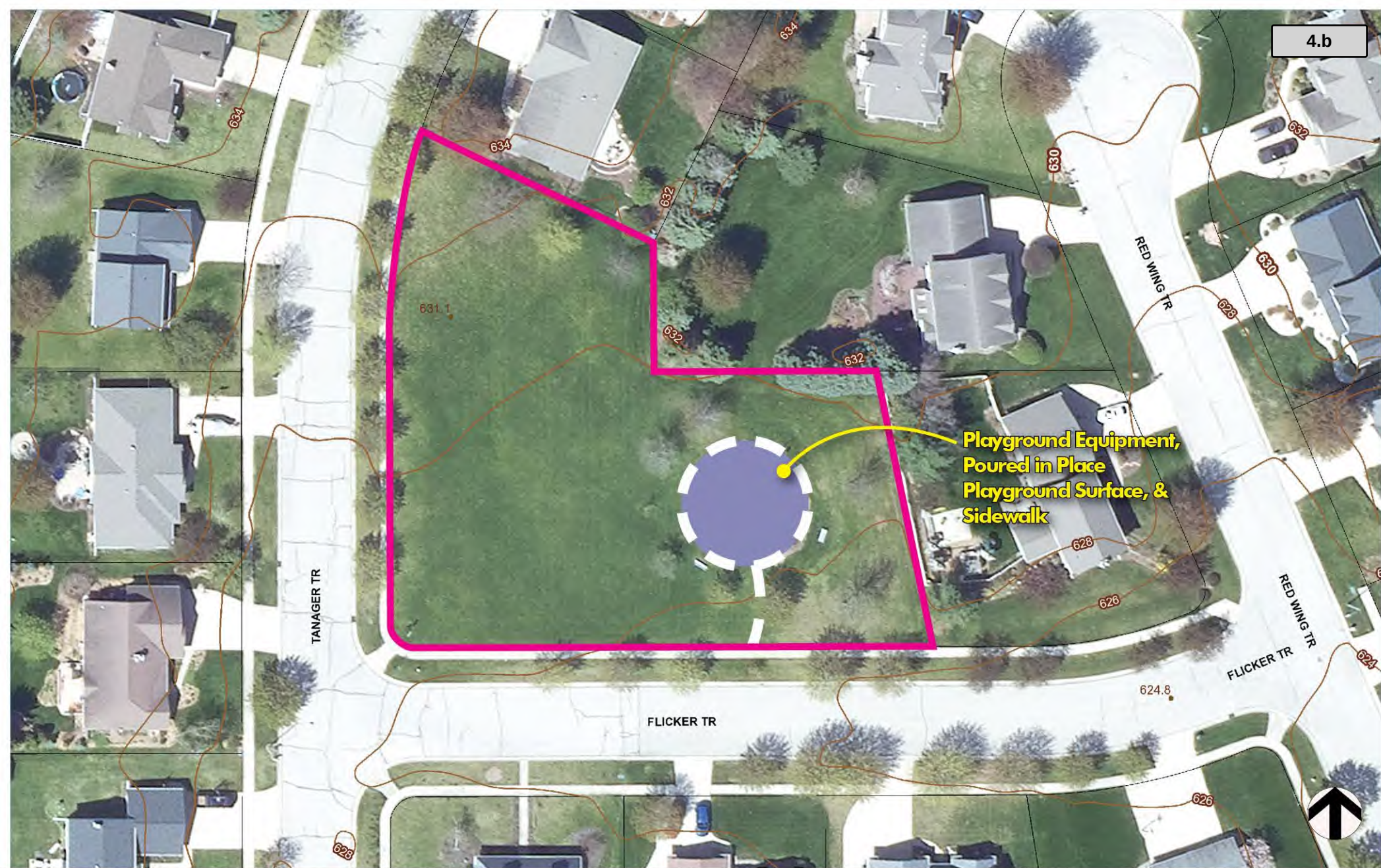


Rainbow Park

Mini-Park — 0.97 Acres

Rainbow Park is located in a residential neighborhood at the corner of Flicker Trail and Tanager Trail. It contains playground equipment, swings, benches, and a picnic table.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$7,100	Medium
Poured in Place Playground Surface	\$55,000	High
Playground Equipment	\$55,000	High
Additional Picnic Table	\$1,500	Medium
TOTAL:	\$118,600	



DE PERE



Rainbow Park

Mini Park - 0.97 Acres

Not To Scale



Rotary Park

Mini-Park — 0.54 Acres

Rotary Park is located on Saddlebrook Lane. It contains a small gazebo, landscaped area, and benches that overlook a stormwater pond.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk to Gazebo	\$2,800	Medium
Fountain/Aerator	\$3,500	Medium
Electric Utility (Conduit, Wire, Handholes)	\$10,000	Medium
Electric Service (panel, controls)	\$15,000	Medium
TOTAL:	\$31,300	



Rotary Park

Mini Park - 0.54 Acres

Not To Scale



Rusk Park

Mini-Park — 0.75 Acres

Rusk Park is a small greenspace that goes through a residential neighborhood and provides sidewalk for residents to travel between the western terminus of Rusk Street connecting to sidewalk along Webster Avenue.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Maintain as is	\$1,000	High
TOTAL:	\$1,000	



4.b



Rusk Park

Mini Park - 0.75 Acres

Not To Scale



Wells Park

Mini-Park — 0.80 Acres

Wells Park is a narrow open space located between Front Street and South Broadway. The park has a parking lot and access to the Fox River Trail. The park overlooks the Fox River.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Three Benches	\$6,000	Low
Paint Park Signpost	\$500	Medium
Park Master Plan	\$40,000	Low
TOTAL:	\$46,500	



Wells Park

Mini Park - 0.80 Acres

Not To Scale



Wilcox Park

Mini-Park — 1.91 Acres

Wilcox Park is a small quiet open space located in a residential neighborhood. It is surrounded by Wilcox Court. It has many trees and a picnic table. The park could provide for a small skating area in the Winter.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Additional Picnic Table	\$1,500	Medium
Paint Park Signpost	\$500	Medium
Maintain As Is	\$1,000	High
TOTAL:	\$3,000	



DE PERE



Wilcox Park

Mini Park - 1.91 Acres

Not To Scale



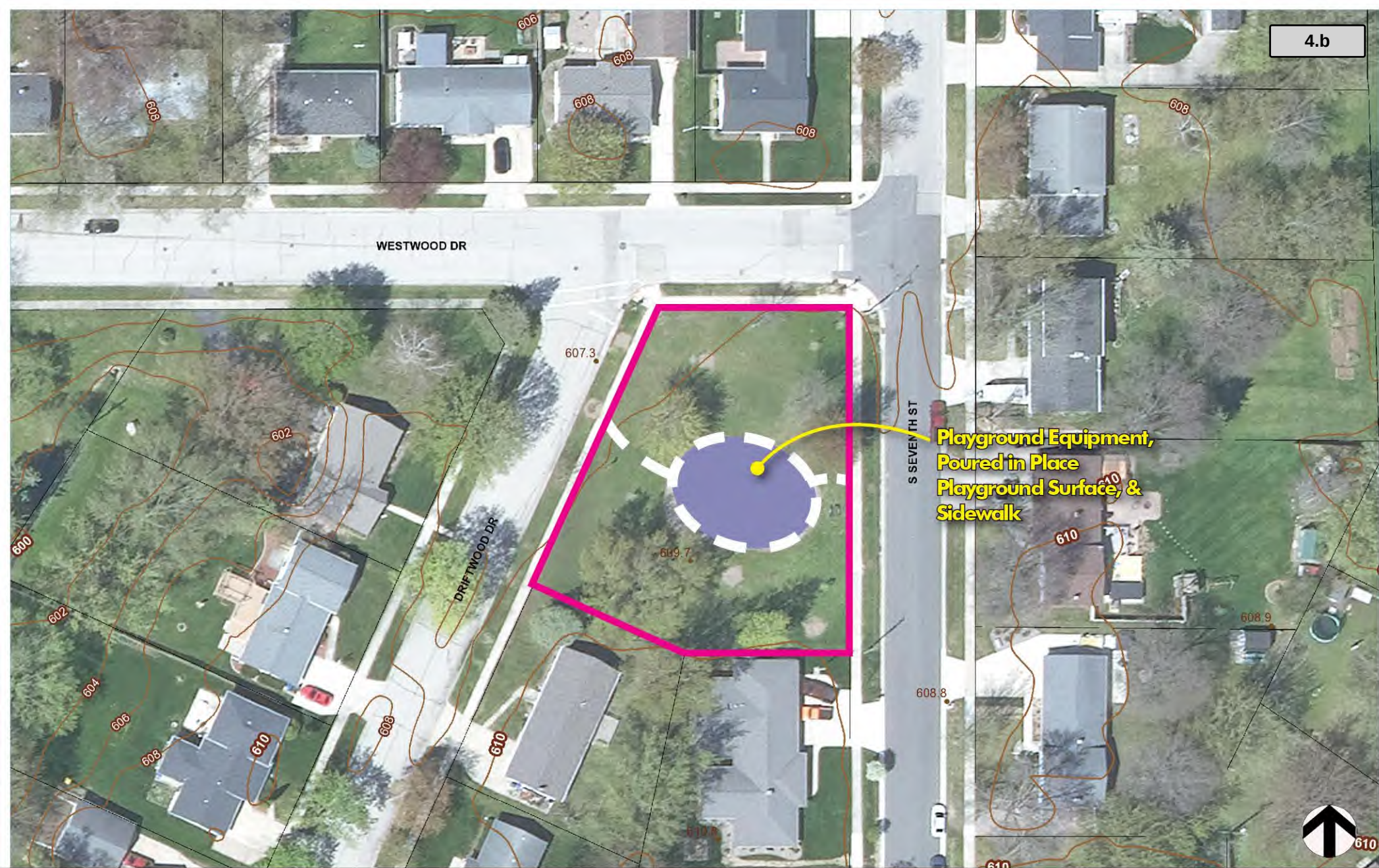
Willems Park

Mini-Park — 0.47 Acres

Willems Park is bordered on three sides by South 7th Street, Westwood Drive, and Driftwood Drive. It contains playground equipment and a picnic table.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$7,100	High
Poured in Place Playground Surface	\$45,000	High
Playground Equipment	\$45,000	High
TOTAL:	\$97,100	

4.b



Willems Park

Mini Park - 0.47 Acres

Not To Scale

Packet Pg. 141

et Pg. 141



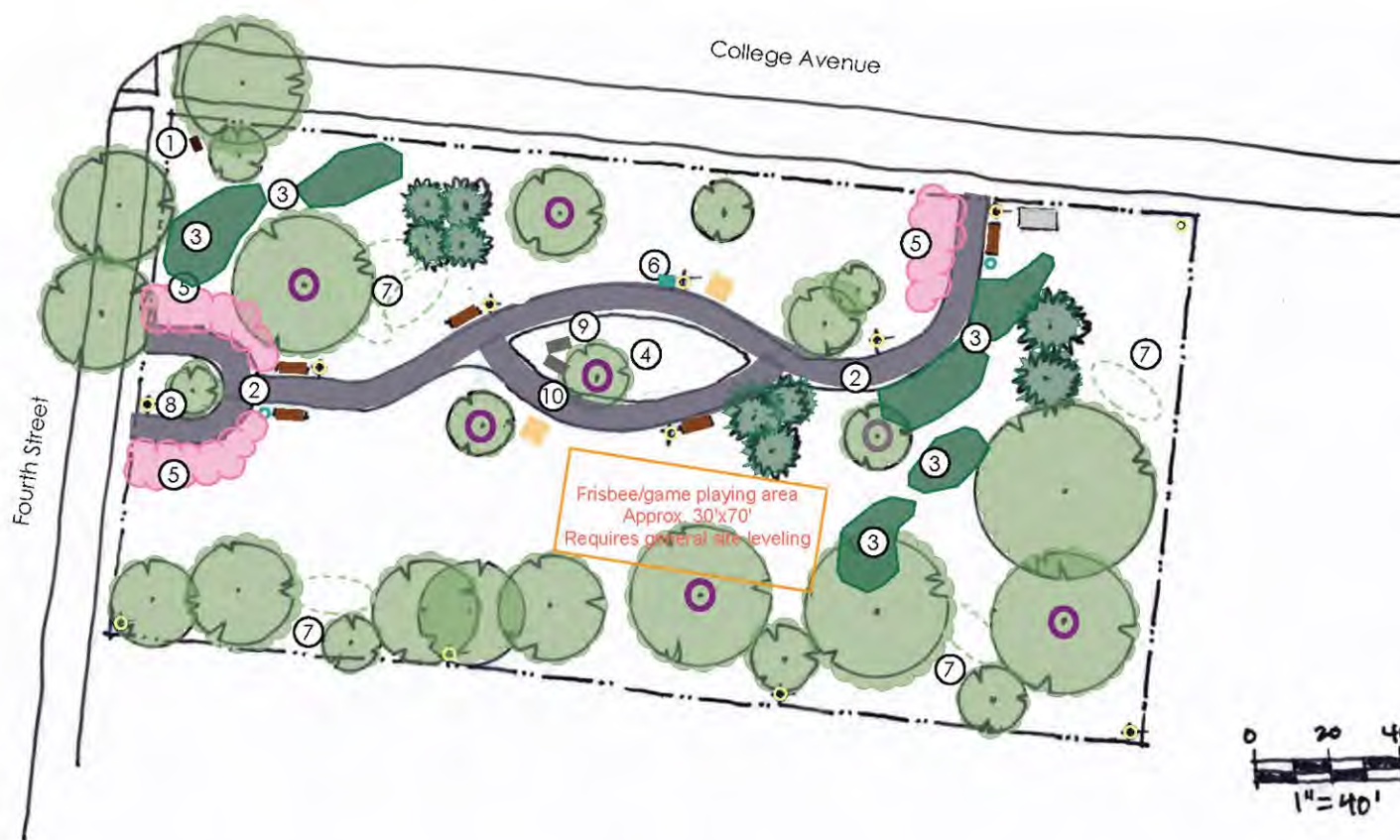
Wilson Park

Mini-Park — 1.03 Acres

Wilson Park is located on the corner of College Avenue and 4th Street. The park is near St. Norbert College and sees activity from both college students who live nearby and other community residents. Wilson Park currently contains a park sign, memorial tree, swing sets, picnic table and trash receptacle, a monument to President Lincoln's Gettysburg Address, one light for security and a chain line fence on a portion of the southeast property line.

A Master Plan for refurbishing the park was completed in 2023. The Master Plan proposes a passive approach to programming with a crushed granite garden path which winds through the space and around a centrally located garden featuring the relocated Lincoln Monument. The park is anchored on each end by flowering planting beds at the edge of the public sidewalk. Resting knolls, hammock sites, and other passive seating areas are also provided to support a passive program. Security lighting is added.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Site Preparation	\$50,000	High
Electrical Improvements	\$50,000	High
Softscape Improvements	\$20,000	High
Site Furnishings	\$30,000	High
TOTAL:	\$150,000	



Design Elements:
-Passive, natural garden path through park with water source

4.b

- Stabilized, crushed gravel path, anchored by new planting beds

-General site leveling, to remove ground irregularities and make open areas suitable for game play

- Furniture and pedestrian internal - 5 benches, 2 trash receptacles, 7 pedestrian lights, 1 bike rack, 2 picnic style tables on crushed gravel

- Security lighting internal and along south boundary - 5 additional pedestrian lights, internal tree mounted lighting

- Har taking and s indivi dispersed throughout site

- Resting knolls at active corner, internal to site and along meandering path, possible to build in benches along path

-Relocate Lincoln monument to within flower garden, also add additional marker to commemorate site's historical significance

-Remove existing fence that separates park from St. Norbert College

Keynote

- | | |
|-----------------------------------|---------------------|
| ① New park sign | ⑥ Water source |
| ② Stabilized crushed granite path | ⑦ Hammock stands |
| ③ Resting knoll | ⑧ Memorial tree |
| ④ Garden | ⑨ Lincoln monument |
| ⑤ Landscape bed | ⑩ Historical marker |

Legend

- | | |
|------------------|-----------------------|
| Lighting | Hammock stand |
| Tree lighting | New plants and shrubs |
| Trash receptacle | Picnic style table |
| Bench | |
| Bike rack | |



August 4, 2023



Wilson Park

Mini Park - 1.03 Acres

Not To Scale



Braisher Park

Neighborhood Park — 3.13 Acres

Braisher Park is accessed by North Adams Street, North Winnebago Street, and North Washington Street. It contains an urban orchard, ADA accessible route to playground, soccer field, basketball court and restrooms. The park provides many recreational options for residents in the neighborhood. The playground equipment and ADA compliant accessibility to the equipment were recently upgraded.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Paint Park Signpost	\$500	Medium
Replace Two Dead Trees in Urban Orchard	\$400	High
ADA Compliant Sidewalk Connection (Adams to Playground to Winnebago)	\$19,000	Low
Paint Exterior of Restrooms	\$2,500	Medium
TOTAL:	\$22,400	



DE PERE



Braisher Park

Neighborhood Park - 3.13 Acres

Not To Scale

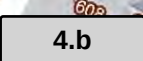


Kelly Danen Park

Neighborhood Park — 4.29 Acres

Kelly Danen Park is bordered on three sides by North 10th Street, Cedar Street and North 9th Street. It is located in a neighborhood comprised of single family and multi-family housing and commercial businesses. The Park is primarily used for baseball and contains two (2) baseball diamonds, a storage garage, batting cages, a concession stand, restrooms, and a sand box. A playground was added to the park in 2023.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Trail	\$98,000	Low
Restrooms and Pavilion	\$150,000	Medium
TOTAL:	\$330,700	



Not To Scale

Packet Pg. 147

ket Pg. 147



Kiwanis Park

Neighborhood Park — 10.48 Acres

Kiwanis Park is located at the end of Old Ivy Court in a residential subdivision. It contains playground equipment, picnic area, hill, soccer field, parking lot and open space. The park space encompasses a linear drainage area.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Trail	\$98,000	Low
Restrooms and Pavilion	\$150,000	Medium
ADA Compliant Sidewalk	\$12,700	Medium
Poured in Place Playground Surface	\$65,000	Medium
Playground Equipment	\$65,000	Medium
TOTAL:	\$390,700	



Kiwanis Park

Neighborhood Park - 10.48 Acres

Not To Scale

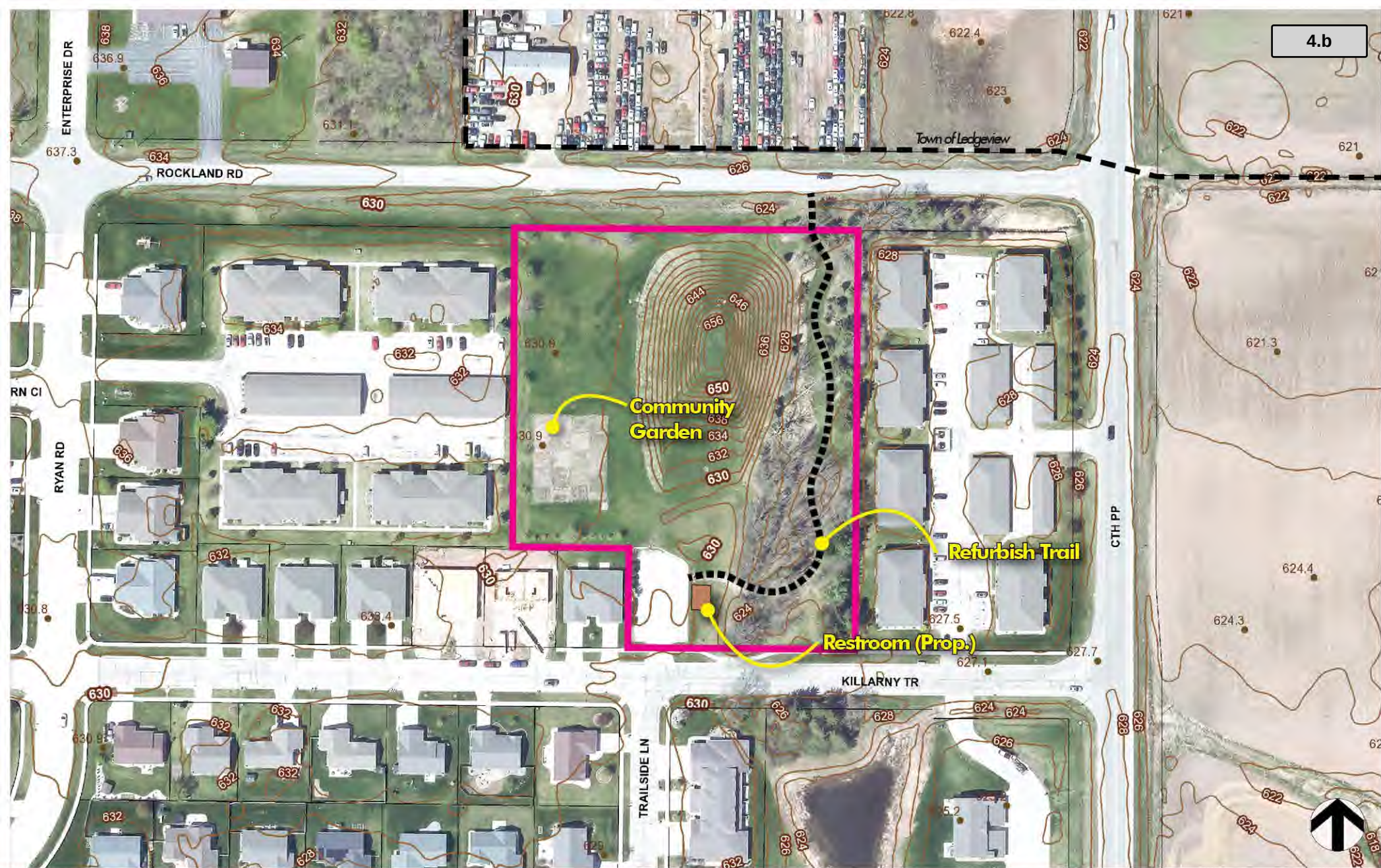


Lions Trailside Park

Neighborhood Park — 4.24 Acres

Lions Trailside Park is located on Killarny Trail in a small residential development. The park contains a parking area, sledding hill, community garden, and primitive trail through woods.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Refurbish Trail with Gravel	\$3,000	High
ADA Compliant Sidewalk	\$10,500	Medium
Restroom	\$100,000	Low
Paint Park Signpost	\$500	Medium
Maintain the Garden	\$500	Medium
TOTAL:	\$114,500	



Lions Trailside Park

Neighborhood Park - 4.24 Acres

Not To Scale



Patriot Park

Neighborhood Park — 5.67 Acres

Patriot Park is located on Colleen Lane in a residential neighborhood. It contains a parking lot, basketball court, playground equipment, restrooms with covered picnic area, benches, sand box, bicycle rack, and open space. The open space is used as a soccer field though there were no nets on site. There were two wet areas in the open space and this area slopes from southwest to northeast.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$8,800	High
Soccer Fields	\$10,000	Medium
Repair/Replace Shelter	\$180,000	Medium
Plant Trees (10 x \$350)	\$3,500	Medium
9-Hole Disk Golf Par 3 Course	\$10,000	High
TOTAL:	\$212,300	



Patriot Park

Neighborhood Park - 5.67 Acres

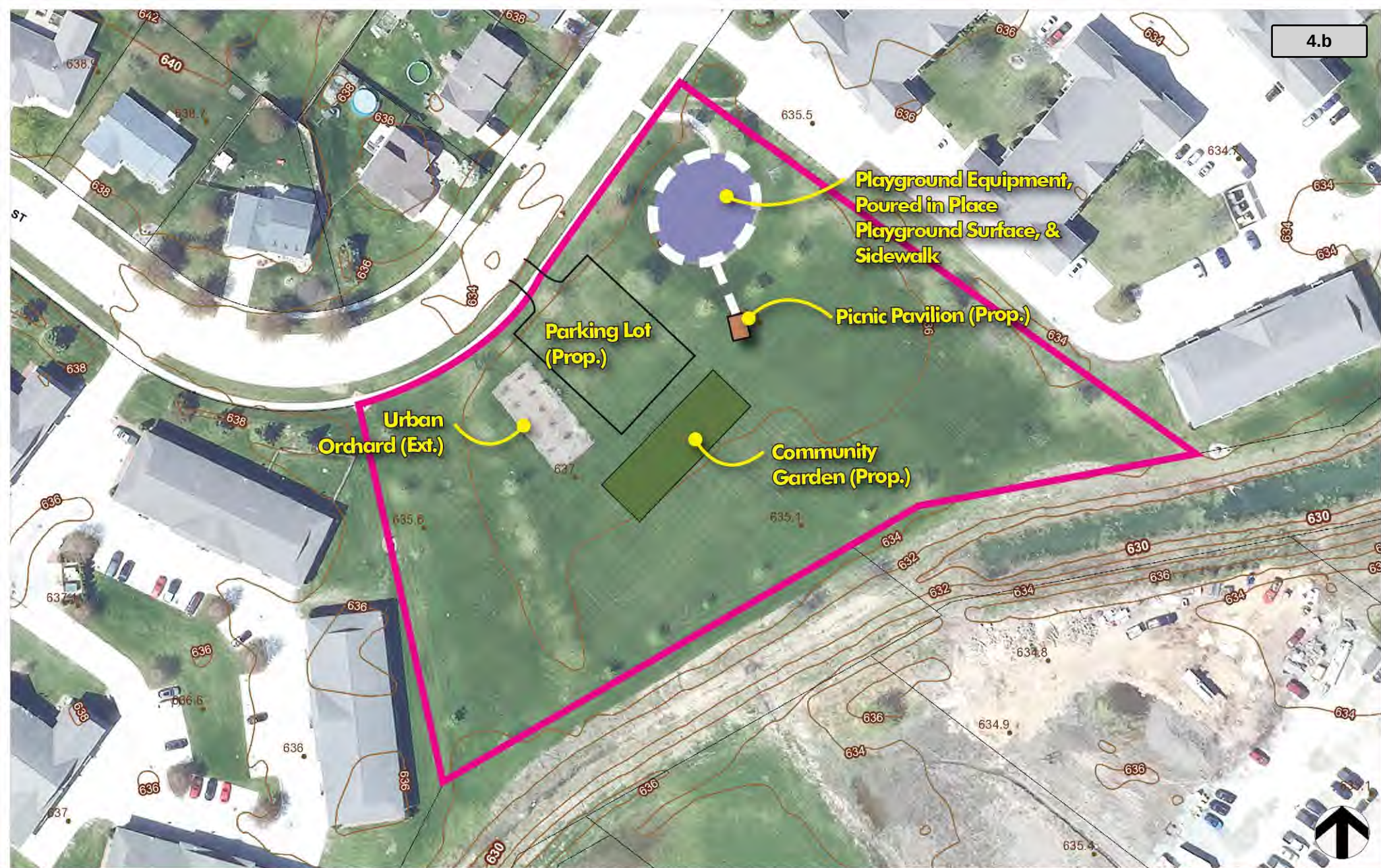


Samantha Park

Neighborhood Park — 3.00 Acres

Samantha Park is located on Samantha Street and serves a single family and multi-family residential neighborhood. The park contains playground equipment and open space.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Playground Equipment	\$55,000	Medium
Maintain Orchard	\$1,000	Medium
ADA Compliant Sidewalk	\$3,900	Medium
Poured in Place Playground Surface	\$55,000	Medium
Picnic Pavilion	\$30,000	Low
Picnic Tables	\$5,000	Medium
Paint Park Signpost	\$500	Medium
Develop Community Garden	\$5,000	Medium
Parking Lot	\$50,000	Medium
TOTAL:	\$160,400	



DE PERE



Samantha Park

Neighborhood Park - 3.00 Acres

Not To Scale



Waterview Heights Park

Neighborhood Park — 1.99 Acres

Waterview Heights Park is the city's newest dedicated park space and is yet to be officially named. It is located within the Waterview Heights subdivision being developed in 2023 along Lost Dauphin Road at Vin Scully Lane. This subdivision is immediately adjacent to the De Pere Dog Park to the west, across the CN railroad.

The park will serve the immediate residential neighborhood and the neighborhood to the north as it is constrained by the railroad on the west and Lost Dauphin Road/the Fox River on the east. A Master Plan for the space should be created with input from the immediate neighborhood residents to define the parks program as the subdivision fills in.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Create Waterview Heights Park Master Plan	\$20,000	Low
Name the Park	n/a	Low
TOTAL:	\$20,000	



Create Park
Master Plan

DE PERE



Waterview Heights

Neighborhood Park - 1.99 Acres

Not To Scale

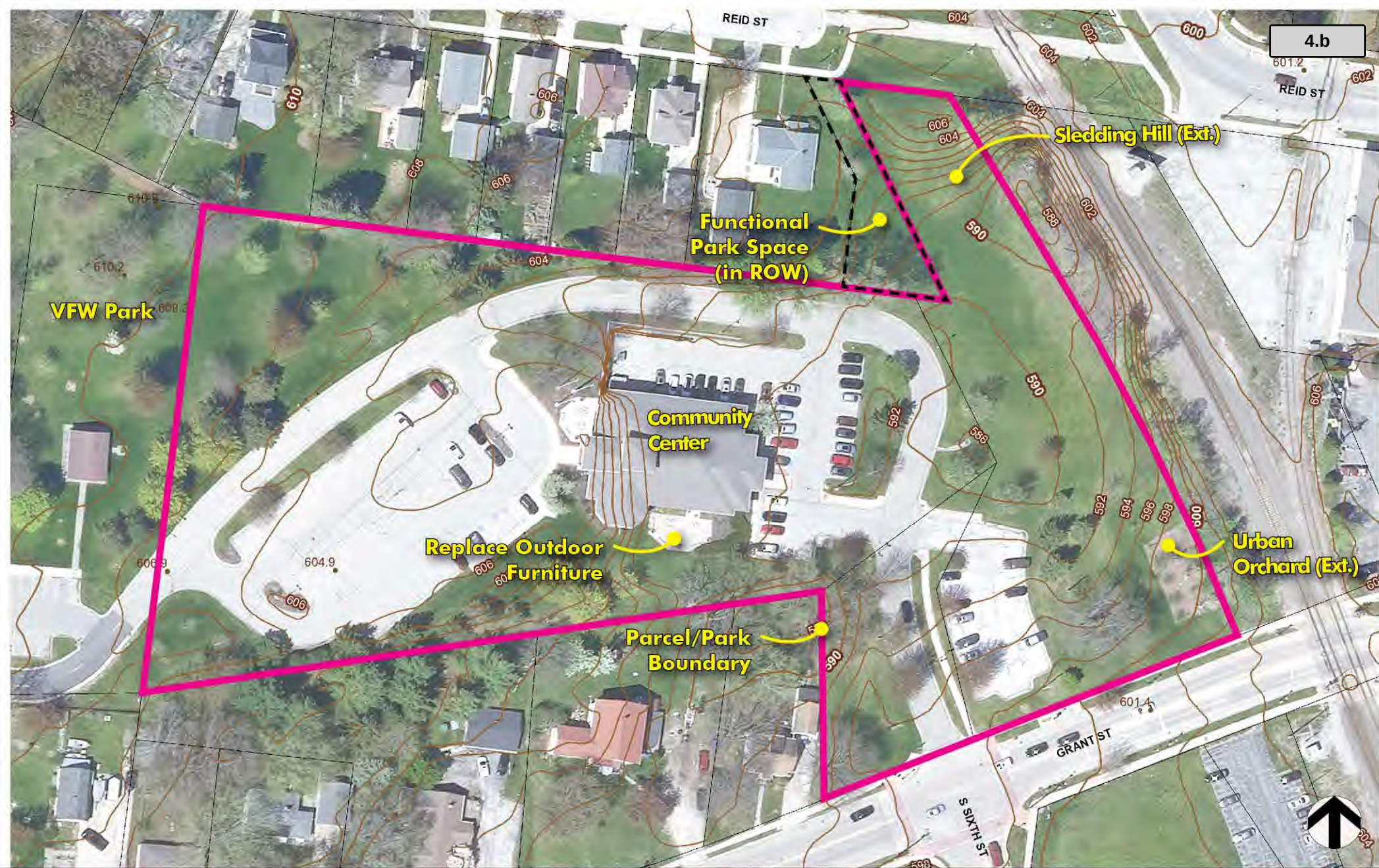


De Pere Community Center

Community Park — 4.80 Acres

The De Pere Community Center is located on Grant Street. It is a 15,000 sf two level multi-use building. It provides meeting rooms that are available to individuals, clubs, and businesses and facilities for community education and recreational opportunities. Outside, the community center contains two patio areas with tables for gathering adjacent to the building. Further beyond, an urban orchard exists in the southeast corner of the property along Grant Street. To the northeast, the elevation drop of approximately 10 feet from Reid Street allows a sledding hill in the winter months.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Expansion of Lower Level	T.B.D.	Low
Replace Lower Level Outdoor Furniture	\$25,000	High
TOTAL:	\$25,000	



De Pere Community Center

Community Park - 4.80 Acres



Jim Martin Park

Community Park — 17.15 Acres

Jim Martin Park is located on Libal Street. It contains a new poured in place playground surface, playground equipment, a baseball backstop, soccer field, sand volleyball court, parking, and stormwater pond. The Park serves a large residential area with some commercial development serving the area.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Sand Volleyball Court	\$2,500	Medium
ADA Compliant Sidewalk	\$34,650	Low
Picnic Pavilion	\$30,000	Medium
Pond Fountain/Aerator	\$3,500	High
Fishing/Viewing Platform at Pond	\$12,500	High
TOTAL:	\$83,650	



4.b

Pickell



Jim Martin Park

Community Park - 17.15 Acres

Not To Scale

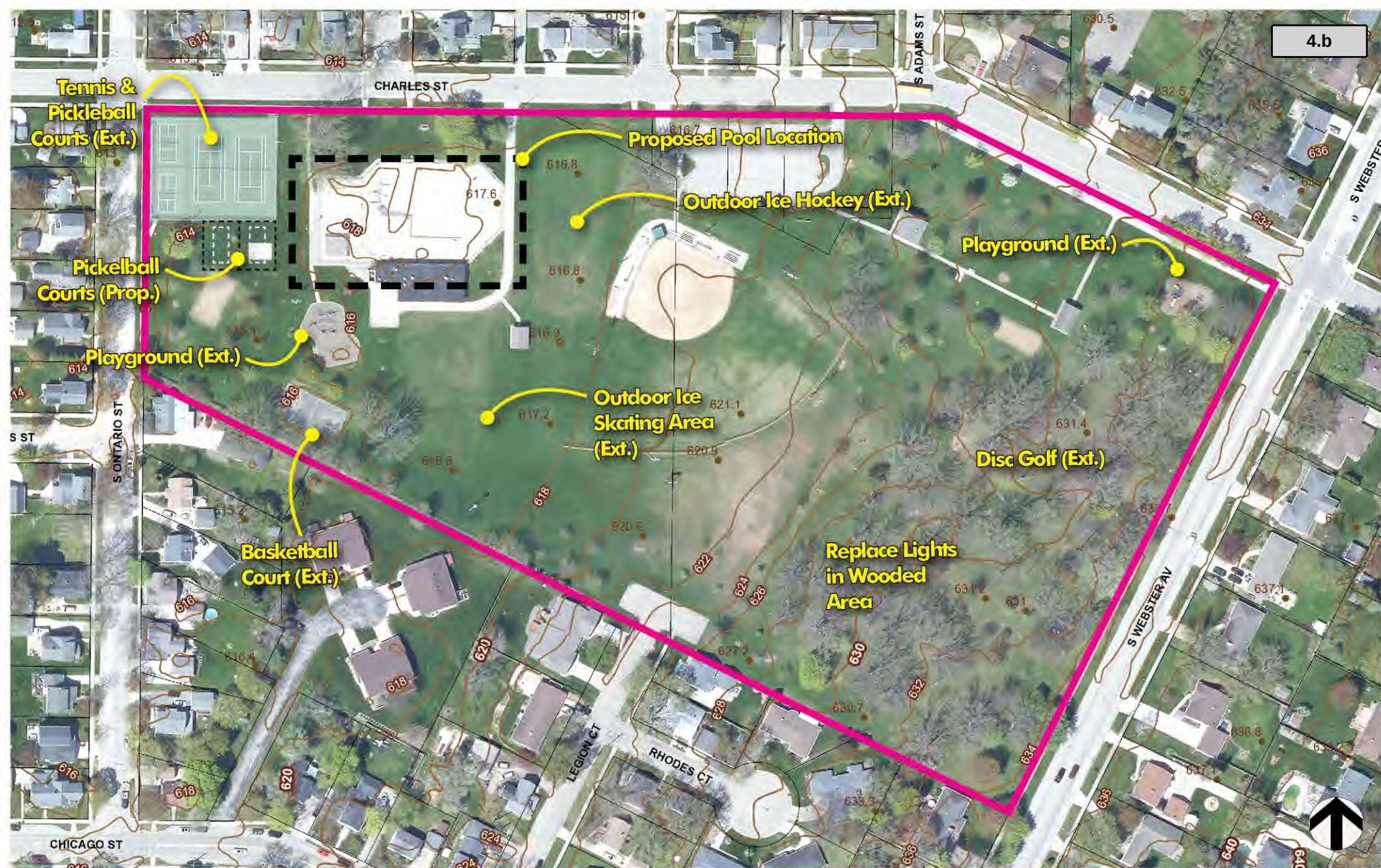


Legion Park

Community Park — 16.24 Acres

Legion Park is located on Charles Street. The park contains tennis courts, pickleball courts, an outdoor community swimming pool, basketball court, restrooms, disk golf course, two playground areas, two sand volleyball courts, a ballfield, two shade pavilions, and both on-street parking and an on-site surface parking. There are also several heritage trees within the park. The eastern third of the park, where the disc golf course exists, is forested.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Sand Volleyball Courts (2 x \$2,500)	\$5,000	Medium
Expansion of Pickleball Courts (2)	\$200,000	Medium
Replace 11 Light Fixtures in Wooded Area (11 x \$2,500)	\$60,000	Medium
Replace Outdoor Swimming Pool	\$10,000,000	High
TOTAL:	\$10,265,000	



DE PERE



Legion Park

Community Park - 16.24 Acres

Not To Scale

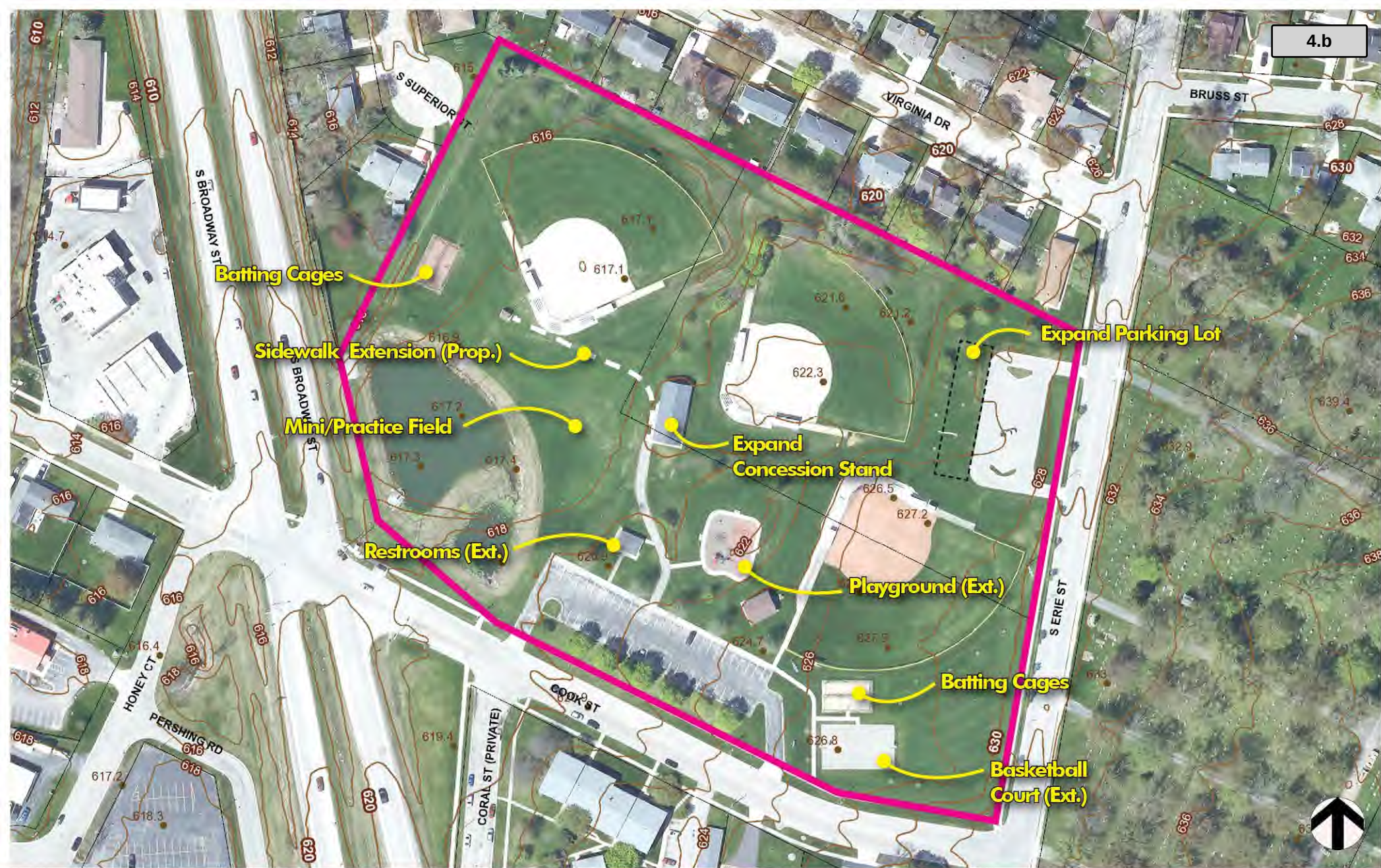


Optimist Park

Community Park — 11.71 Acres

Optimist Park is located on Cook Street. It contains three ball fields, playground equipment, a basketball court, a concession stand, restrooms, and parking. A fourth ballfield was recently removed to provide a stormwater treatment area. A new poured in place playground surface, playground equipment, and sidewalks were recently added.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Concession Stand Expansion	\$110,000	Medium
East Parking Lot Expansion	\$50,000	Low
ADA Sidewalk to Lower Field	\$60,000	High
Mini/Practice Field	\$45,000	Low
TOTAL:	\$265,000	



DE PERE



Optimist Park

Community Park - 11.71 Acres

Not To Scale



VFW Park

Community Park — 12.24 Acres

VFW Park is located on Grant Street. This large park contains a swimming pool, pickleball courts, pavilions, ballfield, soccer field, basketball court, tennis courts, playground area, VFW Monument, restrooms/concession stand and parking.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Sidewalk between Parking Lot and South 7th Street with ADA Compliant Trail	\$27,000	Medium
Expansion of Pickleball Courts (2)	\$200,000	Medium
Resurface/Replace Basketball Court	\$10,000	Medium
Repave Path from Parking Lot to Ballfield	\$13,100	High
ADA Compliant Sidewalk	\$7,000	Medium
Replace Ballfield Scoreboard	\$11,000	High
Replace Restrooms by Ballfield	\$160,000	Medium
Paint Park Signpost by Ballfield	\$500	Medium
TOTAL:	\$228,600	



VFW Park

Community Park - 12.24 Acres

Not To Scale



Southwest Park

Community Park — 95.55 Acres

Southwest Park is located on Lawrence Drive. It contains seven (7) large soccer fields, two (2) ball fields, batting cages, playground equipment, a restroom/concession stand and parking. There is approximately a one-half-mile long gravel trail throughout the space which leads to each of the soccer fields.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Trail Extension to Preserve	\$98,000	Medium
Pave Existing Trails (2250') (5" concrete, excluding existing 12" base)	\$28,000	Medium
ADA Compliant Sidewalk	\$21,000	High
Portable Bleachers	\$30,000	High
Artificial Turf Soccer Field	\$1,000,000	Low
Add a Skatepark	\$500,000	Medium
TOTAL:	\$1,677,000	



Southwest Park

Community Park / Large Urban Park - 95.55 Acres

Not To Scale



Voyageur Park

Large Urban Park — 21.74 Acres

Voyageur Park is located at the western terminus of Williams Street between the Fox River and downtown. This park offers a wide range of recreational opportunities including restrooms, docks, fishing areas, a shade pavilion, a new playground with poured-in-place surface, and numerous paved trails with benches. Several surface parking lots are also present. The park contains numerous trees throughout except for a large open grass field (Approximately 1 acre) where the community's largest annual festival, "Celebrate De Pere", is held every Memorial Day weekend. The park is also used for a monthly summer Beer Garden hosted by De Pere Parks, Recreation, and Forestry.

Groundbreaking for the new Nelson Family Pavilion occurred in 2023, with expected completion in June 2024. The Nelson Family Pavilion is a new performance venue located in the park and provides an opportunity to increase programming at Voyageur Park. The facility will include an interior space that can accommodate 250 people for private gatherings. The garage doors open to a stunning patio situated on a hill overlooking the one-acre open space where the Beer Garden is held. The patio can be used as a stage for music festivals and concerts for crowds of 5,000 people or more.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Additional Pedestrian Access Point with Controlled Access from Franklin Street	\$6,000	Medium
Additional Potable Water Access	\$10,000	High
Electrical Panel Upgrades	\$40,000	Medium
Kayak Launch	\$50,000	High
Replace Failing Concrete where Boardwalk meets Sidewalk	\$40,000	High
Pavilion Maintenance	\$500	Medium
TOTAL:	\$146,500	



Proposed Nelson Family Pavilion
Rendering



DE PERE



Voyageur Park

Community Park / Large Urban Park - 21.74 Acres

Not To Scale

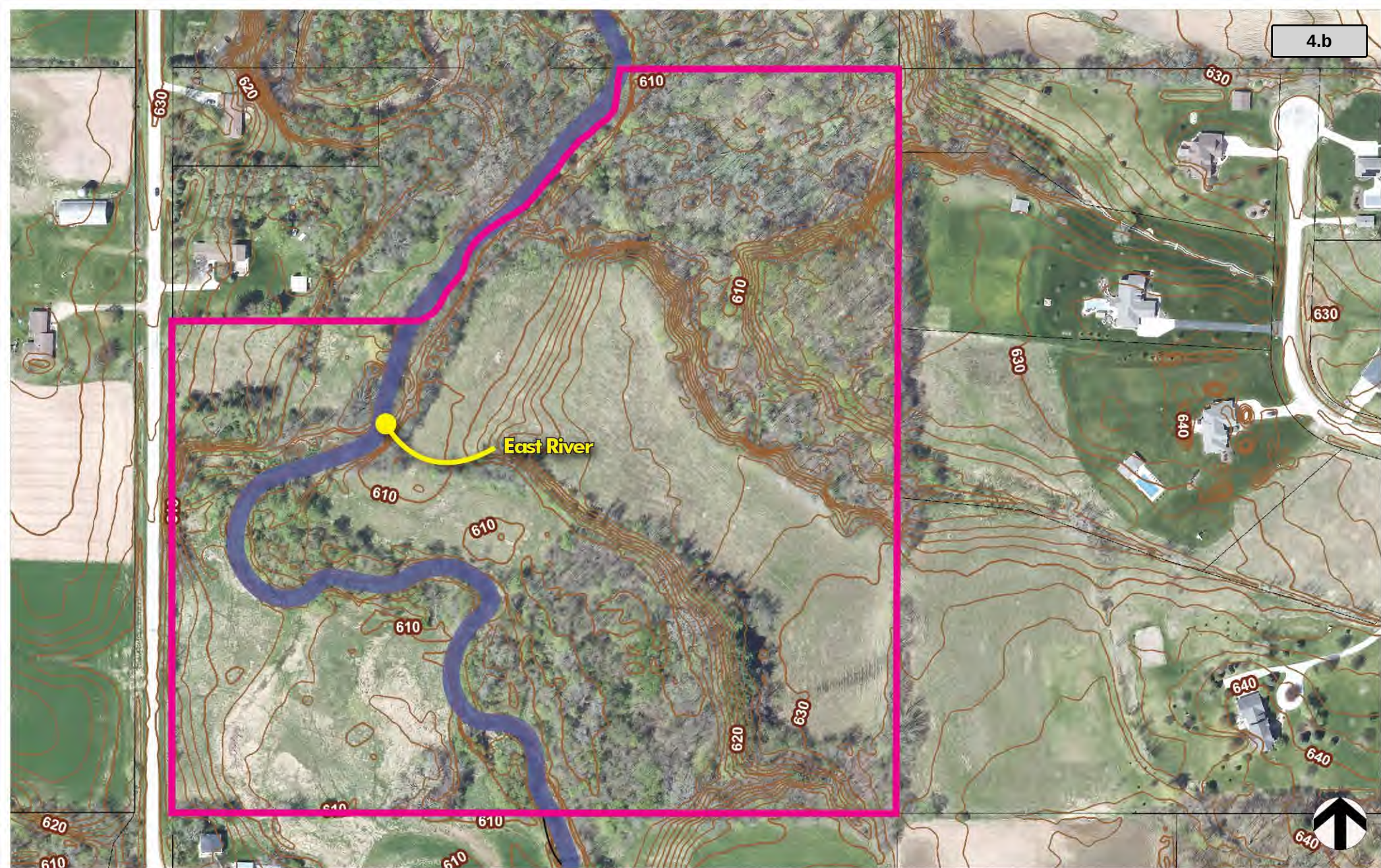


East Side Nature Park

Natural Resource Area — 32.85 Acres

The East Side Nature Park is located east of the Fox River, on Ryan Road a little less than one-half-mile south of Old Martin Road and the main city boundary. The parcel is city owned but located in the Town of Rockland. The land has varying topography as the northern boundary is the East River. Some open plains exist which are being actively farmed. Other portions of the property are heavily forested. Future use could be a nature center or part of a community park.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Park Master Plan	\$25,000	Low
TOTAL:	\$25,000	



DE PERE



East Side Nature Park

Natural Resource Area - 32.85 Acres

Not To Scale

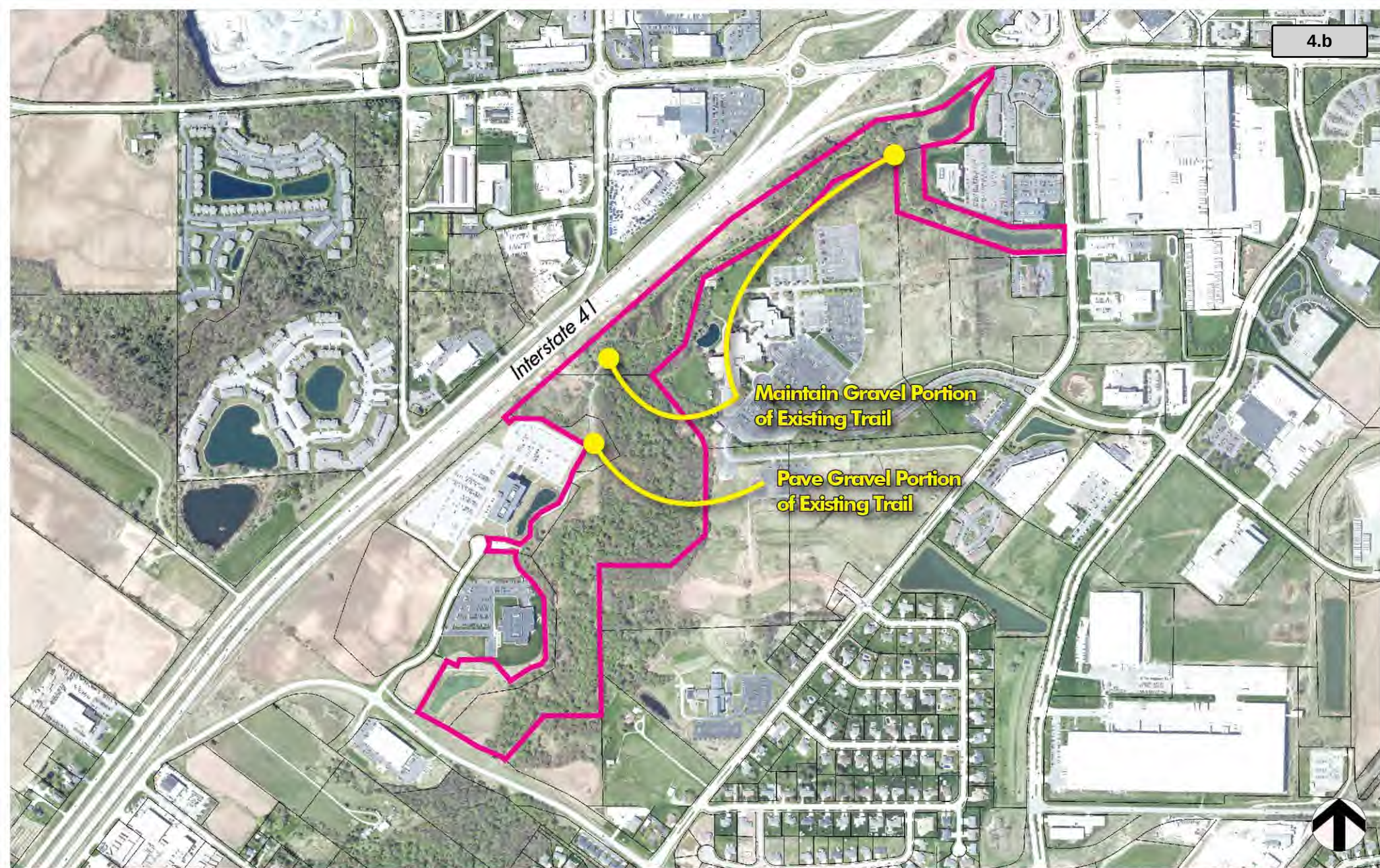


The Preserve

Natural Resource Area — 81.98 Acres

The Preserve is a natural area that contains a multi-purpose trail that begins on Innovation Court and ends at Lawrence Drive. There is a parking lot at the end of Innovation Court for trail users.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Pave Gravel Portion of Trail	\$30,000	Medium
TOTAL:	\$30,000	



DE PERE



The Preserve

Natural Resource Area - 81.98 Acres

Not To Scale

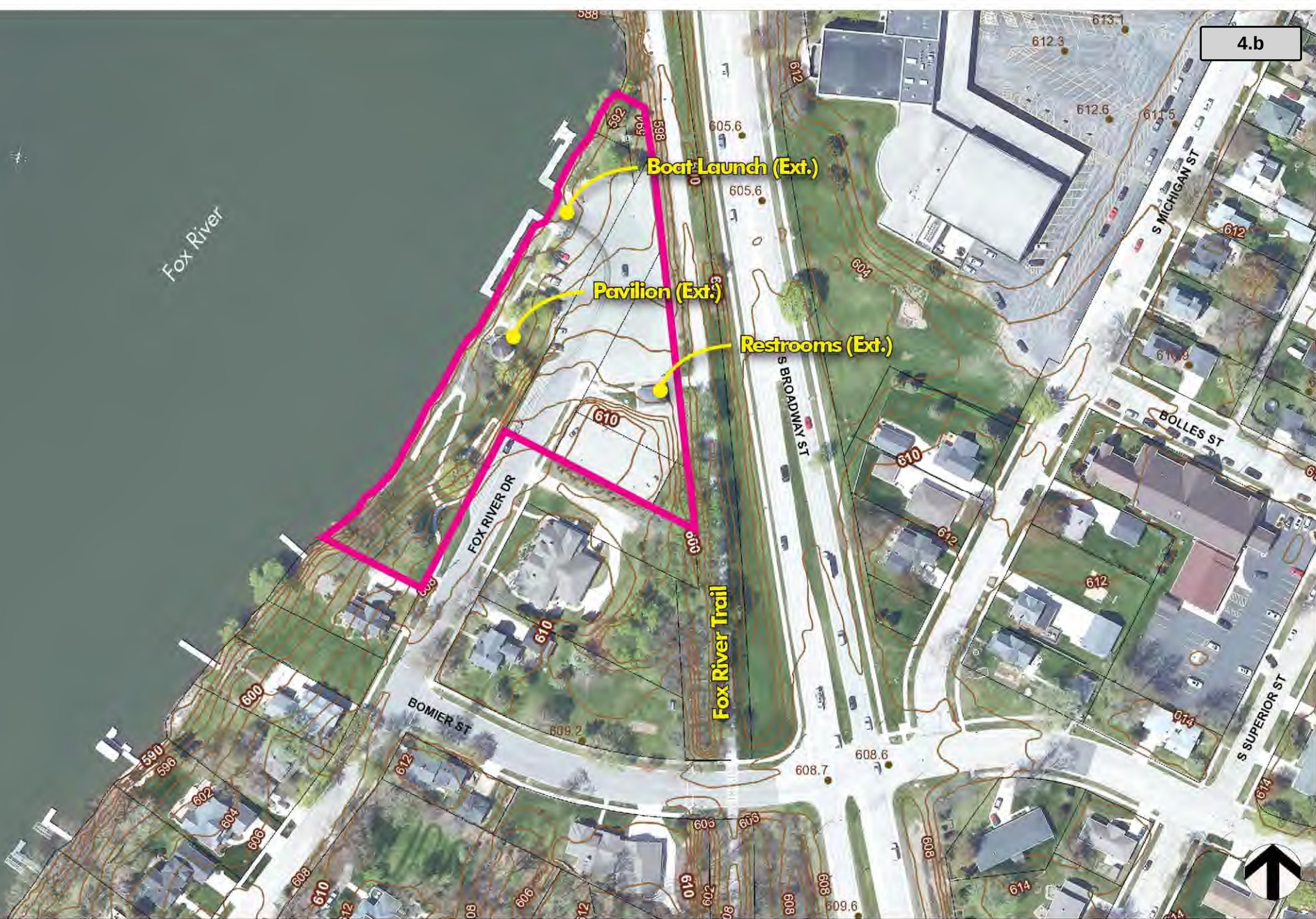


Bomier Boat Launch

Special Use Area — 1.90 Acres

Bomier Boat Launch is located at the end of Fox River Drive. The Boat Launch contains benches, parking, restrooms, a gazebo, fishing docks, trails, and one boat ramp. Improvements to the facility occurred in 2022 and 2023 so few capital improvements are needed.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Maintain "As Is"	\$1,000	Medium
TOTAL:	\$1,000	



DE PERE



Bomier Boat Launch

Special Use Area - 1.90 Acres

Not To Scale



Brown County Fairgrounds

Special Use Area — 36.18 Acres

The Brown County Fairgrounds are located on Fort Howard Avenue between the Village of Ashwaubenon and the City of De Pere. The Fairgrounds are along the east bank of the Fox River.

Brown County completed a Master Plan for the Fairgrounds in March 2019. The proposed Master Plan would include land containing the City of De Pere Ice Arena and Perkofski Park. It would also include Ashwaubomay Memorial River Park in the Village of Ashwaubenon. The County is continuing to discuss implementation of the Master Plan.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Collaborate on Improvements	TBD	Medium
TOTAL:	TBD	

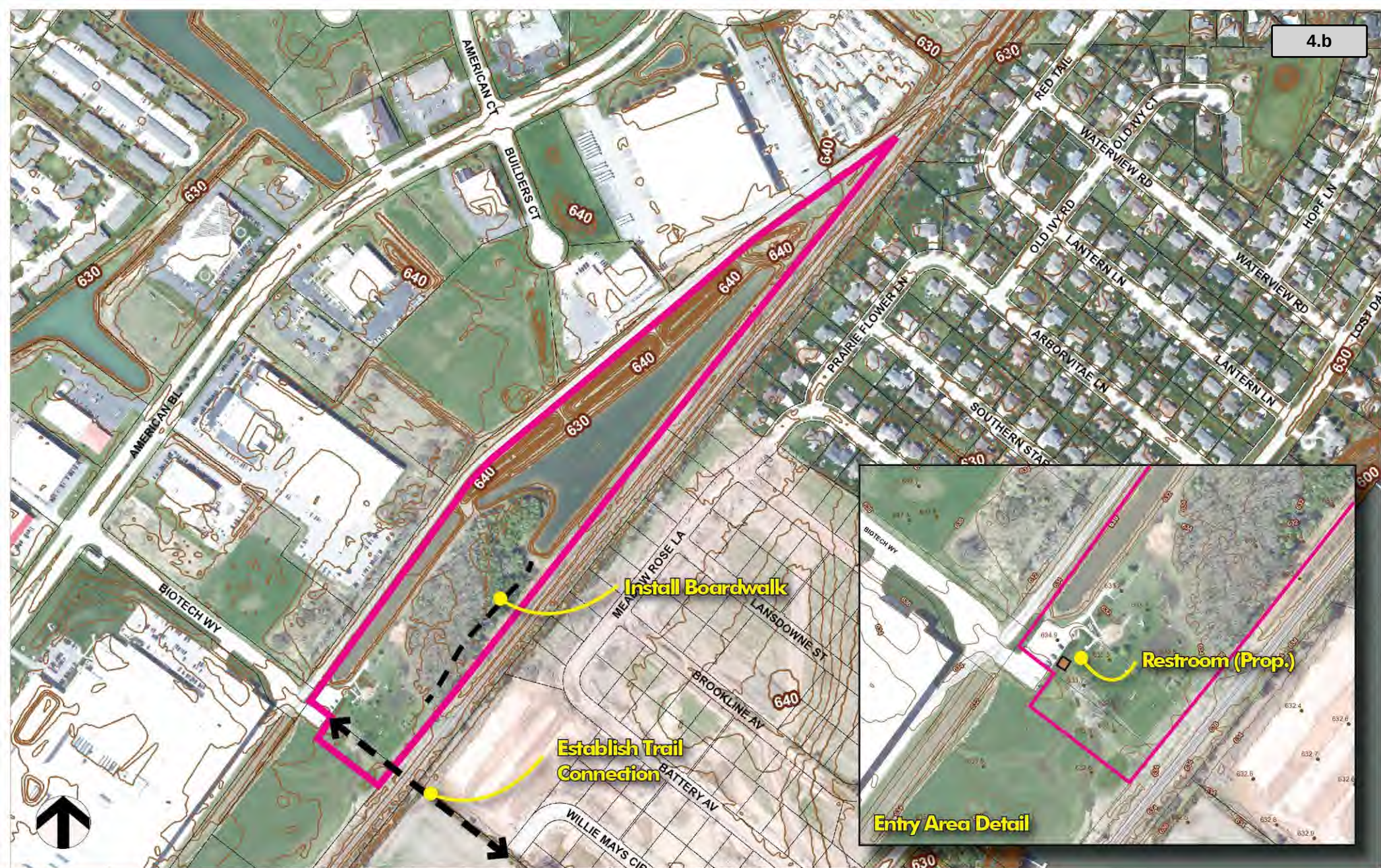


De Pere Dog Park

Special Use Area — 18.98 Acres

The De Pere Dog Park is located at the end of Biotech Way. The Dog Park contains paved parking, portable restrooms, fenced in areas (one for small dogs), water, shelter, paths, agility equipment, flower bed and benches.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Trail Connection to Residential Neighborhood between RR and County D	\$15,000	High
Restrooms	\$150,000	Medium
Trees in Small Dog Area (8 x \$350)	\$2,800	High
Install Boardwalk (375')	\$18,750	Low
TOTAL:	\$186,550	



De Pere Dog Park

Special Use Area - 18.98 Acres

Not To Scale



De Pere Ice Arena

Special Use Area — 3.49 Acres

The De Pere Ice Arena is located off Fort Howard Avenue. The Ice Arena is owned by the City of De Pere but managed through a lease agreement with Brown County Ice Management. The Ice Arena has one sheet of ice, locker rooms, public skating, and skate rental. Several hockey teams and organizations use the Ice Arena.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Bleachers	\$80,000	High
Ceiling Insulation	\$50,000	High
Dasher Boards	\$300,000	Medium
Condition Analysis	\$20,000	High
TOTAL:	\$450,000	



DE PERE



De Pere Ice Arena

Special Use Area - 3.49 Acres

Not To Scale



Perkofski Boat Launch

Special Use Area — 14.93 Acres

Perkofski Boat Launch is located off Fort Howard Avenue near the Brown County Fairgrounds and the De Pere Ice Arena. It contains landscaped areas, docks, boat ramps, trails, restrooms, and a pavilion. The boat launch was included in the Brown County Fairgrounds Master Plan.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Landscape Beds	\$5,000	High
Add Kayak Launch	\$35,000	Medium
Ticket Machine Replacement	\$10,000	Low
TOTAL:	\$50,000	



DE PERE



Perkofski Boat Launch

Special Use Area - 14.93 Acres

Not To Scale

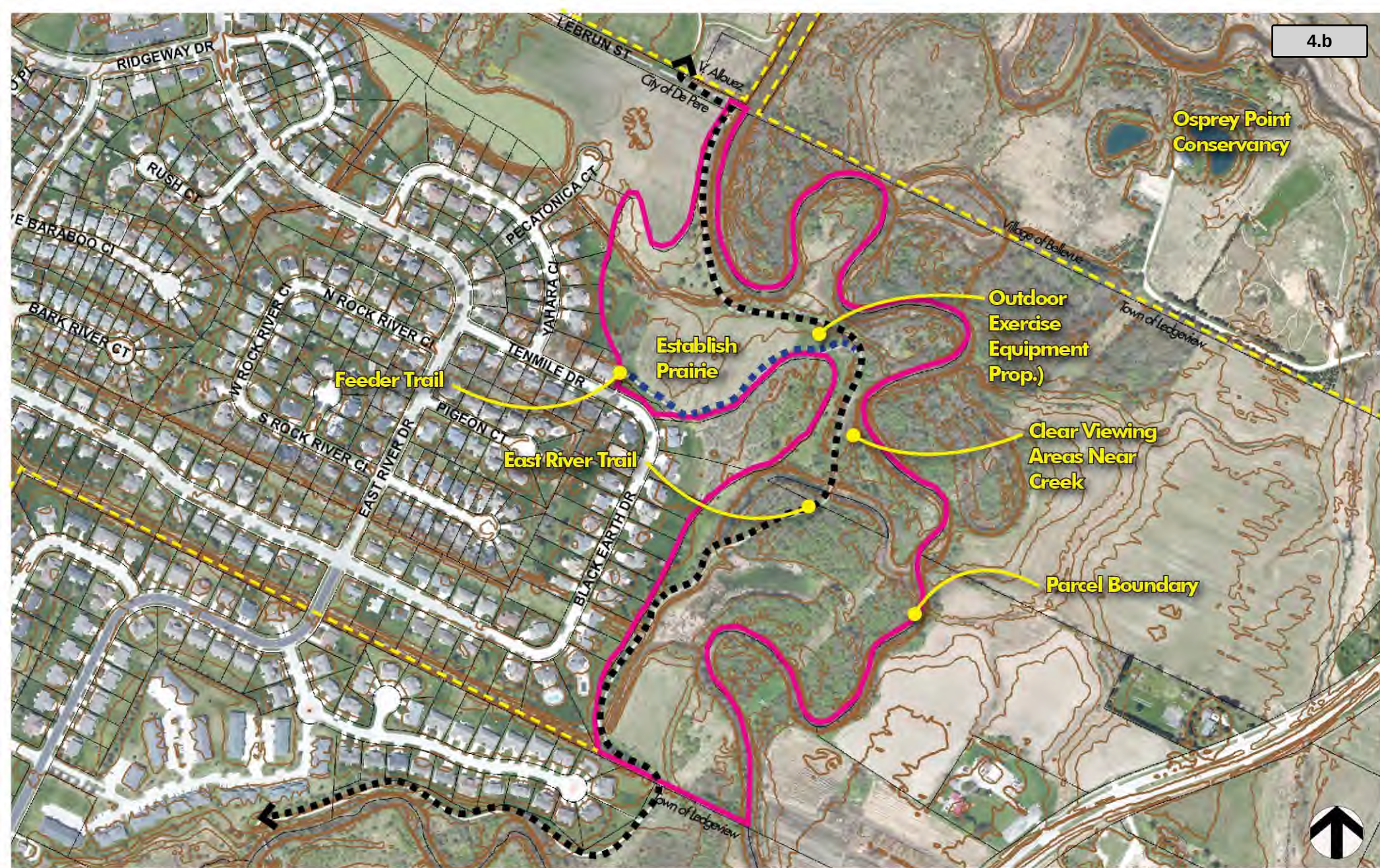


East River Trail

Special Use Area — 42.33 Acres

The East River Trail is accessed off Tenmile Drive. The area has a large open space and multi-purpose trails.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Blue Bird Houses (10 x \$100)	\$1,000	Medium
Clear Viewing Areas near East River	\$1,500	Medium
Natural / Prairie Planting	\$25,000	High
Outdoor Exercise Stations (7 pieces)	\$25,000	Low
TOTAL:	\$52,500	



East River Trail

Special Use Area - 42.33 Acres

Not To Scale



Fox Point Boat Launch

Special Use Area — 4.47 Acres

The Fox Point Boat Launch is located off North Broadway Street. It contains benches, large parking area, restrooms, docks, and three boat ramps to the Fox River. Access to the river crosses the Fox River Trail.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Repair/Level Docks	\$2,000	High
Replace Ticket Machine	\$10,000	Medium
TOTAL:	\$12,000	

Fox River

Restrooms (Ext.)

Level Docks

Picnic Shelter

Fox River Trail

RIVERSIDE DR

N BROADWAY



Fox Point Boat Launch

Special Use Area - 4.47 Acres

Not To Scale



Fox River Trail

Special Use Area — 30.94 Acres

The Fox River Trail is a multi-purpose trail that runs through the City of De Pere on the west side of the Fox River. The trail is under the jurisdiction of the Wisconsin DNR and maintained by Brown County. The trail is plowed in the winter months through a cost share with the County.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Managed by the Wisconsin DNR and maintained by Brown County	N/A	N/A
TOTAL:	N/A	

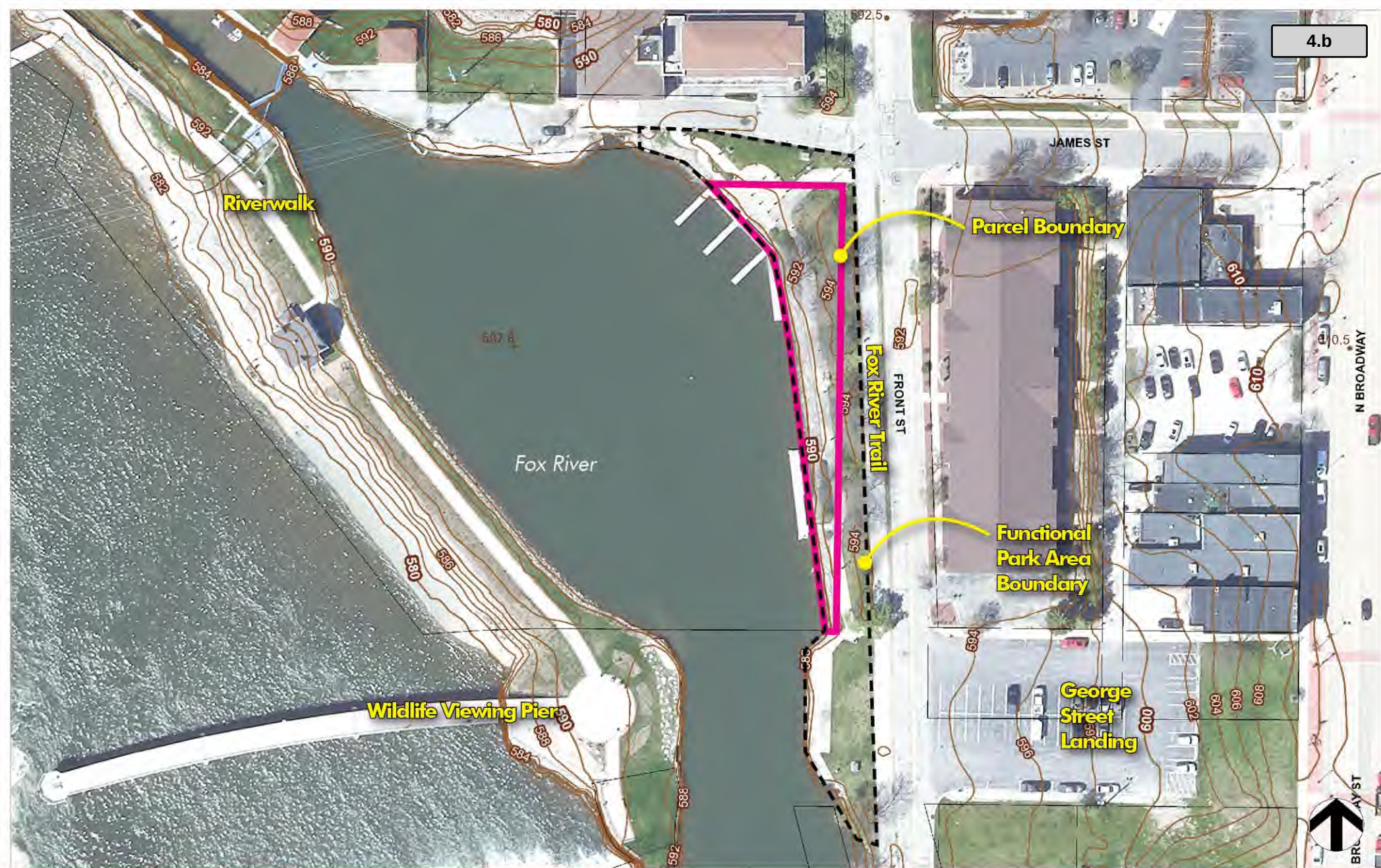


James Street Parkway

Special Use Area — 0.51 Acres

The James Street Parkway is located on James Street and Front Street on the Fox River. The space is a small public landing adjacent to the lock system of the Fox River and contains boat docks and a partial walkway, decorative lights, benches, and flagpoles. A Master Plan for the space is needed to support public use of the space.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Create James Street Parkway Master Plan	\$25,000	Medium
TOTAL:	\$25,000	



James Street Parkway

Special Use Area - 0.51 Acres

Not To Scale



George Street Landing

Special Use Area — 0.69 Acres

The George Street Landing is located between Front Street and Broadway St. at the terminus of George Street. This area contains two city parcels and a portion of the former George Street right-of-way as the former alignment of the Claude Allouez Bridge. The space contains a significant drop in elevation of approximately 15 feet. Along Broadway St., a small grass plaza with public art exists. Along Front Street, a parking lot exists. A Master Plan for the space is needed to support public use of the space.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Create George Street Landing Master Plan	\$25,000	Medium
TOTAL:	\$25,000	



George Street Landing

Special Use Area - 0.69 Acres

Not To Scale



Riverwalk & Wildlife Viewing Area

Special Use Area — 1.00 Acres

The Riverwalk and Wildlife Viewing Pier is accessed from Voyageur Park. It provides a Riverwalk, fishing area, trails, restrooms, lift bridge and viewing pier. A historic building owned by the Fox River Navigation Authority is on site. Most of the improvements were completed in 2012 and 2013.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Railing Rehabilitation	\$50,000	High
Boardwalk Repair & Replacement	\$25,000	Medium
TOTAL:	\$75,000	



Riverwalk & Wildlife Viewing Area

Special Use Area - 1.00 Acres

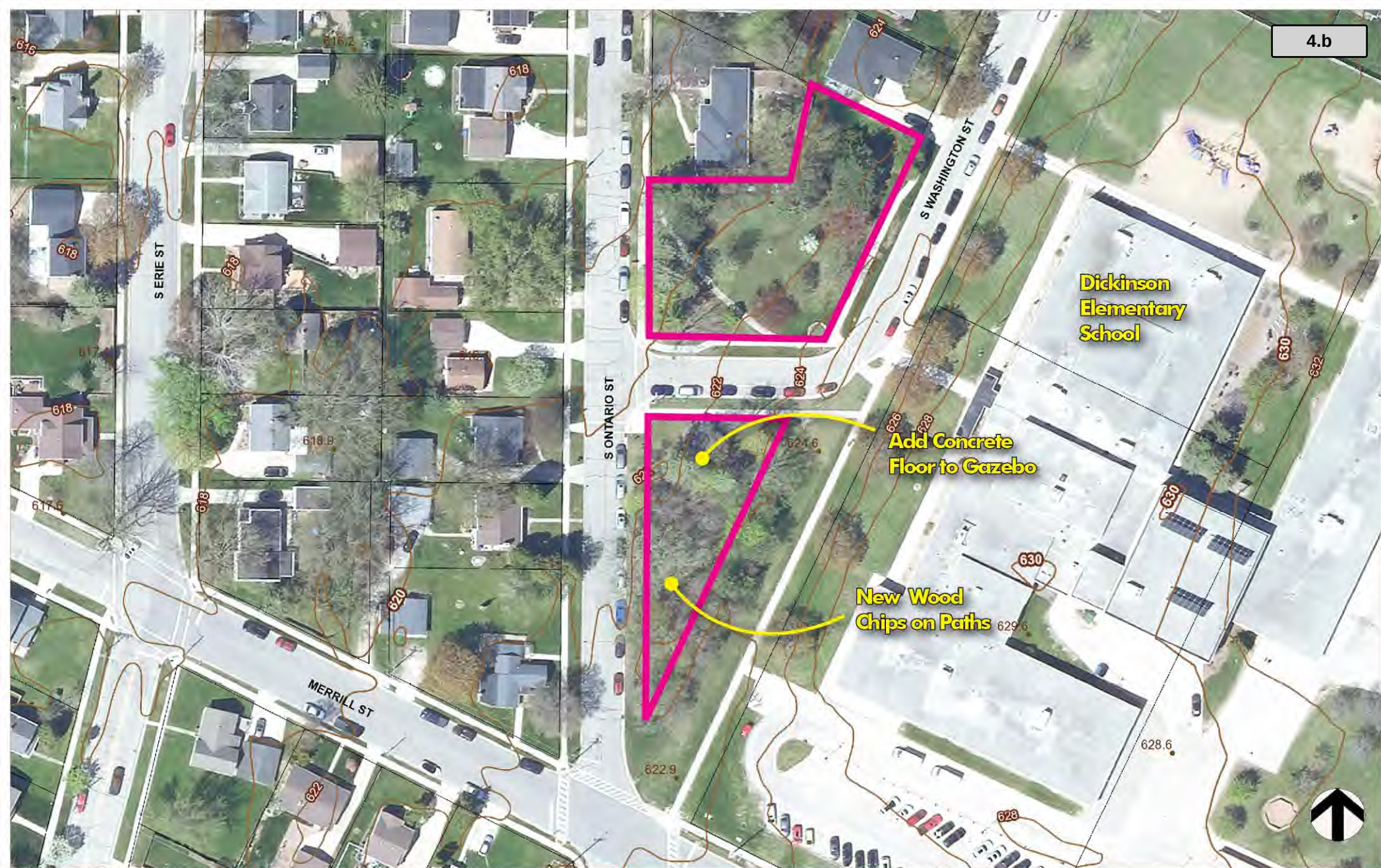


Nature Center

Special Use Area — 0.85 Acres

The Nature Center is a small Park located at the corner of South Ontario Street and South Washington Street near the Dickinson Elementary School. The Nature Center contains primitive walking paths and a gazebo.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Concrete Gazebo Floor	\$1,500	Medium
Wood Chips on Trail	\$1,000	Medium
TOTAL:	\$2,500	



Nature Center

Special Use Area - 0.85 Acres

Not To Scale

DE PERE[®]



APPENDIX C

Capital Improvement Plan

BICENTENNIAL PARK

Proposed Improvement	Estimated Cost	Priority
Restore Landscape Beds	\$2,000	High
Rebuild Stone Memorial Walls and Surface	\$11,000	High
Replace Plaque on Memorial Wall	\$2,000	High
Additional Seating (Picnic Tables or Benches)	\$5,000	Low
Total:	\$20,000	

CARNEY PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Sidewalk	\$4,900	High
Poured In Place Playground Surface	\$45,000	High
Replace Playground Equipment	\$45,000	High
Picnic Table	\$1,500	Low
Paint Park Signpost	\$500	Medium
Total:	\$96,900	

GEORGE PARK

Proposed Improvement	Estimated Cost	Priority
Maintain As Is	\$1,000	High
Total:	\$1,000	

LAWTON PARK

Proposed Improvement	Estimated Cost	Priority
Additional Picnic Table	\$1,500	Medium
Paint Park Signpost	\$500	Medium
Total:	\$2,000	

RAINBOW PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Sidewalk	\$7,100	Medium
Poured In Place Playground Surface	\$55,000	High
Playground Equipment	\$55,000	High
Additional Picnic Table	\$1,500	Medium
Total:	\$118,600	

ROTARY PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Sidewalk to Gazebo	\$2,800	Medium
Fountain/Aerator	\$3,500	Medium
Electric Utility (Conduit, Wire, Handholes)	\$10,000	Medium
Electric Service (Panel, Controls)	\$15,000	Medium
Total:	\$31,300	

RUSK PARK

Proposed Improvement	Estimated Cost	Priority
Maintain As Is	\$1,000	High
Total:	\$1,000	

WELLS PARK

Proposed Improvement	Estimated Cost	Priority
Three Benches	\$6,000	Low
Paint Park Signpost	\$500	Medium
Park Master Plan	\$40,000	Low
Total:	\$46,500	

WILCOX PARK

Proposed Improvement	Estimated Cost	Priority
Additional Picnic Table	\$1,500	Medium
Paint Park Signpost	\$500	Medium
Maintain As Is	\$1,000	High
Total:	\$3,000	

WILLEMS PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Sidewalk	\$7,100	High
Poured In Place Playground Surface	\$45,000	High
Playground Equipment	\$45,000	High
Total:	\$97,100	

WILSON PARK

Proposed Improvement	Estimated Cost	Priority
Site Preparation	\$50,000	High
Electrical Improvements	\$50,000	High
Softscape Improvements	\$20,000	High
Site Furnishings	\$30,000	High
Total:	\$150,000	

BRAISHER PARK

Proposed Improvement	Estimated Cost	Priority
Paint Park Signpost	\$500	Medium
Replace Two Dead Trees in Urban Orchard	\$400	High
ADA Compliant Sidewalk Connection (Adams to Playground to Winnebago)	\$19,000	Low
Paint Exterior of Restrooms	\$2,500	Medium
Total:	\$22,400	

KELLY DANEN PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Trail	\$98,000	Low
Restrooms and Pavilion	\$150,000	Medium
Total:	\$330,700	

KIWANIS PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Trail	\$98,000	Low
Restrooms and Pavilion	\$150,000	Medium
Ada Compliant Sidewalk	\$12,700	Medium
Poured In Place Playground Surface	\$65,000	Medium
Playground Equipment	\$65,000	Medium
Total:	\$390,700	

LIONS TRAILSIDE PARK

Proposed Improvement	Estimated Cost	Priority
Refurbish Trail with Gravel	\$3,000	High
ADA Compliant Sidewalk	\$10,500	Medium
Restroom	\$100,000	Low
Paint Park Signpost	\$500	Medium
Maintain The Garden	\$500	Medium
Total:	\$114,500	

PATRIOT PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Sidewalk	\$8,800	High
Soccer Fields	\$10,000	Medium
Repair/Replace Shelter	\$180,000	Medium
Plant Trees (10 X \$350)	\$3,500	Medium
9-Hole Disk Golf Par 3 Course	\$10,000	High
Total:	\$212,300	

SAMANTHA PARK

Proposed Improvement	Estimated Cost	Priority
Playground Equipment	\$55,000	Medium
Maintain Orchard	\$1,000	Medium
ADA Compliant Sidewalk	\$3,900	Medium
Poured In Place Playground Surface	\$55,000	Medium
Picnic Pavilion	\$30,000	Low
Picnic Tables	\$5,000	Medium
Paint Park Signpost	\$500	Medium
Develop Community Garden	\$5,000	Medium
Parking Lot	\$50,000	Medium
Total:	\$160,400	

WATERVIEW HEIGHTS PARK

Proposed Improvement	Estimated Cost	Priority
Create Waterview Heights Park Master Plan	\$20,000	Low
Name The Park	N/A	Low
Total:	\$20,000	

DE PERE COMMUNITY CENTER

Proposed Improvement	Estimated Cost	Priority
Expansion Of Lower Level	T.B.D.	Low
Replace Lower Level Outdoor Furniture	\$25,000	High
Total:	\$25,000	

JIM MARTIN PARK

Proposed Improvement	Estimated Cost	Priority
Restore Sand Volleyball Court	\$2,500	Medium
ADA Compliant Sidewalk	\$34,650	Low
Picnic Pavilion	\$30,000	Medium
Pond Fountain/Aerator	\$3,500	High
Fishing/Viewing Platform at Pond	\$12,500	High
Total:	\$83,650	

LEGION PARK

Proposed Improvement	Estimated Cost	Priority
Restore Sand Volleyball Courts (2 x \$2,500)	\$5,000	Medium
Expansion of Pickleball Courts (2)	\$200,000	Medium
Replace 11 Light Fixtures in Wooded Area (11 x \$2,500)	\$60,000	Medium
Replace Outdoor Swimming Pool	\$10,000,000	High
Total:	\$10,265,000	

OPTIMIST PARK

Proposed Improvement	Estimated Cost	Priority
Concession Stand Expansion	\$110,000	Medium
East Parking Lot Expansion	\$50,000	Low
ADA Sidewalk to Lower Field	\$60,000	High
Mini/Practice Field	\$45,000	Low
Total:	\$110,000	

VFW PARK

Proposed Improvement	Estimated Cost	Priority
Replace Sidewalk Between Parking Lot and South 7th Street With ADA Compliant Trail	\$27,000	Medium
Expansion of Pickleball Courts (2)	\$200,000	Medium
Resurface/Replace Basketball Court	\$10,000	Medium
Repave Path from Parking Lot to Ballfield	\$13,100	High
ADA Compliant Sidewalk	\$7,000	Medium
Replace Ballfield Scoreboard	\$11,000	High
Replace Restrooms by Ballfield	\$160,000	Medium
Paint Park Signpost by Ballfield	\$500	Medium
Total:	\$228,600	

SOUTHWEST PARK

Proposed Improvement	Estimated Cost	Priority
ADA Compliant Trail Extension to Preserve	\$98,000	Medium
Pave Existing Trails (2250') (5" Concrete, Excluding Existing 12" Base)	\$28,000	Medium
ADA Compliant Sidewalk	\$21,000	High
Portable Bleachers	\$30,000	High
Artificial Turf Soccer Field	\$1,000,000	Low
Add a Skatepark	\$500,000	Medium
Total:	\$1,677,000	

VOYAGEUR PARK

Proposed Improvement	Estimated Cost	Priority
Additional Pedestrian Access Point with Controlled Access from Franklin Street	\$6,000	Medium
Additional Potable Water Access	\$10,000	High
Electrical Panel Upgrades	\$40,000	Medium
Kayak Launch	\$50,000	High
Replace Failing Concrete Where Boardwalk Meets Sidewalk	\$40,000	High
Pavilion Maintenance	\$500	Medium
Total:	\$146,500	

EAST SIDE NATURE PARK

Proposed Improvement	Estimated Cost	Priority
Park Master Plan	\$25,000	Low
Total:	\$25,000	

THE PRESERVE

Proposed Improvement	Estimated Cost	Priority
Pave Gravel Portion of Trail	\$30,000	Medium
Total:	\$30,000	

BOMIER BOAT LAUNCH

Proposed Improvement	Estimated Cost	Priority
Maintain "As Is"	\$1,000	Medium
Total:	\$1,000	

BROWN COUNTY FAIRGROUNDS

Proposed Improvement	Estimated Cost	Priority
Collaborate On Improvements	TBD	Medium
Total:	TBD	

DE PERE DOG PARK

Proposed Improvement	Estimated Cost	Priority
Trail Connection to Residential Neighborhood Between RR And County D	\$15,000	High
Restrooms	\$150,000	Medium
Trees In Small Dog Area (8 x \$350)	\$2,800	High
Install Boardwalk (375')	\$18,750	Low
Total:	\$186,550	

DE PERE ICE ARENA

Proposed Improvement	Estimated Cost	Priority
Replace Bleachers	\$80,000	High
Ceiling Insulation	\$50,000	High
Dasher Boards	\$300,000	Medium
Condition Analysis	\$20,000	High
Total:	\$450,000	

PERKOFSKI BOAT LAUNCH

Proposed Improvement	Estimated Cost	Priority
Restore Landscape Beds	\$5,000	High
Add Kayak Launch	\$35,000	Medium
Ticket Machine Replacement	\$10,000	Low
Total:	\$50,000	

EAST RIVER TRAIL

Proposed Improvement	Estimated Cost	Priority
Blue Bird Houses (10 x \$100)	\$1,000	Medium
Clear Viewing Areas Near East River	\$1,500	Medium
Natural / Prairie Planting	\$25,000	High
Outdoor Exercise Stations (7 Pieces)	\$25,000	Low
Total:	\$52,500	

FOX POINT BOAT LAUNCH

Proposed Improvement	Estimated Cost	Priority
Repair/Level Docks	\$2,000	High
Replace Ticket Machine	\$10,000	Medium
Total:	\$12,000	

FOX RIVER TRAIL

Proposed Improvement	Estimated Cost	Priority
Managed by the Wisconsin DNR and Maintained by Brown County	N/A	N/A
Total:	N/A	

JAMES STREET PARKWAY

Proposed Improvement	Estimated Cost	Priority
Create James Street Parkway Master Plan	\$25,000	Medium
Total:	\$25,000	

GEORGE STREET LANDING

Proposed Improvement	Estimated Cost	Priority
Create George Street Landing Master Plan	\$25,000	Medium
Total:	\$25,000	

NATURE CENTER

Proposed Improvement	Estimated Cost	Priority
Concrete Gazebo Floor	\$1,500	Medium
Wood Chips on Trail	\$1,000	Medium
Total:	\$2,500	

DE PERE RIVERWALK AND WILDLIFE VIEWING PIER

Proposed Improvement	Estimated Cost	Priority
Railing Rehabilitation	\$50,000	High
Boardwalk Repair & Replacement	\$25,000	Medium
Total:	\$75,000	



APPENDIX D

Parkland Dedication Requirement Comparison

Community	Parcel Land Amount	Fee Determination	Fee Use by Municipality	Land Requirements	Additional Notes
De Pere	4.4% of total nonpublic residential property developed in residential zoned districts.	Single Family: \$300 Two Family: \$600 Multi-family: \$150/bedroom	Open space acquisition or the preparation of park and open space plans, including a master plan of development.	Land dedications shall be compatible with the comprehensive plan for the development of the community.	
Ashwaubenon	1 dedicated acre per 35 acres of development.	Based on full market value of the land to be dedicated	Funds for the acquisition and development of public sites, recreation areas, open spaces, and greenways.	Areas that match descriptions in Village Comprehensive Plan or that hold significant scenic or historic qualities.	If the value of the dedicated land is valued at less than the public site fee the sub divider is to pay the difference. If the site fee is less than the lands value the village has the option to buy the land for three years, if not purchased in that time period the land is released to the owner.
Marshfield	1 acre per 45 potential dwelling units	Per dwelling size: 1 - 2 family-\$200 Multifamily-\$150/dwelling	For developing adequate parks, playgrounds, trails, recreation, and open spaces	Areas less than one acre must be located in an expandable area. Must have proper drainage, surface contour, and seeding.	Mixed use developments that include green spaces may not be required to dedicate as much land or received a prorated fee.
Menomonie	10% of the gross area of all property proposed for subdivision	Determined by # of families per lot. 1-4 families: \$400, 5:\$500, 6:\$600, 7:\$700, 8:\$800	For the purchase, development, improvement/maintenance of parks, open spaces, or recreational sites.	Area>2 acres, 80' of street frontage, no other dimension less than 200'. Utility installation and seeding required.	Combination of land dedication and fee payment allowed
Stevens Point	Percent of gross area of sub development. E.G. 5 acres: 11% land dedication 8 acres: 13%.	Per dwelling size: Single family-\$300/unit Duplex- \$250/unit Multiple family-\$200/unit Mobile home-\$200/lot	For the purchase, development, improvement/maintenance of parks, open spaces, or recreational sites.	Land dedication must be compatible with the Stevens Point Comprehensive Outdoor Recreation Plan as determined by the city.	Location and adaptability of the potentially dedicated land for recreation purposes are taken into account by the city before acceptance as dedicated park land.
Watertown	A size adequate to meet the needs created by the subdivision	\$506 for each institutional residential housing unit and \$1,264 each for all other dwelling unit types, or value of land to be dedicated	To provide public parks, playgrounds, open spaces and athletic fields, and any supporting recreation facilities. May include costs of land acquisition and debt.	Land shall be conveniently located with at least 100' of road frontage and reasonably adaptable for the intended park and recreation uses.	All subdivisions are required to provide linkages from on location parks to public right of ways. Combination of land dedication and fee payment allowed.

DE PERE[®]



APPENDIX E

Park and Recreation Funding Sources

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Wisconsin Stewardship Programs						
Aid for the Acquisition and Development of Local Parks (ADLP) / Knowles-Nelson Stewardship Program	To acquire or develop public, nature-based outdoor recreation areas and facilities	\$4 million avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan is required ▪ Priority for land acquisition ▪ Projects must comply with ADA	WDNR	Jessica Terrien Northeast District 920-461-2680
Urban Greenspace Program (UGS)	To acquire land to provide natural space within or near urban areas, or to protect scenic or ecological features	\$1.6 million avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan is required ▪ Projects must comply with ADA	WDNR	Jessica Terrien Northeast District 920-461-2680
Acquisition of Development Rights	To acquire development rights for nature-based outdoor recreation areas and facilities	\$1.6 million avail. per yr. 50% local match per project	May 1	▪ Funds available to acquire development rights in areas where restrictions on residential, industrial, or commercial developments are in place. May include enhancements of outdoor recreation	WDNR	Jessica Terrien Northeast District 920-461-2680
Urban Rivers Grant Program (URGP)	To acquire lands, or rights in lands, adjacent to urban rivers for the purpose of preserving or restoring them for economic revitalization or nature-based outdoor recreation activities	\$800,000 avail. per yr. 50% local match per project	May 1	▪ A comprehensive outdoor recreation plan is required ▪ Projects must comply with ADA	WDNR	Jessica Terrien Northeast District 920-461-2680

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Federal Programs						
Land and Water Conservation Fund (LAWCON)	To acquire or develop public outdoor recreation areas and facilities	50% local match per project	May 1	A comprehensive outdoor recreation plan is required	WDNR with TEA-21 Funds	Jessica Terrien Northeast District 920-461-2680
Recreational Trails Act	To provide funds for maintenance, development, rehabilitation, and acquisition of land for motorized, non-motorized, and diversified trails	50% local match per project	May 1	- Funds may only be used on trails which have been identified in, or which further a specific goal of a local, county, or state trail plan. - Funds may be used on trails that are referenced in a statewide comprehensive outdoor recreation plan	WDNR with TEA-21 Funds	Jessica Terrien Northeast District 920-461-2680
Statewide Multi-Modal Improvement Program (SMIP)						
Transportation Enhancements Program	Providing facilities for pedestrians and bicyclists. This program provides funding for rehabilitating and operating historic transportation buildings and structures, restoring railway depots, as well as streetscaping "Main Streets" and landscaping near transportation facilities	- Funded through TEA-21 20% required match	February	- Not a grant program. 80% of funds are reimbursed if all federal guidelines are met - Project must relate to surface transportation - Construction projects must be over \$100,000 - Non-construction projects must be over \$25,000	WisDOT	Tim Olusegun tim.olusegun@dot.wi.gov (608) 266-0254

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Surface Discretionary Grant Program (STP-D)	Provides flexible funds, which can be spent on a wide variety of projects, including roadway projects through the Federal-aid highway system, bridges, transit facilities, and bicycle and pedestrian facilities.	▪ Funded through TEA-21 ▪ 20% required match	February	▪ Any project that fosters alternatives to single-occupancy vehicle trips ▪ Facilities for pedestrians and bicyclists ▪ System-wide bicycle planning ▪ Construction projects must be over \$100,000 ▪ Non-construction projects must be over \$25,000	WisDOT	Tim Olusegun tim.olusegun@dot.wi.gov (608) 266-0254
Federal Transit Administration Grants						
Section 5309 (old Section 3 discretionary funds)	Transit capital projects; includes intermodal facilities such as bicycle racks on buses and bicycle parking at transit stations; most funds are to be directed toward transit itself.	20% local match per project	Early Spring	▪ Funding for this program is allocated on a discretionary basis ▪ Congress/ ▪ Administration can pick the projects; however, the authorization bill contains a list of specific criteria	WisDOT Bureau of Transit	Ron Morse 608-266-1650
Section 402-Highway Safety Funds						
Community Programs Empowerment Program Enforcement Program	For bicycle and pedestrian safety education and training projects, including helmet promotion and purchases, sponsorship of rodeos, classes, and development of brochures	20% local match per project	October – Dec	▪ Engineering and maintenance work not eligible for funding	WisDOT Bureau of Transportation Safety	Kelsey Lorenz Northeast Region kelsey.lorenz@dot.wi.gov (920) 492-0142

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Highway Safety Program (Section 403)	Available for bicycle/pedestrian education. May also be used to develop safety classes for bicycle/pedestrian offenders	20%-50% local match per project	February	- For communities that can document bicycle crashes related to motor vehicle violations - Funds new enforcement programs up to \$1000	WisDOT Bureau of Transportation Safety	Kelsey Lorenz Northeast Region kelsey.lorenz@dot.wi.gov (920) 492-0142
Research Projects	Funds the research needed to substantiate unique local needs for additional safety funding	20% local match per project	February	A study of transit needs on public lands to assess the feasibility of alternative transportation modes (Section 3039)	WisDOT Bureau of Transportation Safety	Kelsey Lorenz Northeast Region kelsey.lorenz@dot.wi.gov (920) 492-0142
Other Programs						
Wisconsin Main Street Community Program	Comprehensive downtown revitalization program, which includes streetscape improvements		No Date	- General downtown program - May benefit trail enhancements through streetscaping	National Main Street Center	Wisconsin Dept. of Commerce, Bureau of Downtown Development 608-266-7531

Program	Purpose	Funding Details	Deadline	Notes	Administrative Agency	Contact
Surface Transportation-Environment Cooperative Research Program	Evaluate transportation control measures. Improve understanding of transportation demand factors. Develop performance indicators that will facilitate the analysis of transportation alternatives	20% local match per project		▪ \$ available for the development of national bicycle safety education curriculum ▪ \$ available for grants to a national not-for-profit organization engages in promoting bicycle and pedestrian safety ▪ \$ available for a study of the safety issues attendant to the transportation of school children to and from school and school-related activities by various transportation modes	FHWA	U.S. Dept. of Transportation 202-366-4000
Urban Forestry Grants	Assistance for tree maintenance, planting, and public awareness	\$1,000 to \$25,000 grants awarded with a 50% local match	October 1	▪ Funding is prioritized for communities needing to develop an urban forestry plan, needing worker training, and needing to conduct a street tree inventory	WDNR Urban Forestry	Nicolle R Spafford Budget Grant Specialist 715-896-7099
Home Depot Community Improvement (Environmental) Grants	Assistance for forestry and ecology projects, clean-up beautification projects, recycling programs				Home Depot Community Affairs	Local Home Depot Store Manager



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

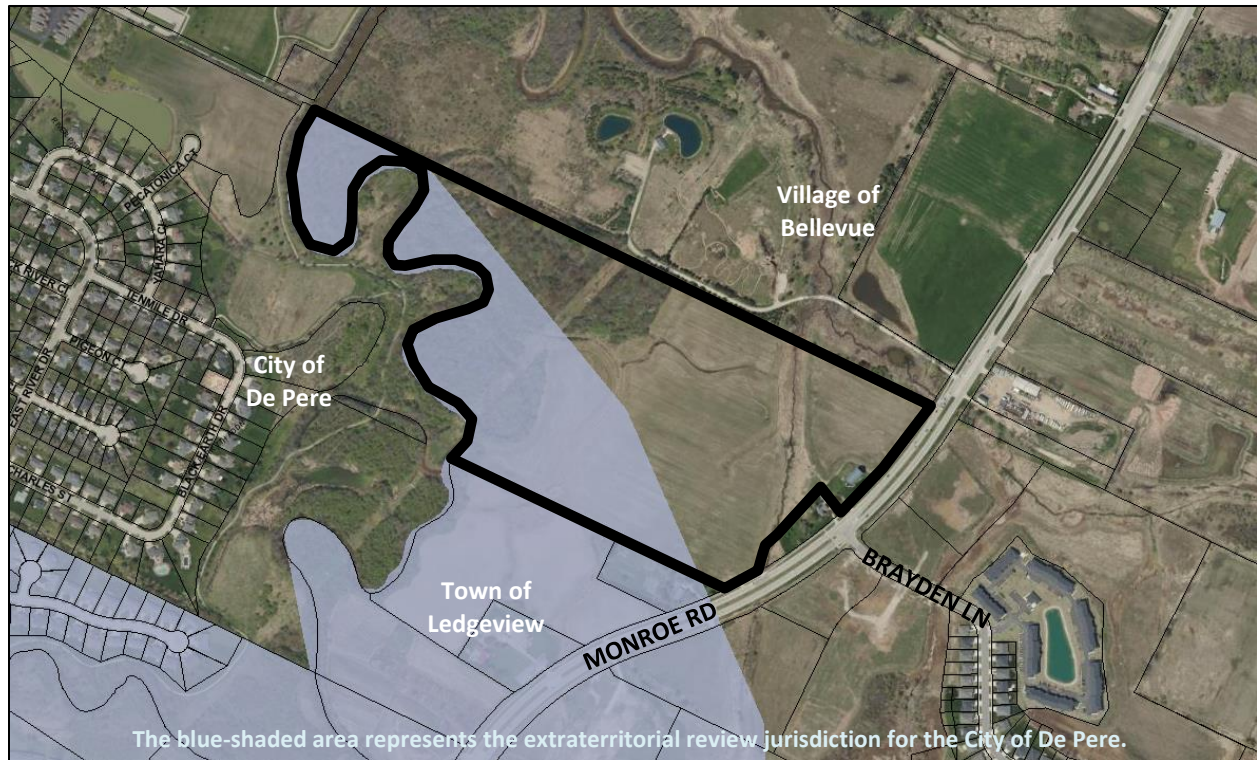
SUBJECT: Consideration and possible action for an extraterritorial 1-lot and 1-outlot certified survey map at 3300 BLK Monroe RD in Ledgeview (Parcel D-423).*

ATTACHMENTS:

- PC Report - 3300 BLK Monroe RD (DOCX)
- Preliminary CSM & Application (PDF)

Item 5: Consideration and possible action for an extraterritorial 1-lot and 1-outlot certified survey map at 3300 BLK Monroe RD in Ledgeview (Parcel D-423).*

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.	
COMMON DESCRIPTION:	3300 BLK Monroe RD, located west from the Monroe RD and Brayden LN intersection in Ledgeview.	
ZONING:	LI Light Industrial in Ledgeview.	
SURROUNDING LAND USES:	Conservancy to the north (Bellevue). Agricultural to the south and east (Ledgeview). East River Trail (PI-1) to the west (De Pere).	
COMPREHENSIVE PLAN:	Planned Business in Ledgeview.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Steven M. Bieda, PLS Vierbicher 400 Security BL Green Bay, WI 54313	<u>Property Owner</u> Denis Richard J & Patricia Revocable Trust 2495 Oak Ridge CI De Pere, WI 54115-9226
LAND USE HISTORY:	After a review of air photographs, the site was agricultural with natural areas at the west end since 1938.	

STAFF REVIEW:

When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed CSM is adjacent to the northeast corner of the De Pere city limits.
- The proposed land division will create one light industrial lot and one outlot.
- The site is located inside the Ledgeview sewer service area.
- The De Pere minimum acreage and frontage requirements are 0.18 acres and 75'; the Ledgeview minimums are 0.46 acres and 150'. The CSM lots comply with the acreage and frontage requirements.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed lot sizes, street frontages, and setbacks meet De Pere's requirements.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Village of Bellevue (extraterritorial review authority), Town of Ledgeview, and Brown County Planning Commission.



Planning/Zoning Application

Planning & Zoning Department

5.b

Submitted On:

Jan 5, 2024, 10:33AM EST

Parcel Number: (Include ALL parcels)	D-423
Nearest property address to the project site:	Street Address: 3346 MONROE RD City: DePere State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	One
Number of outlots in the CSM:	One
De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	Parcel in Town of Ledgeview
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Richard & Patricia Last Name: Denis Revoc Trust Et.Al.
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: W3180 Garvey Rd. City: Freedom State: W Zip: 54130
Property Owner's Phone Number:	920-202-4306
Property Owner's Email Address:	jjdenis@hotmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: Steven

Name:		Last Name: Bieda	5.b
Authorized Representative's Business Name:		Vierbicher Associates	
Authorized Representative's Phone Number:		920-434-9670	
Authorized Representative's Email Address:		sbie@vierbicher.com	
Please attach 1 PDF copy of the CSM.		L-12164.pdf	
How do you plan on paying for your application?		Mail a check	
Total Due:		\$375.00	
Signature Data	First Name: Steven Last Name: Bieda Email Address: sbie@vierbicher.com		
			
		Signed at: January 5, 2024 10:33am America/New_York	
User's Session Information		IP Address: 74.87.124.242 Referrer URL:	

Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview,
Brown County, Wisconsin.

Graphic Scale: 1" = 400'



North



NOTES

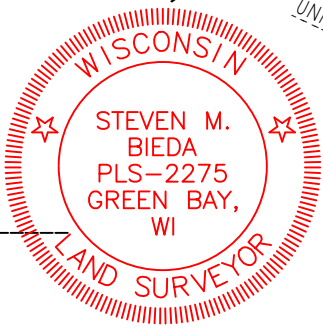
Bearings referenced to the Northerly line of Private Claim 41, East Side Fox River, assumed to be N64°12'20"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

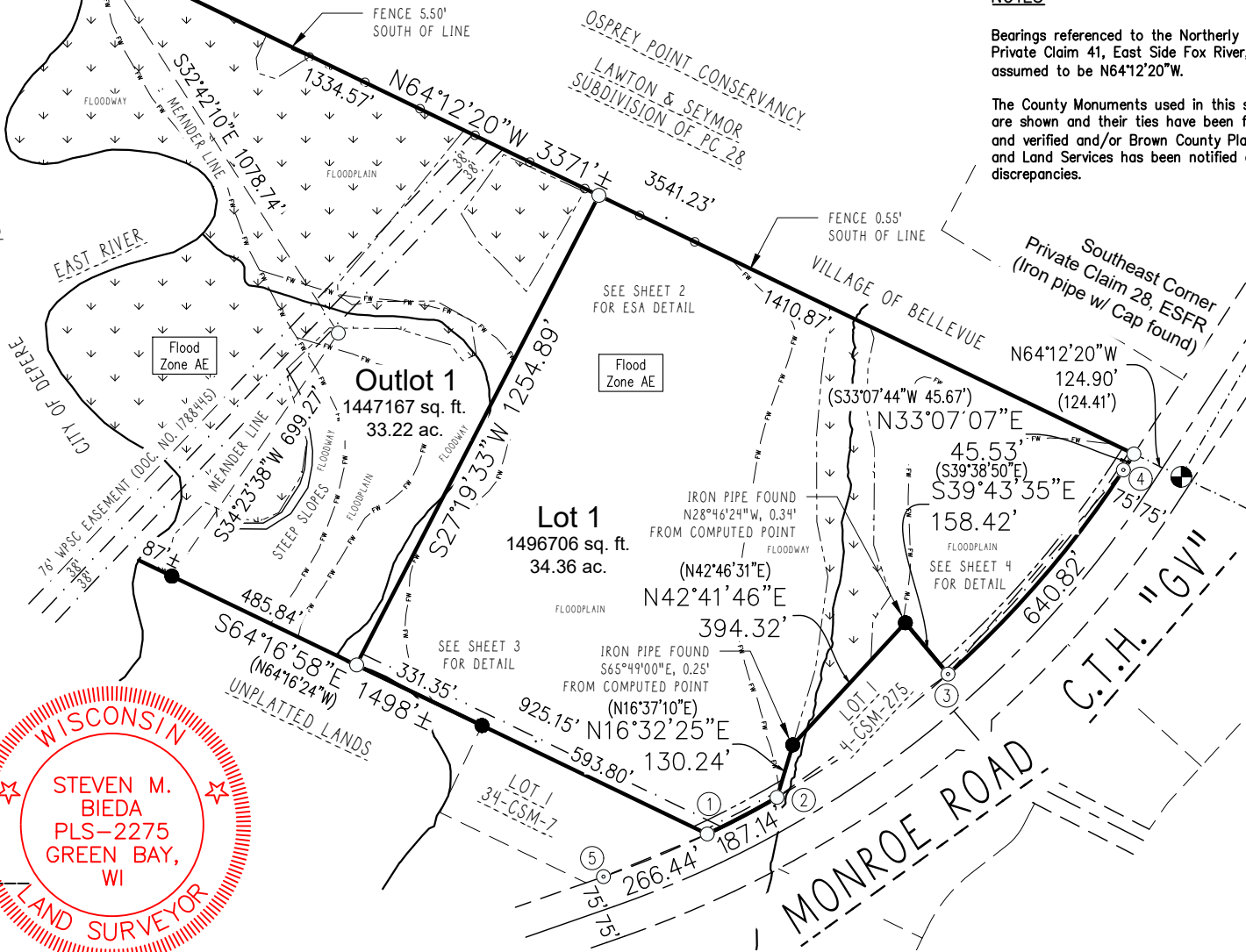
Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ 1" iron pipe with cap found
- ⊕ Brown County monument – type noted
- () recorded as bearing / distance
- existing building
- gravel
- wetland area per Brown County GIS
- fence line
- floodway limits
- ESA setback
- 30' building setback
- 12' utility easement

Steven M. Bieda
PLS-2275
December 6, 2023



LOT 1
42-CSM-295



Sheet One of Eight
Project No.: D-18923
Drawing No.: L-12164
Fieldwork Completed: 12/04/23



vierbichler
planners | engineers | advisors

Client: Richard & Patricia Denis Revoc Trust, Et. Al.
Tax Parcel: D-423
Drafted By: CPM
File: D-18923CSM 100423.dwg
Data File: D-18923.txt

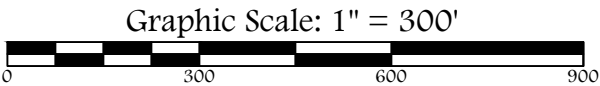
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670





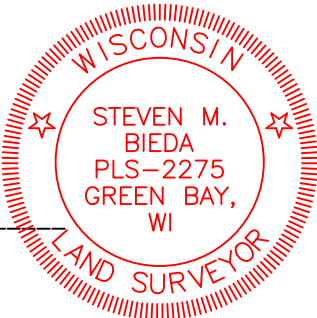
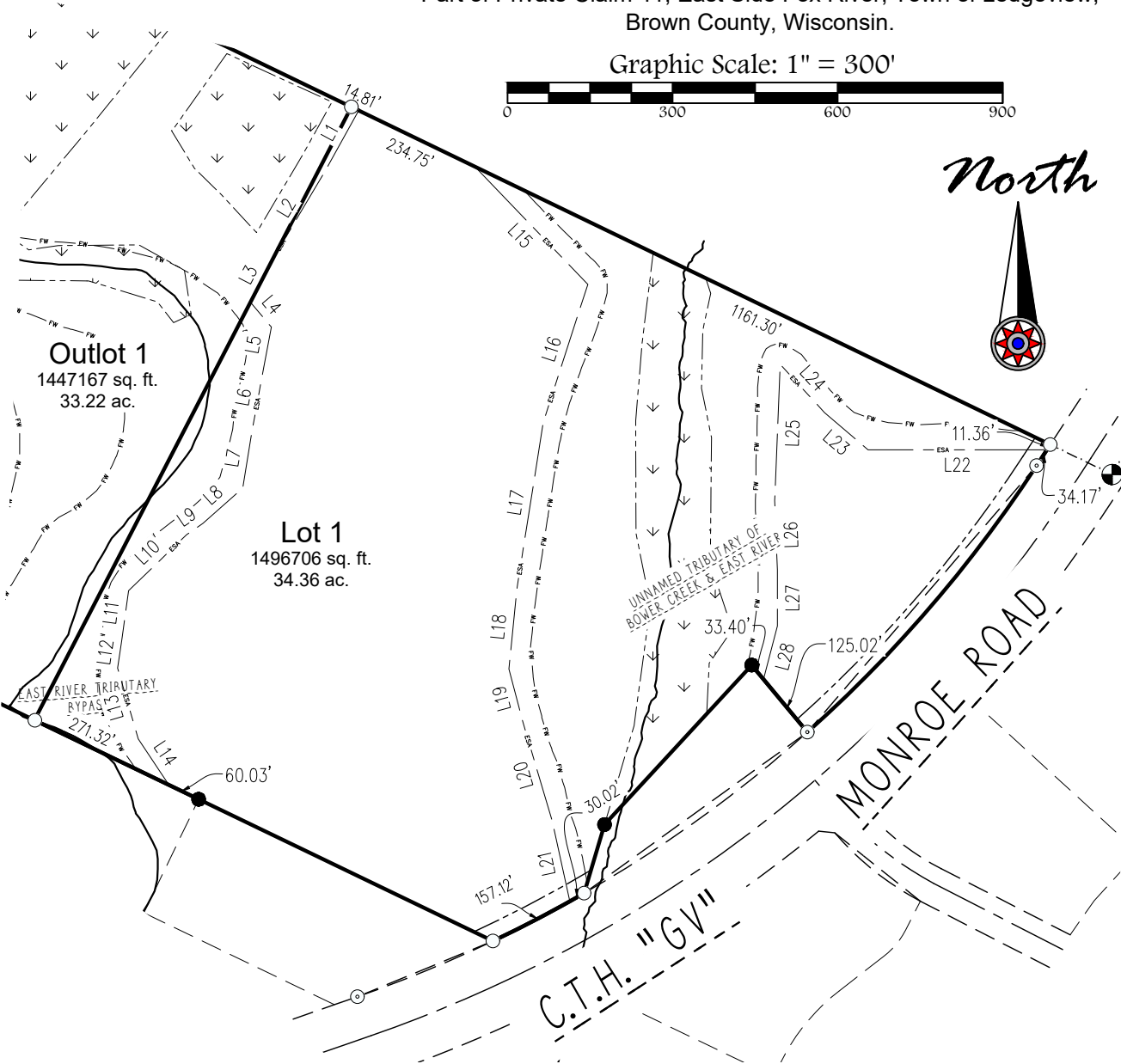
Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview,
Brown County, Wisconsin.



Line Table		
Line #	Length	Direction
L1	123.35	S28°58'06"W
L2	191.32	S30°42'12"W
L3	85.73	S27°19'33"W
L4	59.08	S40°09'10"E
L5	73.89	S10°43'13"W
L6	120.41	S10°28'17"W
L7	103.13	S9°09'24"W
L8	96.67	S48°28'36"W
L9	35.58	S55°24'25"W
L10	146.93	S46°03'49"W
L11	91.58	S7°46'43"W
L12	50.61	S8°41'45"W
L13	134.13	S16°15'15"E
L14	100.66	S33°38'01"E

Line Table		
Line #	Length	Direction
L15	296.35	S43°46'51"E
L16	263.31	S17°53'56"W
L17	303.79	S9°00'24"W
L18	149.32	S5°45'04"W
L19	97.30	S14°42'20"E
L20	189.80	S16°31'59"E
L21	149.84	S12°19'47"E
L22	324.97	N90°00'00"W
L23	104.37	N49°23'52"W
L24	118.79	N42°36'25"W
L25	247.62	S2°20'06"W
L26	126.21	S2°12'35"E
L27	101.93	S0°00'00"E
L28	100.11	S14°37'45"W



Steven M. Bieda
PLS-2275
December 6, 2023

Sheet Two of Eight
Project No.: D-18923
Drawing No.: L-12164
Fieldwork Completed: 12/04/23



vierbichler
planners | engineers | advisors

Client: Richard & Patricia Denis Revoc Trust, Et. Al.
Tax Parcel: D-423
Drafted By: CPM
File: D-18923CSM 100423.dwg
Data File: D-18923.txt

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670



Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.

Graphic Scale: 1" = 150'



North



Steven M. Bieda
PLS-2275
December 6, 2023

Lot 1
1496706 sq. ft.
34.36 ac.

30' WIDE INGRESS/EGRESS
EASEMENT

30.0'

LOT 1
34-CSM-7

12' UTILITY EASEMENT

30' BUILDING SETBACK

LOT 1
4-CSM-275

C.T.H. "GV"

MONROE ROAD

UNPLATTED LANDS

Sheet Three of Eight
Project No.: D-18923
Drawing No.: L-12164
Fieldwork Completed: 12/04/23



vierbichler
planners | engineers | advisors

Client: Richard & Patricia Denis Revoc Trust, Et. Al.
Tax Parcel: D-423
Drafted By: CPM
File: D-18923CSM 100423.dwg
Data File: D-18923.txt

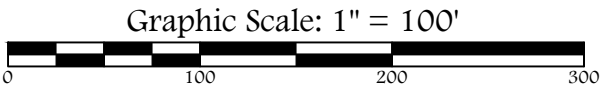
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670



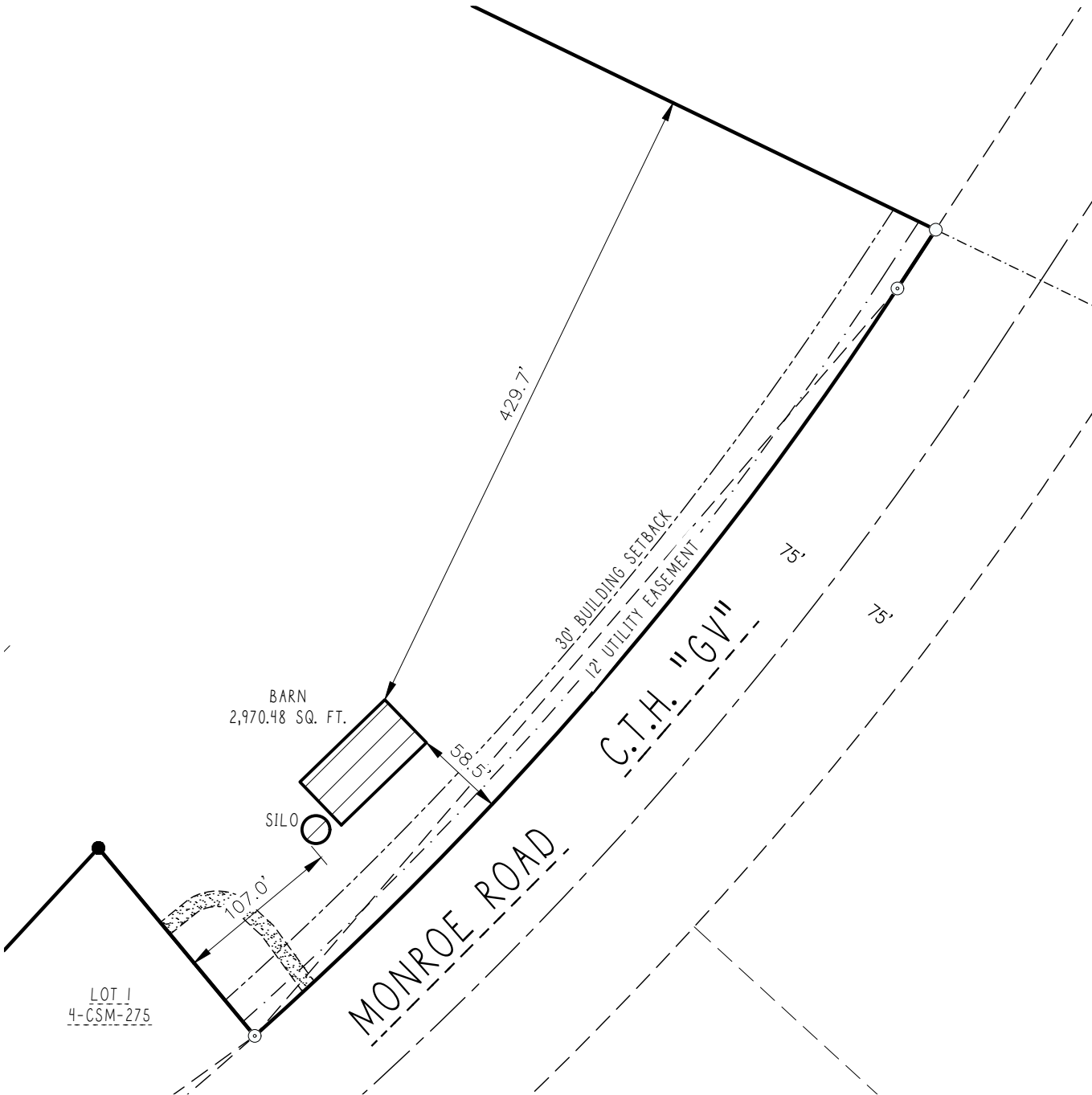
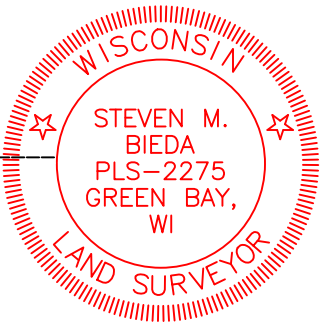


Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.



Steven M. Bieda
PLS-2275
December 6, 2023



Client: Richard & Patricia Denis Revoc Trust, Et. Al.
Tax Parcel: D-423
Drafted By: CPM
File: D-18923CSM 100423.dwg
Data File: D-18923.txt

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Four of Eight
Project No.: D-18923
Drawing No.: L-12164
Fieldwork Completed: 12/04/23



Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	187.14	2425.00	187.09	N62°18'47"E	4°25'18"	N64°31'26"E, N60°06'08"E
3-4	640.82	2425.00	638.96	N40°41'20"E	15°08'28"	N48°15'34"E, N33°07'07"E
1-5	266.44	2425.00	266.30	S67°40'16"W	6°17'42"	S70°49'08"W, S64°31'25"W

SURVEYOR’S CERTIFICATE

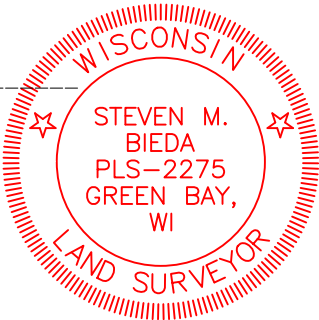
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Private Claim 28, East Side Fox River; thence N64°12'20"W, 124.90 feet along the North line of Private Claim 41, East Side Fox River to the Westerly right of way of Monroe Road, aka C.T.H. GV, and the point of beginning; thence N64°12'20"W, 2745.44 feet along said North line to a point S64°12'20"E, 626 feet more or less from the centerline of the East River and the start of a meander line; thence S32°42'10"E, 1078.74 along said meander line; thence S34°23'38"W, 699.27 feet along said meander line to a point S64°16'58"E, 87 feet more or less from the centerline of the East River and the end of said meander line; thence S64°16'58"E, 1410.99 feet along the North line of Lot 1, Vol. 34, Certified Survey Maps, Pg. 7, Map No. 5184, Doc. No. 1503736, Brown County Records and its extension to said Westerly right of way; thence 187.14 feet along the arc of a 2425.00 foot radius curve to the left whose long chord bears N62°18'47"E, 187.09 feet along said Westerly right of way to a point on the West line of Lot 1, Vol. 4, Certified Survey Maps, page 275, Map No. 1134, Doc. No. 761997, Brown County Records; thence N16°32'25"E, 130.24 feet along said West line to the Northwestern line of said Lot 1; thence N42°41'46"E, 394.32 feet along said Northwestern line to the Northeasterly line of said Lot 1; thence S39°43'35"E, 158.42 feet along said Northeasterly line to said Westerly right of way; thence 640.82 feet along the arc of a 2425.00 foot radius curve to the left whose long chord bears N40°41'20"E, 638.96 feet along said Westerly right of way; thence N33°07'07"E, 45.53 feet along said Westerly right of way to said North line and the point of beginning.

Parcel contains 2,943,873 square feet / 67.58 acres more or less, including all land lying between the meander line and the centerline of the East River.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Ledgeview, the City of DePere, the Village of Bellevue and the Brown County Planning Commission code in surveying, dividing and mapping the same.

Steven M. Bieda
PLS-2275
December 6, 2023



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this ____ day of _____, 20__.

Karl Mueller
Senior Planner



Part of Private Claim 41, East Side Fox River, Town of Ledgerview, Brown County, Wisconsin.

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

A circular red ink seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "STEVEN M. BIEDA", "PLS-2275", "GREEN BAY, WI", and "WI" at the bottom. A horizontal line is drawn across the left side of the seal, passing through the center.

Part of Private Claim 41, East Side Fox River, Town of Ledgerview, Brown County, Wisconsin.

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Jim Denis – Trustee
Richard J. & Patricia Denis Revocable Trust ETAL

Personally came before me this ____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

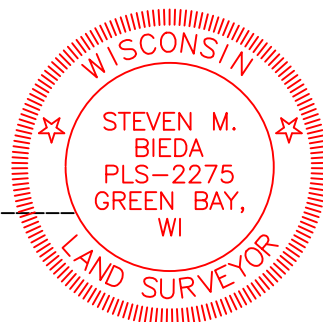
An easement for electric, natural gas, and communications service is hereby granted by

Richard J. and Patricia Denis Revocable Trust, ETAL, Grantor, to
WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee.

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Steven M. Bieda
PLS-2275
December 6, 2023





Certified Survey Map

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.

NOTES

Floodway and Floodplain information obtained from FEMA Case No. 20-05-1887R, dated October 7, 2020.

The wetlands are approximate on Outlot 1 due to the large size of the lot and the location of the wetland and ESA. The wetland and ESA boundary shall be properly identified by the affected landowner, and delineated by the appropriate regulatory agency should any development on Outlot 1 occur near or within the wetland or ESA. Any WDNR-approved wetland delineation report/map, along with the approval letter, shall be submitted to Brown County Planning Commission for verification.

Outlot 1 contains steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope-Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village/Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Outlot 1 and Lot 1 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

A Shoreland Permit for Lot 1 from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Development on Lot 1 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

RESTRICTIVE COVENANTS

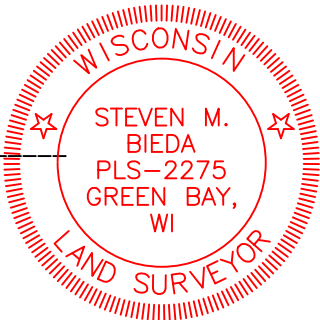
The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Lot 1 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes approximate wetlands, all land within 50 feet of approximate wetlands of any size, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark -whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Steven M. Bieda
PLS-2275
December 6, 2023





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a conditional use of landscape materials and supplies use in a C (Commercial) District at 2108 Lawrence DR (Parcel WD-L281-1).*

ATTACHMENTS:

- PC Report - CUP (DOCX)
- Application Form (PDF)
- Petitioner Provided Supplemental Regulations Document - 17 Jan 2024 (DOCX)
- Concept Site Plan - 17 Jan 2024 (PDF)
- Legal Description (DOCX)

Conditional Use Review Criteria and Standards

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;

Petitioner's response: Green Bay Nursery has been operating safely for 70 years in the Military Road Business District adjacent to a neighborhood in the heart of Green Bay. There are no changes to the business that would endanger the public health, safety or general welfare of the residents of De Pere.

2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will be not be substantially impaired or diminished by the establishment, maintenance or operation of the proposed conditional use;

Petitioner's response: The value and enjoyment for neighbors should increase by the aesthetic view of beautiful shrubs, bushes, and trees. Neighbors will be able to walk their dogs on the paths within the nursery. Lawrence DR is already a busy street so to say it would cause a substantial increase in traffic would be false but it would add a bit to the traffic.

3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;

Petitioner's response: Green Bay Nursery should aid rather than impede development by offering a place to purchase plants, shrubs, and trees to better beautify the surrounding properties and housing developments nearby.

4. That adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;

Petitioner's response: Green Bay Nursery will work with appropriate civil engineers and the various departments of the City of De Pere to satisfy necessary utilities, an appropriate access apron, and drainage.

5. That adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and

Petitioner's response: Green Bay Nursery will work with a civil engineer and various departments of the City of De Pere to have appropriate ingress and egress to the property. We have already closed off the southern entry point to the property in our site plan because of lack of commercial distance necessary to driveway.

6. That the conditional use complies with all other applicable regulations of this zoning ordinance.

Petitioner's response: We are cooperating with the new Zoning Code for Landscaping & Supplies section of the new Zoning Code adopted.

the De Pere Council in December 2023. We have attended all meetings of the Planning Commission and De Pere Common Council in the adopting of these Landscaping & Supply ordinances.

Conditional Use Supplemental Regulations

- a. Hours of operation are limited to 7:30 a.m. to 7:30 p.m.

Petitioner's response: Green Bay Nursery Hours will be from 8:00am - 6:00 pm as they have been for years in their Green Bay Location.

- b. Hours of operation for the moving of sand, soil, and aggregates are limited to 9:00 a.m. to 5:00 p.m.

Petitioner's response: Green Bay Nursery will limit hours of moving soil & mulch from 9:00am-5:00pm. We will not sell aggregates on site. Aggregates we sell will be delivered from our wholesalers.

- c. Storage areas for sand, soil, aggregates, and similar materials must be set back at least 200 feet from R-zoned lots within the City of De Pere and at least 100 feet from street rights-of-way.

Petitioner's response: Bin Block storage areas are 253 ft from Lawrence Dr. & 200 feet from 2130 Lawrence Dr. the closest R Zoned lot.

- d. Outdoor storage of dead plants, trees, logs, and stumps is prohibited.

Petitioner's response: We dispose of dead plants after each job. Green Bay Nursery does not handle trees larger than starter trees. We do not haul or handle logs or stumps whatsoever.

- e. Outdoor storage of sand, soil, aggregates, and other materials must be screened from view by an opaque fence, wall or berm that is at least 6' high. Chain-link, hardware cloth, and untreated wood are not permitted.

Petitioner's response: Soil and Mulch will be stored in Bin Block Storage areas that are 6 feet high.

- f. Outdoor storage of landscaping vehicles and equipment must be screened in accordance with the trucking and transportation terminal regulations of 14-89(2).

Petitioner's response: Trucks will be stored in the rear of our 10.7 acre property walled off by 4 foot berms with juniper trees on top and surrounded by beautiful horse corral fences 5 feet high.

- g. Outdoor storage of semi-trailers is prohibited.

Petitioner's response: Green Bay Nursery does not own, lease, rent or store semi-trailers.

- h. Outdoor storage of living plants and trees for sale does not require screening.

Petitioner's response: Green Bay Nursery does sell all kinds of annual plants, shrubs & bushes of all sizes and starter trees. These will be kept

on the open areas with walking paths for sale as they have done for the past 70 years.

- i. Living plants and trees for sale must be located outside of all required setbacks.

Petitioner's response: Setback from Lawrence Dr. for the sale of bushes, trees is 97ft. from the sidewalk of Lawrence Dr. And neighboring St. Marks Church is 10 feet due to their Institutional Zoning & from neighboring R Zoned lot is 60 feet.

- j. Vehicles and equipment with backup alarms must use only low-frequency back-up alarms that meet OSHA safety standards.

Petitioner's response: All Green Bay Nursery Vehicles are OSHA Compliant regarding back up alarms and come from a previous neighborhood setting in Green Bay. Green Bay nursery will change any current alarms to low frequency according to OSHA if not that way already.

Staff Review Summary

The C District zoned property may allow a landscape materials and supplies use if a conditional use is successfully approved. Specific conditions must be adhered to. If any conditions are violated, the city may retract the conditional use and the use must cease. Thus, it is extremely important that the petitioner, and future property owners, are aware of all the conditions that are included with an approved conditional use, in addition to Zoning Ordinance regulations.

All conditions that the petitioner has agreed to are listed within the 'Staff Recommendation' section of this report.

NEIGHBOR OUTREACH

All property owners within 300 feet of the subject area have been notified of the application via mail.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the conditional use request for a for a landscape materials and supplies use in a C (Commercial) District at 2108 Lawrence DR, subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.
2. Compliance with the following conditional use supplemental regulations and utilizing the petitioner's responses in this report and the petitioner provided supplemental regulations document to comply:
 - a. Hours of operation are limited to 8:00 a.m. to 5:00 p.m., exceeding conditional use minimum regulations, per petitioner.
 - b. Hours of operation for the moving of sand, soil, and aggregates are limited to 9:00 a.m. to 5:00 p.m.
 - c. Storage areas for sand, soil, aggregates, and similar materials must be set back at least 200 feet from R-zoned lots within the City of De Pere.

and at least 100 feet from street rights-of-way.

- d. Outdoor storage of dead plants, trees, logs, and stumps is prohibited.
- e. Outdoor storage of sand, soil, aggregates, and other materials must be screened from view by an opaque fence, wall or berm that is at least 6' high. Chain-link, hardware cloth, and untreated wood are not permitted.
- f. Outdoor storage of landscaping vehicles and equipment must be screened in accordance with the trucking and transportation terminal regulations of 14-89(2).
- g. Outdoor storage of semi-trailers is prohibited.
- h. Outdoor storage of living plants and trees for sale does not require screening.
- i. Living plants and trees for sale must be located outside of all required setbacks.
- j. Vehicles and equipment with backup alarms must use only low-frequency backup alarms that meet OSHA safety standards.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jan 1, 2024, 02:02PM EST

6.b

Parcel Number: (Include ALL parcels)	WD-L281-1
Nearest property address to the project site:	Street Address: 2108 Lawrence Dr. City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Conditional Use
What is the conditional use for?	Commercial Service
A Conditional Use request requires a detailed narrative (project description) and site plan graphics. For the detailed narrative, would you prefer to attach a PDF document or enter the information directly into this application form?	Enter detailed narrative into the application form
1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.	Green Bay Nursery has been operating safely for 70 years in the Military Road Business District adjacent to a neighborhood in the heart of Green Bay. There are no changes to the business that would endanger the public health, safety or general welfare of the residents of De Pere.
2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will be not be substantially impaired or diminished by the establishment, maintenance or operation of the proposed conditional use.	The value and enjoyment for neighbors should increase by the aesthetic view of beautiful shrubs, bushes, and trees. Neighbors will be able to walk their dogs on the paths within the nursery. Lawrence Dr. is already a busy street so to say it would cause a substantial increase in traffic would be false but it will add a bit to traffic.
3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.	Green Bay Nursery should aid rather than impede development by offering a place to purchase plants, shrubs, and trees to better beautify the surrounding properties and housing developments nearby.
4. That adequate utilities, access roads, drainage and	Green Bay Nursery will work with appropriate civil e

other necessary improvements have been or are being provide.	various Departments of the City of De Pere to satisfy necessary utilities, an appropriate access apron, and drainage.	6.b
5. That adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion.	Green Bay Nursery will work with a civil engineer and various departments of the City of De Pere to have appropriate ingress and egress to the property. We have already closed off the southern entry point to the property in our site plan because of lack of commercial distance necessary to driveway.	
6. That the conditional use complies with all other applicable regulations of this zoning ordinance.	We are cooperating with the new Zoning Code for Landscaping & Supplies section of the new Zoning code adopted by the De Pere Council in December 2023. We have attended all meetings of the Planning Commission and De Pere Common Council in the adopting of these Landscaping & Supply ordinances.	
Finally, provide details that will help with decisionmaking about the operation of the use. Include hours and days of operations, seasonal operation, shipment/delivery requirements and hours, parking requirements, drop-off zones, queuing lines, height oand width of existing and new structures (for wireless telecommunications, site plan details, etc.	Green Bay Nursery will operate with same hours as it has for the past 20 years from 8 am-6 pm, Monday through Saturday. Closed on Sundays. The business will only operate Landscaping Design Services in January & February as the Nursery will be shut down during those months. Deliveries & shipments will be made between the hours of 9 am & 5 pm. An asphalt parking lot will be built on the property & and a rear drop-off paved area for shipments to be recieved. See Site Plan for all additional detail.	
Please attach a SITE PLAN GRAPHIC that details the Conditional Use location.	Nursery Site Plan Dropped Off.docx	
De Pere Zoning Districts:	C	
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural	
Proposed Site Land Uses:	Commercial	
Does the project comply with the Comprehensive Plan?	Yes	
Has City Staff been contacted for a pre-consultation meeting?	Yes	
Property Owner:	First Name: Crosspoint Last Name: Church	
Is the property owner's address the same as the nearest property address?	Yes	
Property Owner's Phone Number:	920-366-7113	
Property Owner's Email Address:	geraldlewin@gmail.com	Packet Pg. 236

Is someone processing the project for the property owner as their authorized representative?	Yes	6.b
Authorized Representative's Name:	First Name: Jerry Last Name: Lewin	
Authorized Representative's Business Name:	Crosspoint Church	
Authorized Representative's Phone Number:	920-366-7113	
Authorized Representative's Email Address:	geraldlewin@gmail.com	
How do you plan on paying for your application?	Online with a credit card	
Total Due:	\$350.00	
Signature Data	First Name: Jerry Last Name: Lewin Email Address: geraldlewin@gmail.com  Signed at: January 1, 2024 1:59pm America/New_York	
User's Session Information	IP Address: 74.213.212.37 Referrer URL:	

**Supplemental Regulations For
Landscape Materials and Supplies
Conditional Use Permit Request
2108 Lawrence DR, De Pere WI**

- a) Hours of operation are limited to 7:30a.m. to 7:30 p.m.

Green Bay Nursery Hours will be from 8:00am - 6:00 pm as they have been for years in their Green Bay Location.

- b) Hours of operation for the moving of sand, soil, and aggregates are limited to 9:00 a.m. to 5:00 p.m.

Green Bay Nursery will limit hours of moving soil & mulch from 9:00am-5:00pm. We will not sell aggregates on site. Aggregates we sell will be delivered from our wholesalers.

- c) Storage areas for sand, soil, aggregates, and similar materials must be set back at least 200 feet from R-zoned lots within the City of De Pere and at least 100 feet from street rights-of-way.

Bin Block storage areas are 253 ft from Lawrence Dr. & 200 feet from 2130 Lawrence Dr. the closest R Zoned lot.

- d) Outdoor storage of dead plants, trees, logs, and stumps is prohibited.

We dispose of dead plants after each job. Green Bay Nursery does not handle trees larger than starter trees. We do not haul or handle logs or stumps whatsoever.

- e) Outdoor storage of sand, soil, aggregates, and other materials must be screened from view by an opaque fence, wall or berm that is at least 6' high. Chain-link, hardware cloth, and untreated wood are not permitted.

Soil and Mulch will be stored in Bin Block Storage areas that are 6 feet high.

- f) Outdoor storage of landscaping vehicles and equipment must be screened in accordance with the trucking and transportation terminal regulations of 14-89(2).

Trucks will be stored in the rear of our 10.7 acre property walled off by 4 foot berms with juniper trees on top and surrounded by beautiful horse corral fences 5 feet high

- g) Outdoor storage of semi-trailers is prohibited.

Green Bay Nursery does not own, lease, rent or store semi-trailers.

- h) Outdoor storage of living plants and trees for sale does not require screening.

Green Bay Nursery does sell all kinds of annual plants, shrubs & bushes of all sizes and starter trees. These will be kept on the open areas with walking paths for sale as they have done for the past 70 years.

- i) Living plants and trees for sale must be located outside of all required setbacks.

Setback from Lawrence Dr. for the sale of bushes, trees is 97ft. from the sidewalk of Lawrence Dr. And neighboring St. Marks Church is 10 feet due to their Institutional Zoning & from neighboring R Zoned lot is 60 feet.

j) Vehicles and equipment with back-up alarms must use only low frequency back-up alarms that meet OSHA safety standards.

All Green Bay Nursery Vehicles are OSHA Compliant regarding back up alarms and come from a previous neighborhood setting in Green Bay. Green Bay nursery will change any current alarms to low frequency according to OSHA if not that way already.

.



PROPERTY DESCRIPTION FOR CONDITIONAL USE PERMIT PURPOSES**PARCEL WD-L281-1**

10.717 AC M/L PRT SW1/4 SE1/4 SEC 31 T23N R20E COM S1/4 COR E 672.3 FT TO C/L HWY N39*32'E 291 FT N
50*28'W 1119.5 FT S 936.5 FT TO BEG EX PCL 7 OF 1 TPP 155



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

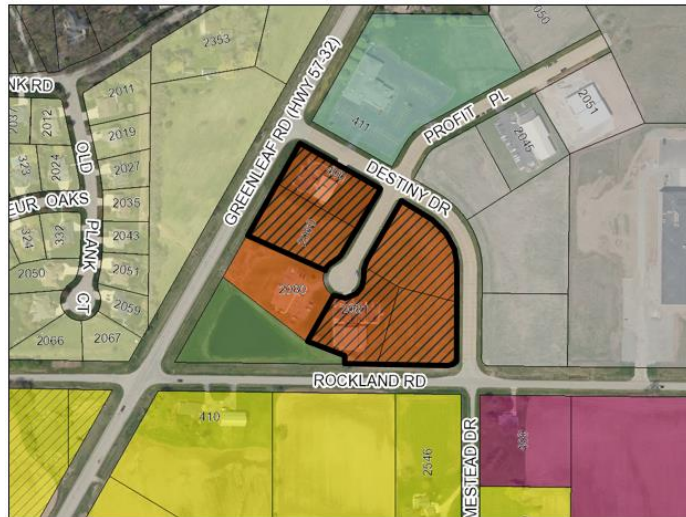
SUBJECT: Consideration and possible action for a zoning map amendment from C PDD (Commercial with a pre-existing Planned Development District overlay) to C (Commercial) at 2000 BLK Profit PL (Parcels ED-F0081-5, ED-F0081-2, ED-2389, ED-2388, ED-2387).*

ATTACHMENTS:

- PC Report - Zoning Map Amendment (DOCX)
- Application Form (PDF)
- Map (DOCX)
- Legal Description (DOCX)

Item 7: Consideration and possible action for a zoning map amendment from C PDD (Commercial with a pre-existing Planned Development District overlay) to C (Commercial) at 2000 BLK Profit PL (Parcels ED-F0081-5, ED-F0081-2, ED-2389, ED-2388, ED-2387).*

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request.

COMMON DESCRIPTION: 2000 BLK Profit PL, located south from the Profit PL and Destiny DR intersection.

SURROUNDING LAND USES: Religious and non-secular assembly (PI-1) and Business park (BP-1) to the north.
Southern bypass and undeveloped (CON, R1-60, R1-80) to the south and west.
Business park (BP-1) to the east.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:	<u>Authorized Representative</u> City of De Pere 335 S Broadway De Pere, WI 54115	<u>Property Owners</u> Parcels ED-F0081-5, ED-2388, ED-2387 City of De Pere 335 S Broadway De Pere, WI 54115 Parcel ED-F0081-2 Paroubek Holdings LLC 400 Destiny DR De Pere, WI 54115 Parcel ED-2389 Element Properties LLC 2081 Profit PL De Pere, WI 54115
---------------------------	--	--

LAND USE HISTORY: After review of air photographs, two commercial parcels developed in the late 2000's and late 2010's and the remaining three parcels are undeveloped.

STAFF REVIEW:

When reviewing a zoning map amendment request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan

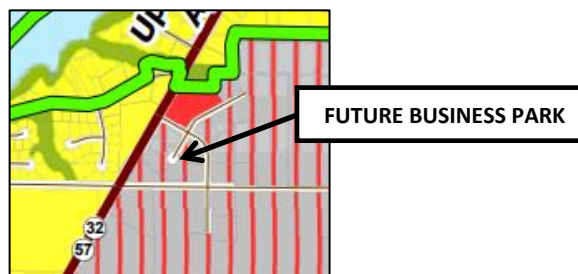
The 2010 Comprehensive Plan Update text and the Future Land Uses Map (Figure 2-6) identifies the future use as "Business Park." The proposed zoning map amendment removes an outdated pre-existing Planned Development District (PDD) overlay. The PDD overlay offers no additional regulations to the regulations found in the Zoning Ordinance. The commercial use complies with the 2010 Comprehensive Plan Update.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update reflects the following:

- Future 'Commercial' to the north.
- Future 'Business Park' to the south, east, and west.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning Map remains unchanged as C PDD then 43 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with 6 conditional uses. If the Zoning Map is amended from C PDD to C, then the same uses and conditional uses are still permitted.

The site is vehicle accessible with primary street frontage on Profit PL and Destiny DR. There are not developed sidewalks for pedestrian accessibility. The property is near the proposed Southern Bypass to the south.

NEIGHBOR OUTREACH

All property owners within 300 feet of the subject area have been notified of the application via mail. One phone inquiry was made from a property owner at 400 Destiny DR for clarification about what C District and PDD meant.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from C PDD (Commercial with a pre-existing Planned Development District overlay) to C (Commercial) at 2000 BLK Profit PL. A zoning map amendment must comply with the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.



Planning/Zoning Application

Planning & Zoning Department

7.b

Submitted On:

Jan 9, 2024, 05:09PM EST

Parcel Number: (Include ALL parcels)	ED-F0081-5, ED-F0081-2, ED-2389, ED-2388, ED-2387
Nearest property address to the project site:	Street Address: City of De Pere 2060 Profit PL City: De Pere State: W Zip: 54115-2593
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
De Pere Zoning Districts:	C
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural Commercial
Proposed Site Land Uses:	Undeveloped/Vacant/Agricultural Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Peter Last Name: Schleinz
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: City of De Pere Property Owner's Address: 335 S Broadway 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?	No
Please attach an EXHIBIT MAP with the zoning boundary.	Map.docx

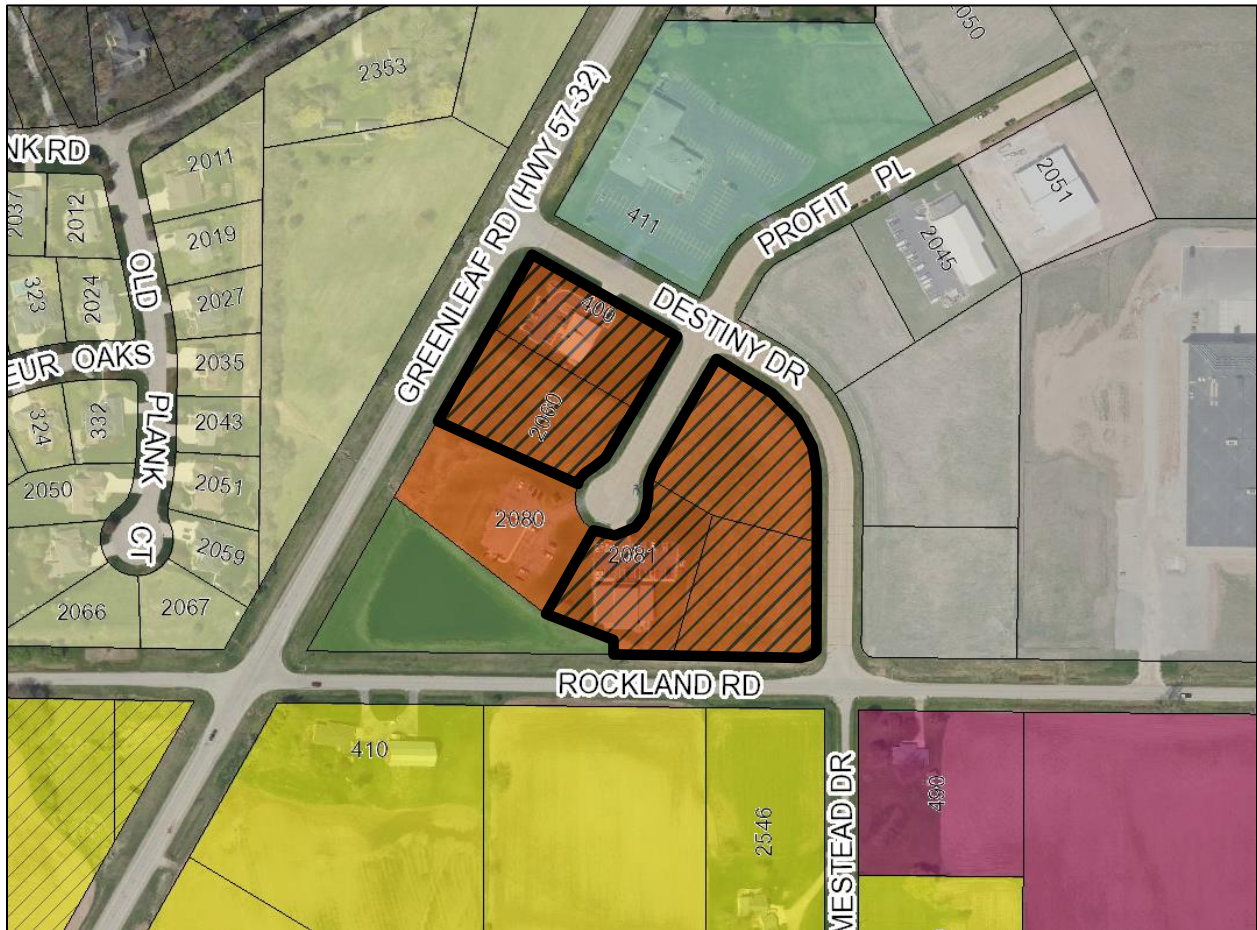
Please attach a WORD DOCUMENT with the boundary legal description.		Legal Description.docx	7.b
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$350.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: January 9, 2024 4:17pm America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

CITY OF DE PERE

335 South Broadway Street, De Pere, WI 54115 | 920-339-4043 | www.deperewi.gov



2000 BLK Profit PL (925 S Sixth ST (WD-142) and 500 BLK Lande ST (WD-144-1-1) C PDD to C



PROPERTY DESCRIPTION FOR ZONING MAP AMENDMENT PURPOSES**PARCEL ED-F0081-5**

52,338 SQ FT

LOT 2 OF 62 CSM 30 BNG PRT OF SW1/4 SE1/4 SEC 33 T23N R20E

PARCEL ED-F0081-2

44,876 SQ FT

LOT 1 OF 62 CSM 30 BNG PRT OF SW1/4 SE1/4 SEC 33 T23N R20E

PARCEL ED-2389

52,363 SQ FT

EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 37

PARCEL ED-2388

61,011 SQ FT

EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 36

PARCEL ED-2387

51,379 SQ FT

EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 35



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) at 925 S Sixth ST and 500 BLK Lande ST (Parcels WD-142, WD-144-1-1).*

ATTACHMENTS:

- PC Report - Zoning Map Amendment with Master Plan (DOCX)
- Application Form (PDF)
- Map (DOCX)
- Site Plan (Master Plan) - Revised 3 Preliminary - 17 Jan 2023 (PDF)
- Legal Description (DOCX)

Comprehensive Plan

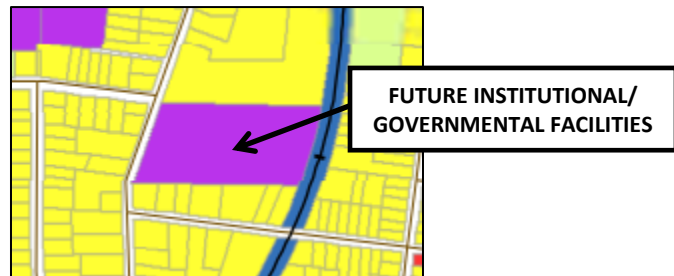
The 2010 Comprehensive Plan Update text and the Future Land Uses Map (Figure 2-6) identifies the future use as “Institutional/Governmental Facilities.” The part of the land that is residential can be considered for Institutional/Governmental Facilities use without an amendment because the land is immediately adjacent to the proposed future land use. The existing governmental use complies with the 2010 Comprehensive Plan Update.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update reflects the following:

- Future ‘Neighborhood Residential (Including Multi-Family) to the north, south and west.
- Transportation and utilities to the east.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning Map remains unchanged as PI-1 then 11 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with 1 conditional uses. If the Zoning Map is amended from PI-1 to PI-2 then uses may be permitted by using one of the two processes:

1. Securing conditional use permit approval.
2. Securing approval of a master plan.

This Zoning Map Amendment includes a master plan for approval. The master plan document is attached to this report. A summary of permitted uses and specific regulations in the master plan is summarized in the section titled “Proposed Master Plan Review.”

The site is vehicle accessible with primary street frontage on S Sixth ST, with future connections to Lande ST. There are developed sidewalks for pedestrian accessibility.

Proposed Master Plan Review

This zoning map amendment includes a master plan. When changing a specific area from PI-1 District to PI-2 District, the master plan may add certain uses and regulations that are different than the Zoning Ordinance. The “Table 3 Restrictions Summary”, on page 10 of the master plan, is an executive summary of the proposed regulations. Most uses are existing or are potential future expansions and relocations of existing uses.

The following table compares the proposed master plan regulations that are less restrictive than the existing Zoning Ordinance regulations:

Proposed Master Plan Regulation	Zoning Ordinance Regulation	Difference
9.5' rear setback (east)	20' for adjacent R2-60 and I Districts	Reduced by 10.5'
No appurtenance screening requirement (east, west, south)	Required screening from street, R Districts, and P Districts	Requirement eliminated
No landscaping requirement (street, parking, foundation)	Required street trees, parking lot screening from street and R District, interior parking lot landscaping, and foundation landscaping	Requirement eliminated
85 car parking ratios	Required office: 1 stall per 400 SF office, and industrial: 1 stall per 1.5 employees	Flat ratio instead of SF and employee based.
Architectural panel system and ground level masonry without minimum ratios	Architectural panel system and 35% ground level brick, masonry, or stone	Brick, masonry, and stone percentage eliminated

NEIGHBOR OUTREACH

All property owners within 300 feet of the subject area have been notified of the application via mail. Two phone inquiries were made from property owners at 530 Lande ST and 540 Lande ST. Concerns related to the following:

- Clarification about what PI-1 District, PI-2 District, and master plan meant.
- Clarification that the zoning map amendment request did not include acquisition of private lands.
- Concern that the landscaping space between residential rear yards on Lande ST and the MSC parking lot were not maintained. Asked that the landscaping be maintained better.
- Concern that, when the MCS parking was added, it cut off a ditch that causes backyards on Lande ST to flood.
- Compliment about where the current rubbish drop-off is located because it works better than before.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) at 925 S Sixth ST and 500 BLK Lande ST. A zoning map amendment must comply with the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

Note: Taking action to approve this zoning map amendment includes approval of the master plan.



Planning/Zoning Application

Planning & Zoning Department

8.b

Submitted On:

Jan 9, 2024, 03:24PM EST

Parcel Number: (Include ALL parcels)	WD-142, WD-144-1-1
Nearest property address to the project site:	Street Address: City of De Pere 925 S Sixth ST City: De Pere State: W Zip: 54115-2593
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
De Pere Zoning Districts:	PI-1
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Scott Last Name: Thoresen
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-339-8095
Property Owner's Email Address:	sthoresen@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Brad Last Name: Hartjes, PE, CFM
Authorized Representative's Business Name:	raSmith
Authorized Representative's Phone Number:	920-843-5737
Authorized Representative's Email Address:	Brad.Hartjes@raSmith.com

Master Plan for MSC Expansion DRAFT 120723 Highlight C 8.b of

Legal Description.docx

City is the petitioner

\$350.00

First Name: Scott
Last Name: Thoresen
Email Address: sthoresen@deperewi.gov

City of De Pere

Signed at: January 9, 2024 3:18pm America/New_York

IP Address: 216.56.64.34
Referrer URL:





MASTER PLAN FOR CITY OF DE PERE MUNICIPAL SERVICES CENTER EXPANSION

**Part of
City of De Pere Municipal Services Center
925 S. Sixth Street
De Pere, WI 54115-2002**

**Document prepared by
raSmith and SEH**

January 17, 2024

1. PURPOSE

The Master Plan for the City of De Pere Municipal Service Center Expansion will provide the City with summary of current Code requirements, indicate the requirements that cannot be met by the development and detail why they cannot be met. The Master Plan will also include appendices which show the proposed development which is seeking Master Plan approval.

2. PLANNING AREA

The City of De Pere Municipal Services Master Plan applies to the area located within the red polygon on the following map:



The City of De Pere Municipal Service Center Expansion Master Plan applies to all the parcels within the above map. The parcels are:

Subject Property

WD-144-1-1

WD-142

Property within 300
feet of Subject
Property

WD-141-1	WD-142	WD-143-2	WD-143
WD-143-1	WD-144-2	WD-144	WD-144-1
WD-144-1-1	WD-141-1	WD-144-2	WD-143-2
WD-143	WD-143-1	WD-147	WD-144
WD-144-1	WD-146-1	WD-145	WD-147-1
WD-146	WD-1-3-1	WD-1	WD-131-1
WD-864	WD-4	WD-3	WD-5-3
WD-5-2	WD-6-5	WD-6-4	WD-1-1
WD-1-2	WD-6	WD-133-3	WD-6-3
WD-6-1	WD-133	WD-133-1	WD-6-A
WD-133-2	WD-134-3	WD-134-3-1	WD-133-4
WD-134-2	WD-135-3	WD-135-4	WD-134
WD-134-1	WD-135-1	WD-d0008	WD-135-2
WD-135	WD-903-1	WD-903	WD-904
WD-904-1	WD-853	WD-853	WD-902
WD-851	WD-152-1	WD-154	WD-854
WD-150	WD-156-1	WD-158	WD-155
WD-156	WD-736	WD-746	WD-734
WD-735	WD-743	WD-742-2	WD-745
WD-744			WD-742-1
WD-742			

3. EXISTING PROPERTY USES

The City of De Pere Municipal Center has two entrances to the property off South Sixth Street. The visitor/office entrance is in the Southwestern area of the lot, and the public works entrance is in the Northwestern corner. The existing lot includes a large one-story brick building, a small wooden material storage building to the northeast, and concrete salt shed east of that. A cold storage structure sits in the northeast corner of the lot. Asphalt paved parking areas are on the site with the largest parking area southeast of the main building near the visitor and office entrance. A second parking area is along the north side of the main brick building. Parking facilities include 93 spaces and 4 ADA spaces for a total of 97 spaces.

Small concrete pads are located throughout the site at the overhead door entrances to the material storage building, the salt shed, and in fuel pump areas. A concrete sidewalk runs from the southern entrance off sixth street to the main office entrance on the southwestern side of the building. The lot is enclosed by chain link fence on the property line on the northern, eastern, and southern borders. The Wisconsin Central LTD Railroad borders the property to the east. Residential homes are adjacent to the property on the south and South Sixth Street border the west. To the north, there is an industrially zoned lot.

Lighting facilities line the outside of the paved area to the North, West and South. The fuel station with pumps sits on the north edge of the lot with keypad and filler caps. Brine tanks sit on the eastern side of the main brick building. Material Storage and waste areas are located on the eastern side of the lot, with an unpaved gravel area in the Southeastern corner that is bordered by a concrete wall. Electric, water, gas and fiber optic utilities run underground on the western, southern and northern sides of the lot. Overhead wire runs along the northern property line. The surrounding land is landscaped with trees and bushes. A telephone box is in the far southwestern corner of the lot, and a hydrant is located next to South Sixth Street along the sidewalk. Flagpole, monuments, and signs are located on the main lawn facing south sixth street, and entrance/security gates are located both north and south of the main building. These gates provide security for the public works yard, located east of the main building.

The following paragraphs are descriptive of the existing buildings:

Municipal Services Building

The main structure on the site is the Municipal Services Building. Constructed in phases, the municipal building includes three attached buildings housing administrative, vehicle storage, and vehicle maintenance functions.

The 8,863 SF Administrative Building contains public reception, office and conference areas and an employee break room. The building has 8'-8" high, five score colored CMU exterior walls with a painted EIFS façade up to an approximate eave height of 14 feet. A low slope pitched roof is covered with a white membrane. A portion of this building also includes a lower-level basement.

The 39,488 SF Vehicle Storage Building is a heated garage which houses vehicles and equipment for the City's Engineering, Parks, Streets and Water departments. The building has 8'-8" high, five score colored CMU exterior walls with metal wall

panels up to an approximate height of 18 feet at the eave and 22 feet at the gable end. Large overhead doors allow vehicle access on three sides of the building. A low slope metal roof pitches to exterior scupper drains.

The 17,375 SF Vehicle Maintenance Building contains a three bay vehicle maintenance garage with a water service and wash bay. The building has 8'-8" high, five score colored CMU exterior walls with metal wall panels up to an approximate eave height of 20 feet with a maximum eave height of 25 feet at one of the maintenance bays. The building has large overhead doors at each of the bays. A low slope roof pitches to exterior scupper drains. The roof is white membrane except for the high maintenance bay which is metal panel.

Cold Storage Building

The 10,800 SF. Cold Storage building is an unconditioned wood framed pole building with steel roof and wall panels. This building provides storage for miscellaneous items for all the City's departments.

The building has 16-foot eaves with an approximate height of 28 feet at the ridge. The building has overhead doors for equipment access.

Dome Salt Storage Building.

The approximately 2,000 SF salt storage structure has 10-foot-high concrete push wall topped with a wood framed geodesic dome structure covered with asphalt shingles. The height of the building is approximately 30 ft to the top of the dome.

Salt Bin/Material Storage Building.

The 2,700 SF structure has an open bin area for the street departments mixed materials along with an enclosed salt storage area. The building is wood timber framed with exposed timer walls and an asphalt shingle roof. The building has approximately 16-foot eaves with an approximate height of 20 ft at the ridge.

For the Existing Property Uses, see Appendix 1.

4. PROPOSED USES AND DEVELOPMENT ENVELOPE

A Project Scope Site Plan, indicating the site phasing (Phasing Plan), is included in Appendix 2.

Proposed changes for the City of De Pere Municipal services center include expansion and rehabilitation of the main garage building and other structures on property such as the cold storage building and material storage building. The fuel pump station will be updated with a new concrete pad, new fuel pumps, filler caps, and keypad. This fuel pump station will initially be installed at a temporary location north of the main garage building, then relocated to the permanent location at a later time. Existing gates on both North and South sides of the main building will be replaced, with new concrete walls installed between the north gate and the building. Concrete curb and gutter will be installed from the northernmost entrance off South Sixth Street up the driveway toward the garage building. The curb and gutter will also extend along the north edge of the paved area past the fuel pumping station. Additionally, the section of land lining the drive beyond the southern driveway gate will get new curb and gutter. New asphalt will be paved

between limits of the northernmost entrance, wrapping around the garage building to the southern edge of the garage building.

The proposed municipal service center expansion will be a phased expansion of the existing buildings and land uses from the existing condition explained above. The existing municipal service center building will be expanded to the north as part of Phase 1a, along with a new Material storage building along the north side of the site, new access to Lande Street, and relocated fuel islands from the north side to the east side of the property. Phase 1b will include the garage addition to the northwest side of the existing garage building. Phase 2 includes an addition to the cold storage building, wash bay, and salt shed.

The following paragraphs are descriptive of the proposed expansion:

Phase 0 – Temporary Fuel Island

Above ground fuel tanks and fuel dispensing units will be installed at a temporary location north of the existing vehicle storage building. This facility will be relocated to its permanent location in Phase 1a. The temporary fuel island plans are in Appendix 3.

Zoning Code Conformance Deviations: The Zoning Code requires screening around the entire item. There will not be screening around the north and west side of the temporary fuel island in Phase 0. The west side cannot be screened from the street due to the access driveway to the site.

Phase 1a & 1b - Municipal Services Building Addition

A proposed 33,200 SF Vehicle Storage Building addition will provide additional shelter for City vehicles and equipment. Exterior materials will include architectural masonry and insulated metal wall panels. Large overhead doors will allow vehicle access to enter and exit the building. A low slope membrane roof will pitch to exterior scupper drains. The eave height will be approximately 18 feet at the eave with an overall maximum height of 22 feet. The fuel station will be relocated to a permanent location as indicated on the Phasing Plan located in Appendix 2. The salt bin and material storage building along the north property line will be demolished and a new building constructed. The brine tanks at the northeast corner of the existing vehicle storage building will be relocated to a new support slab. Interior renovations will be constructed. A new generator, sound wall, and electrical service will be installed at the location indicated on the Phasing Plan.

Zoning Code Conformance Deviations: Both the fuel island permanent location and the brine tank relocation will not have screening to the south property line due to the amount of pavement located within the yard that will not allow screening to be placed. The transformer will not be screened from the street or residents to the south due to the topography to the south and the entrance driveway to the street. The 30-yard roll-offs will not be screened from the residents to the south due to the proximity to the property line.

Phase 2a & 2b & 2c & 2d & 2e - Cold Storage Building Addition

A proposed 7,200 SF addition to the Cold Storage building. The addition will be a continuation of the existing wood framed pole building structure and have a steel roof and wall panels. This building will provide additional storage for miscellaneous

items for all the City's departments. The building will have 16-foot eaves with an approximate height of 28 feet at the ridge. The building will have an additional overhead door for equipment access. The existing wash bay will be modified, and a new entrance extension to the existing salt dome will be constructed. A new storage mezzanine and overhead door will be constructed in the storage building.

Zoning Code Conformance Deviations: The cold storage building addition will have a rear yard setback of 9.5-feet, which is less than the required 20-feet.

Table 1 – Zoning Relief Summary

Regulation	Relief Requested	Explanation for Seeking Relief
Screening Required Around Temporary Fuel Station	No Screening Provided	We cannot provide screening between the roadway and the fuel station due to the driveway access along the north side of the site.
Screening Required Around Permanent Fuel Station	No Screening Provided	We cannot provide screening for the residential properties to the south due to the limited space available to provide any screening.
Screening Required Around Brine Tanks	No Screening Provided	We cannot provide screening for the residential properties to the south due to the limited space available to provide any screening.
Screening Required Around Electrical Transformer	No Screening Provided	We cannot provide screening for the residential properties to the south due to the limited space available to provide any screening.
Screening Required Around the 30-yard Rolloff Containers	No Screening Provided	We cannot provide screening for the residential properties to the south due to the limited space available to provide any screening.
Rear Yard Setback of 20-feet	Cold Storage Building Addition will have a setback of 9.5-feet	The existing building is setback less than 20-feet from the property line, so the addition will fall within the required setback as well. Additionally, the vehicle movement in the yard will be negatively impacted if we construct the addition outside the setbacks.
Building Façade Material	Using Architectural Metal Panel System and Ground Level Concrete Masonry Units	The building is a public works facility, it is not reasonable to use the building materials required for residential units.

Table 2 – Expansion Summary per Phase

City of De Pere Municipal Service Center	Temporary Fuel Island Phase 0	Municipal Services Building Addition Phase 1a	Salt Bin/Storage Building Phase 1a	Municipal Services Building Addition Phase 1b	Cold Storage Expansion Phase 2	New Access to Lande Street Phase 1	New Access to South 6 th Street Phase 1
Floor Area	NA	20,600 SF	3,224 SF	12,600 SF	7,200 SF	16,000 SF	32,000 SF
Building Height	NA	22'	20'	22'	28'	NA	NA
Setbacks	22' North PL	37' North PL 50' South 6 th Street	9' North PL	48' South 6 th Street 39' North PL	9.5' East PL	NA	NA
Open Space	17%	17%	17%	17%	17%	NA	NA
Motor vehicle Parking Ratios (stalls)	85 motor vehicles	85 motor vehicles	85 motor vehicles	85 motor vehicles	85 motor vehicles	NA	NA

5. TRANSPORTATION PLAN

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

6. LANDSCAPE PLAN

The proposed building and site expansion will provide landscaping as can be provided with the acknowledgement that both the existing site use and proposed expansion limit the amount of landscaping which can be provided. The Landscaping Ordinance of the City of De Pere, found in Chapter 14, Article X – Landscape and Screening of the City of De Pere Municipal Ordinance requires landscape and screening. The following sections of the Landscape Ordinance will require relief:

Section 14-105 Foundation Landscaping. The west side of the existing building is the only side of the building facing the street and does not currently provide foundation plantings. The proposed improvements do not propose any foundation plantings along the street facing portion of the building because the office will not be impacted by the building expansion, and the portion of the garage expansion which faces the street includes overhead door access points, which will not allow foundation plantings.

Section 14-108 Landscape Plans. The existing site includes minimal landscaping throughout the site. The minimal use of landscaping is due to the nature of the site use and the amount of paving located throughout the property, particularly the area north, east, and south of the building. The proposed expansion site use will include minimal landscaping. The proposal includes restoration of disturbed areas with topsoil and seed. There are no screening or other plantings proposed due to the limited areas which are conducive to plantings.

7. APPROVAL PROCEDURES

Master Plan Review and Approval Procedures

The review and approval of the Master Plan will follow procedures identified in Zoning Ordinance 14-53 for establishing PI-2 Districts and in Zoning Ordinance 14-122 for zoning map amendments. The Plans are in the Appendix.

Future Site Plan Review and Approval Procedures

The review of site plans that are not provided in detail as part of the Master Plan will follow procedures identified in Zoning Ordinance 14-124 for site plan reviews. Site plan reviews have separate review fees.

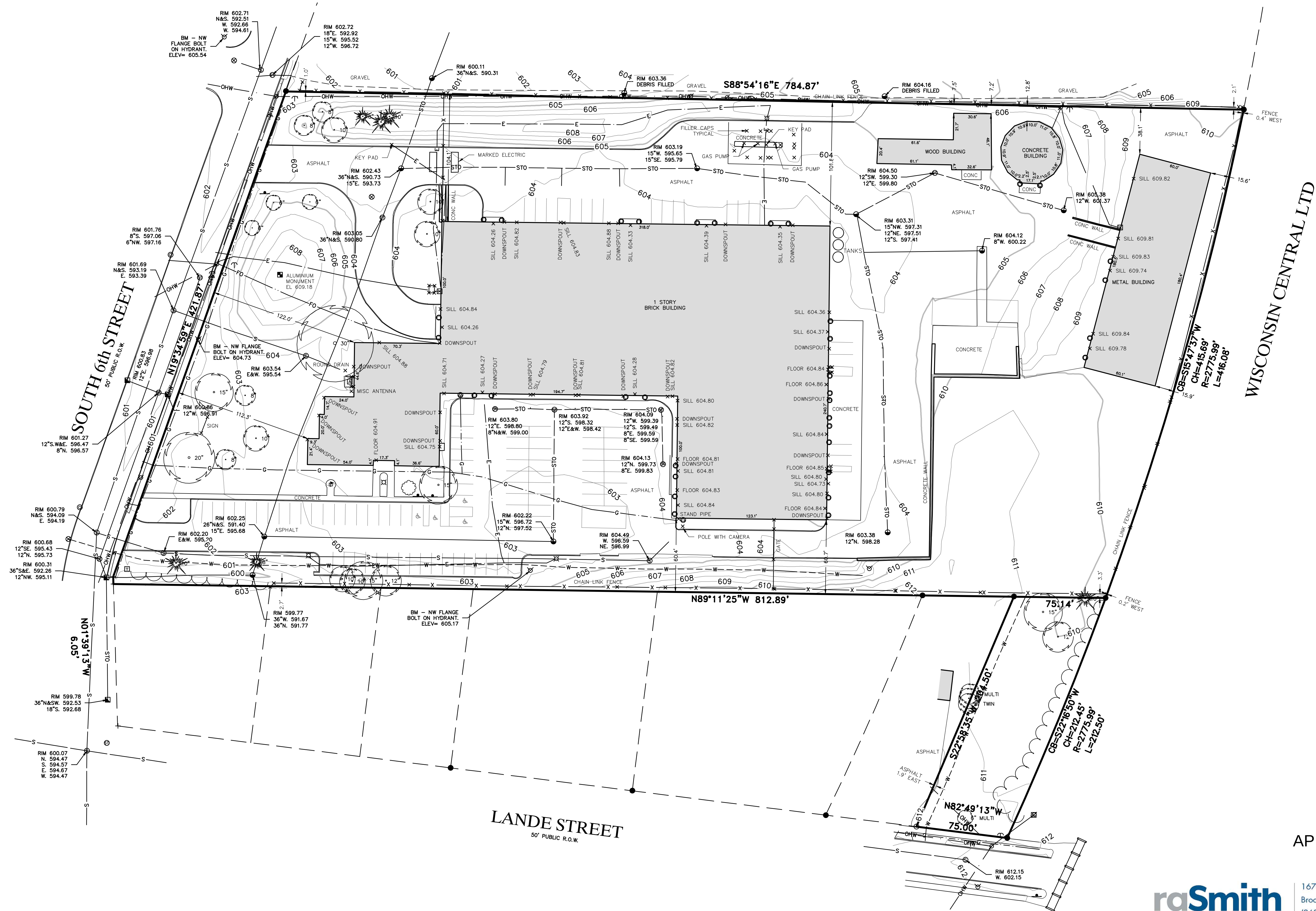
Table 3 – Restrictions Summary

Code Category	Most Restrictive
Minimum Lot Area	N/A in PI-1 (per PI-1)
Minimum Lot Frontage	N/A in PI-1 (per (PI-1)
Minimum Building Setbacks	
Front	15' (per R2-60)
Street Side	15' (per R2-60)
Interior Side	6' (per R2-60)
Rear	9.5'
Maximum Building Height	40' (per R2-60)
Accessory Building	28'
Landscape and Screening	
Appurtenance Screening	None
Street Right-of-Way Trees	None
Parking Lot Interior Landscaping	None
Foundation Landscaping	None
Parking ratios	85 cars
Building Facade	
Façade Material	Using Architectural Metal Panel System and Ground Level Concrete Masonry Units. With no minimum percentages.

Note: All other Zoning Code Requirements will be met. The proposed plans will follow the Code as written.

APPENDIX 1 – EXISTING PROPERTY USES

EXISTING PROPERTY USES



APPENDIX 1



raSmith
CREATIVITY BEYOND ENGINEERING

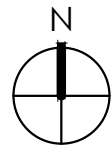
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

APPENDIX 2 – PHASING SITE PLAN

11/27/2023 9:35:24 AM



1
G002
PROJECT OVERALL PLAN
1/32" = 1'-0"



PROJECT SCOPE LEGEND	
EXISTING STRUCTURES	1a - NEW VEHICLE STORAGE GARAGE ADDITION. RELOCATE FUELING STATION TO LOCATION SHOWN. - DEMO EXISTING SALT / BIN STORAGE BUILDING AND BUILD NEW IN CONFIGURATION SHOWN. - RELOCATE EXISTING BRINE TANKS ON NEW SUPPORT SLAB. - MISCELLANEOUS ALTERATION IN EXISTING GARAGE PER DRAWINGS. - REMOVE EXISTING GENERATOR. PROVIDE NEW GENERATOR AND ELECTRICAL SERVICE AT LOCATION SHOWN ON ELECTRICAL DRAWING. - NEW GENERATOR SOUND WALL. - SITE MODIFICATIONS PER CIVIL DRAWINGS. - SIGN SHOP MECHANICAL UPGRADES
0 - REMOVAL OF THE UNDERGROUND FUEL TANKS AND FUEL DISPENSERS. (3) NEW 10,000 GALLON ABOVE GROUND FUEL TANKS AND NEW DISPENSERS - TANKS, DISPENSERS AND THE ENTIRE FUELING STATION SYSTEM TO BE RELOCATED TO THE LOCATION NOTED IN PHASE 1a	1b NEW VEHICLE STORAGE GARAGE ADDITION (SECOND PHASE)
	2a - NEW PRE-ENGINEERED WOOD FRAMED STORAGE BUILDING (SOUTH ADDITION) WITH METAL SIDING AND ROOF PANELS. PROFILE AND COLOR OF BUILDING TO MATCH EXISTING. - NEW STORAGE MEZZANINE. - NEW OPENING WITH OVERHEAD DOOR IN EXISTING STORAGE BUILDING.
	2b - EXISTING WASHBAY MODIFICATIONS. - NEW CONCRETE SLAB, ADD A NEW UNDERCARRIAGE WASHING SYSTEM. - PAINT THE INTERIOR CMU WALLS AND ADD AN INTERIOR LINER PANEL ABOVE THE CMU - MECHANICAL / ELECTRICAL / PLUMBING MODIFICATIONS PER DRAWINGS.
	2c NEW ENTRANCE EXTENSION ON EXISTING DOME SALT SHED
	2d NEW PRE-ENGINEERED WOOD FRAMED STORAGE BUILDING (NORTH ADDITION) WITH METAL SIDING AND ROOF PANELS. PROFILE AND COLOR OF BUILDING TO MATCH EXISTING.
	2e NEW STORAGE MEZZANINE IN EXISTING STORAGE BUILDING.

APPENDIX 3 – TEMPORARY FUEL ISLAND PLANS



**NOT FOR
CONSTRUCTION**

Project Owner

City of DePere
FUEL STATION REPLACEMENT

925 S. Sixth Street
DePere, WI 54115

This drawing is an instrument of service and shall remain the property of Short Elliot Hendrickson, Inc. (SEH). This drawing, concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of SEH.

Submission or distribution of this drawing to meet official or regulatory requirements or for purposes in connection with the project is not to be construed as publication in derogation of any of the rights of SEH.

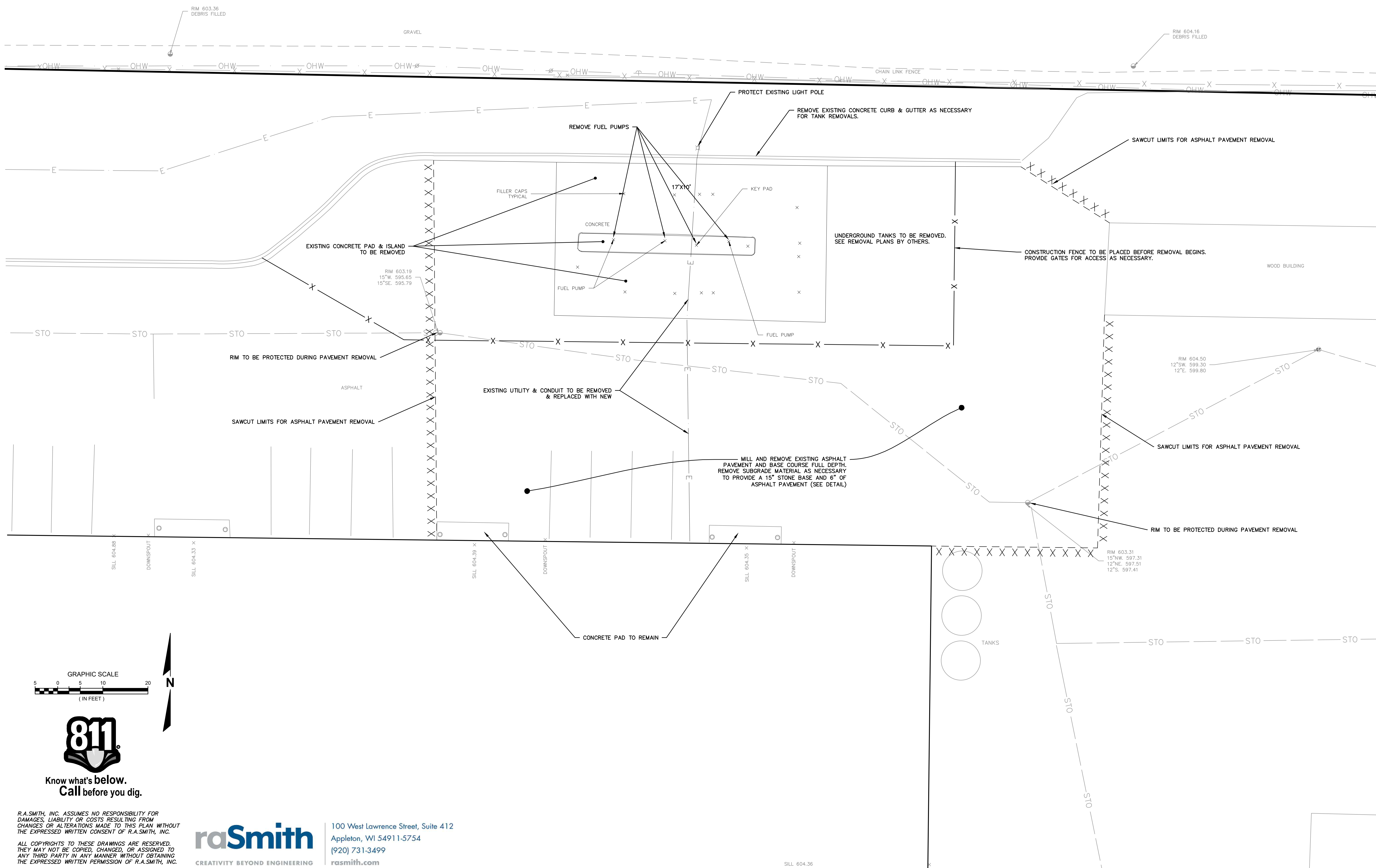
SEH Project 161454
Checked By BH
Drawn By RMM

Project Status Issue Date
10-24-2023

REVISION SCHEDULE
REV. # DESCRIPTION DATE

EXISTING FUEL PUMP
REMOVAL PLAN

APPENDIX 3



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

raSmith
CREATIVITY BEYOND ENGINEERING

100 West Lawrence Street, Suite 412
Appleton, WI 54911-5754
(920) 731-3499
rasmith.com

SILL 604.36

**NOT FOR
CONSTRUCTION**

Project Owner

City of DePere
FUEL STATION REPLACEMENT

925 S. Sixth Street
DePere, WI 54115

This drawing is an instrument of service and shall remain the property of Short Elliot Hendrickson, Inc. (SEH). This drawing, concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of SEH.

Submission or distribution of this drawing to meet official or regulatory requirements or for purposes in connection with the project is not to be construed as publication in derogation of any of the rights of SEH.

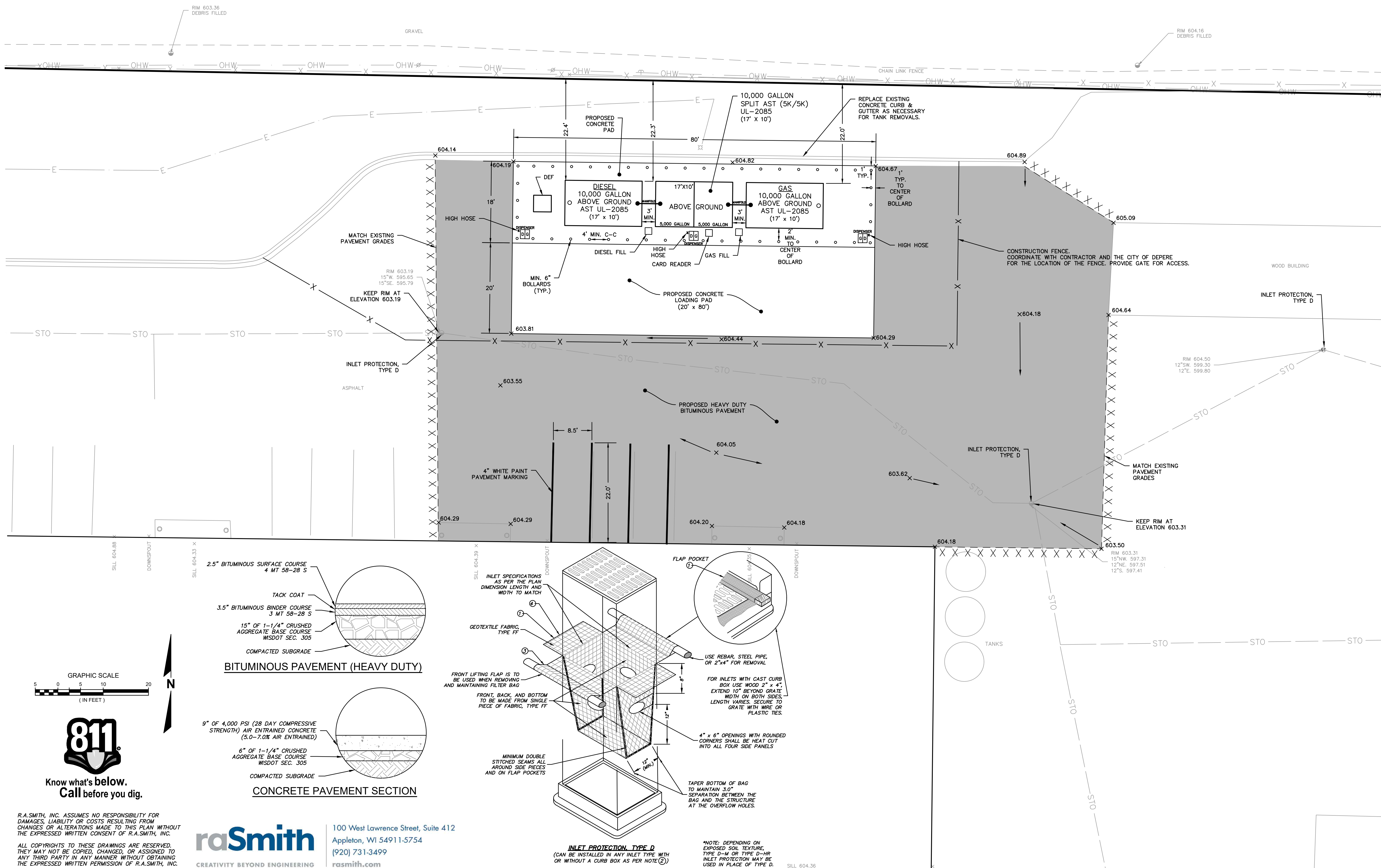
SEH Project 161454
Checked By BH
Drawn By RMM

Project Status Issue Date
10-24-2023

REVISION SCHEDULE
REV. # DESCRIPTION DATE

PROPOSED FUEL TANK
INSTALLATION SITE PLAN

APPENDIX 3



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

raSmith
CREATIVITY BEYOND ENGINEERING

100 West Lawrence Street, Suite 412
Appleton, WI 54911-5754
(920) 731-3499
rasmith.com

INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

SILL 604.36

PROPERTY DESCRIPTION FOR ZONING MAP AMENDMENT PURPOSES**PARCEL WD-142**

7.477 AC M/L

ASSESSOR'S PLAT OF W DEPERE PCL D OF LOT 166

PARCEL WD-144-1-1

15,081 SQ FT

LOT 1 OF 49 CSM 36 BNG PRT OF LOT 167 OF ASSESSORS PLAT OF NICOLET



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a Zoning Ordinance text amendment for building materials in Business Park and Industrial Zoning Districts.*

ATTACHMENTS:

- Metal Material Memo for PC - 22 Jan 2023 (DOCX)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: January 22, 2024

RE: **Consideration and possible action for a Zoning Ordinance text amendment for building materials in Business Park and Industrial Zoning Districts.***

Summary:

The 2023 rewritten Zoning Ordinance expanded the types of metal façade materials that can be used when developing in business park and industrial zoning districts. It was assumed that the expanded list of metal materials would lead to greater flexibility in building design due to the modernized terms used in the Zoning Ordinance. However, with an ever-increasing number of metal materials, finishes, and fasteners, some developers struggle with the interpretation of the lists provided in the Zoning Ordinance.

Staff realized there is a need for Plan Commission to discuss metal materials, finishes, and fasteners to ensure the Zoning Ordinance addresses the original intent of the expanded metal façade materials.

Recent Zoning Ordinance and Plan Commission Policy History:

Prior to the 2023 Zoning Ordinance rewrite, the use of metal façade materials in Business Park and Industrial Zoning Districts required Plan Commission approval and was limited to up to 75% (or 100% in certain districts) of non-street facing side walls, and up to 100% of non-street facing rear walls (see *attached former 2022 Zoning Ordinance 14-60(6)(c)(6) regulations*). The metal was required to be coated with a minimum 20-year finish, have a vapor barrier, and have a minimum 8-foot (from floor) wear wall. Fasteners had to be either concealed or semi-concealed and painted to match the wall panel.

Prior to 2023, Plan Commission also had a policy that may allow metal facades in the following scenarios with Plan Commission approval:

1. When an expansion wall was proposed on a street facing wall that expanded within five years.
2. When a warehouse-type building is proposed with metal that includes base masonry that is as high as the top of a first-floor door (approximately 8-feet of masonry). The metal needed to have a masonry texture and look.

The rewritten 2023 Zoning Ordinance, with the added metal options, was intended to help codify the policy. The following options are now available without Plan Commission approval (see attached Tables):

- Zoning Ordinance 14-91 Table 9-1 allowed for architectural panel systems as a “major façade material” on any building façade as long as 35% of the ground level is brick, concrete masonry units, or stone.

- Zoning Ordinance 14-91 Table 9-2 allows for up to 30% of a front, side, or rear wall to be one or a combination of the following:
 - Architectural panel systems with 2' of masonry at grade.
 - Aluminum composite materials (ACM) or aluminum composite panels (ACP), but only on non-street sides.
 - Corten metal panels or panels systems, but not ribbed or corrugated.
 - Metal siding with concealed fasteners on rear façade only, not on front or sides.
- Zoning Ordinance 14-91 Table 9-3 allows for the use of metal details (trim, ornamentation, lintels, beams, columns).

Plan Commission Recommendation:

Discuss metal materials, finishes, and fasteners to ensure the Zoning Ordinance addresses the original intent of the expanded metal façade materials (using examples provided by staff during the Plan Commission meeting).

Determine if changes or additions are needed for the Zoning Ordinance to further clarify the Zoning Ordinance intent and names used for metal façade materials.

Decide with staff if any changes to the Zoning Ordinance should occur immediately in January-February 2024, or with the next cycle of quarterly updates in March-April 2024.

Former 2022 Zoning Ordinance 14-60(6)(c)(6) Metal Building Exterior Regulation

- 6) Metal siding may be used only in combination with one of the approved materials and with approval of the Plan Commission. Metal siding may be utilized only on the side and rear building walls that do not face an adjacent street. The first 25 feet of any building side wall or 25 percent of the side wall surface, whichever is greater, and 25 percent of the rear wall (excluding door, window or other openings, shall be constructed of the materials listed under (1) through (5), above. Any metal siding proposed for use shall be entirely coated with a colorfast, abrasion and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Such panels shall be insulated (facing shall carry a U.L. Approval), have a vapor barrier and have a minimum 8 foot (from floor) interior wear wall. Any material utilized to attach the metal siding to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.
 - a) In the I-1, I-2, and I-3 Districts, metal siding may be used for entire side and rear building walls with approval by the Plan Commission.

2023 Zoning Ordinance 14-91 Table 9-1 Allowed Major Façade Materials

TABLE 9-1 — ALLOWED MAJOR FAÇADE MATERIALS					
MAJOR FAÇADE MATERIAL (alphabetical)	DISTRICTS				
	X, P	RM	O	C	BP, I
A Brick full dimensional, unit, face brick	●	●	●	●	●
Brick economy size; or thin, veneer	-	-	●	●	●
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" C look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	●	●	●	●	●
Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed, painted/tinted/textured tilt-up concrete	-	-	●	●	●
D Fiber Cement Board finished lap siding or shingles	● Commercial Manor & Row Building only	●	-	-	-
E Glass curtain wall system	● except Commercial Manor & Row Building only	●	●	●	●
Metal architectural panel system with 35% ground level brick, approved concrete masonry units, or stone	●	-	-	-	●
Stone natural veneer	●	●	●	●	●
F Wood painted, stained, or treated lap siding, shingles	● Commercial Manor & Row Building only	●	-	-	-

KEY: ● = allowed



2023 Zoning Ordinance 14-91 Table 9-2 Minor Façade Materials

TABLE 9-2 — MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in [Table 9-4](#).

MINOR FACADE MATERIAL (alphabetical)	Allowed on Buildings in these Districts	Allowed Facades	Maximum Amount on each Facade
Brick, Economy economy size; or thin, veneer	All	Non-street facades only	100%
Concrete Surfaces textured unfinished	BP, I districts only	All	30%
Concrete Surfaces finished stained, painted, treated	All	O, C, BP, I districts: all facades All other districts: below first floor only	30%
Concrete Masonry Units minimum 3" depth, split-faced, burnished/ ground face, glazed, or honed,	All except Commercial Manor	Non-street facades only; In . & I dis- tricts, all facades	100%
G Fiber Cement Board, Composite finished panels	All	All, except a major material is required at grade up to 2 feet and adjacent to entrances	30%
Glass curtain wall system	All except Commercial Manor	All	30%
Glass Block	All except Commercial Manor	Non-street facades only	20%
H Metal architectural panel system	MX1, GX1, BP, I only	All, except a major material is required at grade up to 2 feet and adjacent to entrances	30%
Metal, Composite aluminum composite materials (ACM) or panels (ACP)	MX1, GX1, O, BP, I, P only	Non-street facades only	30%
Metal Siding coated siding with concealed fasteners	BP, I only	Rear facades only	100%
I Metal, Corten panels or panel systems, not ribbed or corrugated	MX1, GX1, O, BP, I, P only	All	30%
J Stucco cement-based, 2- 3 layer hard coat	All	Only 3rd or higher stories all facades	30%
Stucco synthetic or with elastomeric finishes	All	Only 3rd or higher stories all facades	30%
Terra Cotta or Ceramic tiles or panels	All	All	20%
K Translucent Panel System double-wall, polycarbonate panels	All except Commercial Manor	All	20%
Vinyl Siding minimum 0.42 inches thick	Allowed only on Row Building	All	30% of street facade, 100% on other facades
L Wood natural, aged lap siding, shingles, rain- screen system	All	All	30%
M Wood, Composite rainscreen system	All	All	30%

2023 Zoning Ordinance 14-91 Table 9-3 Allowed Detail and Accent Materials And 14-91 Table 9-4 Prohibited Materials

TABLE 9-3 — ALLOWED DETAIL AND ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents, unless otherwise listed as prohibited in [Table 9-3](#).

N Concrete Details
precast stone ornamentation, lintels, sills, banding, columns, beams

Fiber Cement Details
trim, soffits

O Metal Details
trim, ornamentation, lintels, beams, columns

Wood and Wood Composite Details
painted/treated trim, soffits, other approved details

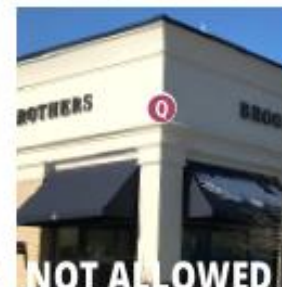
P Vinyl Details
limited to soffits, window trim; minimum .042 inches thick

TABLE 9-4 — PROHIBITED MATERIALS (all facades)

Q Stucco Mouldings or Synthetic Stucco Mouldings
trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details

Wood

Unfinished, untreated plywood and wood panels





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 22, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about site plans received since the November 2023 Plan Commission meeting and review of the status of recently approved development projects.

ATTACHMENTS:

- Site Plan Reviews Memo - January 2024 (DOCX)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: January 22, 2024

RE: **Discussion about site plans received since the November 2023 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

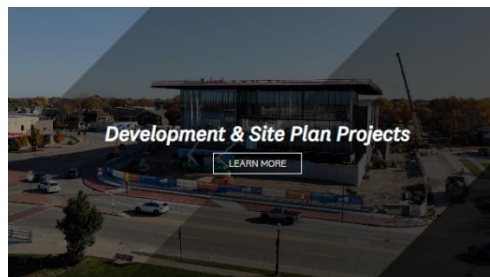
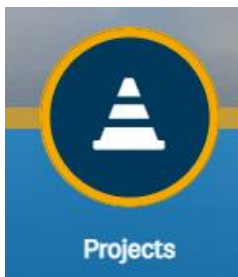
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance and site plan proposals.

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 January 17, 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:

- *1205 Lawrence DR - New Tsunami Carwash*
- *746 Main AV - Kwik Trip Parking Lot Addition*

Projects that are Under Staff Review:

- *925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation*
- *411 Destiny DR - Destiny Church Addition*
- *1775 E Matthew DR - Schreiber Foods Concrete Pad*
- *820 Main AV - New North Shore Bank*
- *2257 American BL - Bayside Machine Building Addition*

Projects that are Recently Approved:

- *2211 American BL - Nicolet Real Estate Addition*
- *1998 Venture AV - Amerilux Overhead Door 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*
- *665 Grant ST - West De Pere High School Shed Addition*
- *1610 Lawrence DR - New Taco Bell*
- *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:

- *221 S Broadway ST - New Mulva Cultural Center*

Projects that are Recently Denied:

- *None*

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 (C)	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	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 Tsunami Carwash***

Address: 1205 Lawrence DR

Parcel Number: WD-D0013

City Funding: No

Developer or Authorized Representative: Johnny Simpson, Rowlock 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.](#)

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.](#)**Amerilux Overhead Door Addition**

Address: 1998 Venture AV

Parcel Number: WD-364-D-505

City Funding: No

Developer or Authorized Representative: Steve Engelbert, Facility Maintenance Manager, Amerilux International

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 - Nov 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.](#)**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	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 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	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.](#)

Project Name: West De Pere High School Shed Addition

Address: 665 Grant ST

Parcel Number: WD-864

City Funding: No

Developer or Authorized Representative: Terry Vande Hey

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 - Jul 13, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
-------------------------------------	------------------------------	------------------------------	----------------------------	---------------------------------------	--------------------------------------	---------------------------------	-------------------

[Click here to see the site plan and developer contact information.](#)

Project Name: 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.](#)

Project Name: New Preserve Development Clubhouse

Address: 1600 N Honeysuckle CI

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.](#)

Project Name: 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.](#)

Project Name: 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.](#)

Project Name: 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.](#)

Project Name: 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.							

Project Name: New Mulva Cultural Center							
Address: 221 S Broadway ST							
Parcel Number: WD-812							
City Funding: Land, Infrastructure							
Developer or Authorized Representative: Mike Van Asten, De Pere Cultural Foundation 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 - Nov 23, 2020 (C)	Site Plan Approved - Feb 16, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Dec 1, 2023 (C)
Click here to see the site plan and developer contact information.							

Project Name: 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	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: 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.](#)**Project Name: 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 or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
-------------------------------------	------------------------------	--------------------------	---	------------------------------	--------------------------------------	---------------------------------	-------------------

[Click here to see the site plan and developer contact information.](#)**Project Name: New Waterview Heights Apartments**

Address: 410-416 Willie Mays CI

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
-------------------------------------	------------------------------	------------------------------	---	-------------------------------------	--------------------------------------	---------------------------------	-------------------

[Click here to see the site plan and developer contact information.](#)