



Plan Commission

Regular Meeting

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

Agenda

Monday, February 24, 2025

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 **February 24, 2025 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 TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.

I. Call to Order

1. Roll Call
2. Approval of the minutes of the January 27, 2025 Plan Commission meeting.
3. Public Comment on 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 for a 2-outlot extraterritorial CSM at 5220 BLK CTH X in Glenmore (Part of Parcel GL-111).
5. Consideration and possible action for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to GX1 (Office-Residential Mix District) at 420-436 College AV, and from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 405-410 Grant ST, 419 Grant ST, and 400 BLK

Grant ST (Parcels WD-657, WD-646, WD-646-1, WD-649-1).*

6. Consideration and possible action for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 409 N Broadway ST (Parcel ED-751).*
7. Consideration and possible action to name a newly built street Innovation DR, located between Southbridge RD and Creamery RD, and to remove the street names Innovation DR and French RD from two former street sections that no longer exist.*
8. Discussion to review the 2024 City of De Pere Housing Affordability Report Update.
9. Discussion about site plans received since the January 2025 Plan Commission meeting and review of the status of recently approved development projects.
10. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Ellen Ronsman, Ronsman Law Office LLC

Cheryl and Tim Hendricks

David Nalepka, St. Norbert College INC

Brad McDermid, Mach-IV Engineering & Surveying LLC

De Pere Historical Society INC



Plan Commission

Regular Meeting

Minutes

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

Monday, January 27, 2025

7:00 PM

City Hall, Council Chambers 335 S.
Broadway, De Pere, WI 54115-1692

I. Call to Order

1. Roll Call

Also present: City Planner Peter Schlein.

2. Approval of the minutes of the January 6, 2025 Special Plan Commission Meeting.

RESULT: Passed
MOVER: Grant Schilling
SECONDER: Brenda Busch
EXCUSED: Jonathon Hansen
AYES: James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Pamela Gantz

3. Public Comment on 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.

4. Consideration and possible action for a 2-lot CSM at 1205 Lawrence DR (Parcel WD-D0013).

City Planner Peter Schlein reviewed the 2-lot CSM at 1205 Lawrence Drive. The property will be divided into 2 lots, which are both proposed to develop with commercial uses. Staff recommended approval of the CSM subject to the conditions in the report. Peter reminded the commission that the CSM does not need to be reviewed by Common Council because there are no public land or public right-of-way dedications. Mayor Boyd moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously.

RESULT: Passed
MOVER: James Boyd
SECONDER: Mark Higgins
EXCUSED: Jonathon Hansen
AYES: James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Pamela Gantz

5. Consideration and possible action for a new 12-foot-wide public utility easement on the north side of 2200 BLK Southbridge RD (Parcel WD-D0035-1).*

City Planner Peter Schlein reviewed the new 12-foot-wide utility easement on the north side of 2200 BLK Southbridge Rd. The easement is being requested by Wisconsin Public Service to accommodate all

street fronted utilities which is needed prior to the development of the southern bypass. Staff recommended approval of the new easement and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office. Shane Raymaker moved, seconded by Brenda Busch, to approve the new 12-foot-wide public utility easement and forward it to the Common Council. Upon vote, motion carried unanimously.

RESULT:	Passed
MOVER:	Shane Raymaker
SECONDER:	Brenda Busch
EXCUSED:	Jonathon Hansen
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Pamela Gantz

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

City Planner Peter Schleinzi provided an update on the status of recently approved development projects since the November 2024 Plan Commission meeting. He asked the commission members if they would prefer to keep the tables in the packet or leave them out. The members all agreed that they would prefer to keep the tables in the report. Mark Higgins asked about the Bayside Machine project which was approved almost a year ago. Peter explained that after a year has passed, the site plan approval will expire. Staff will notify them that the approval has expired and that they should inform the City what they plan on doing to move forward with the project. There were no other comments or questions.

7. Adjournment.

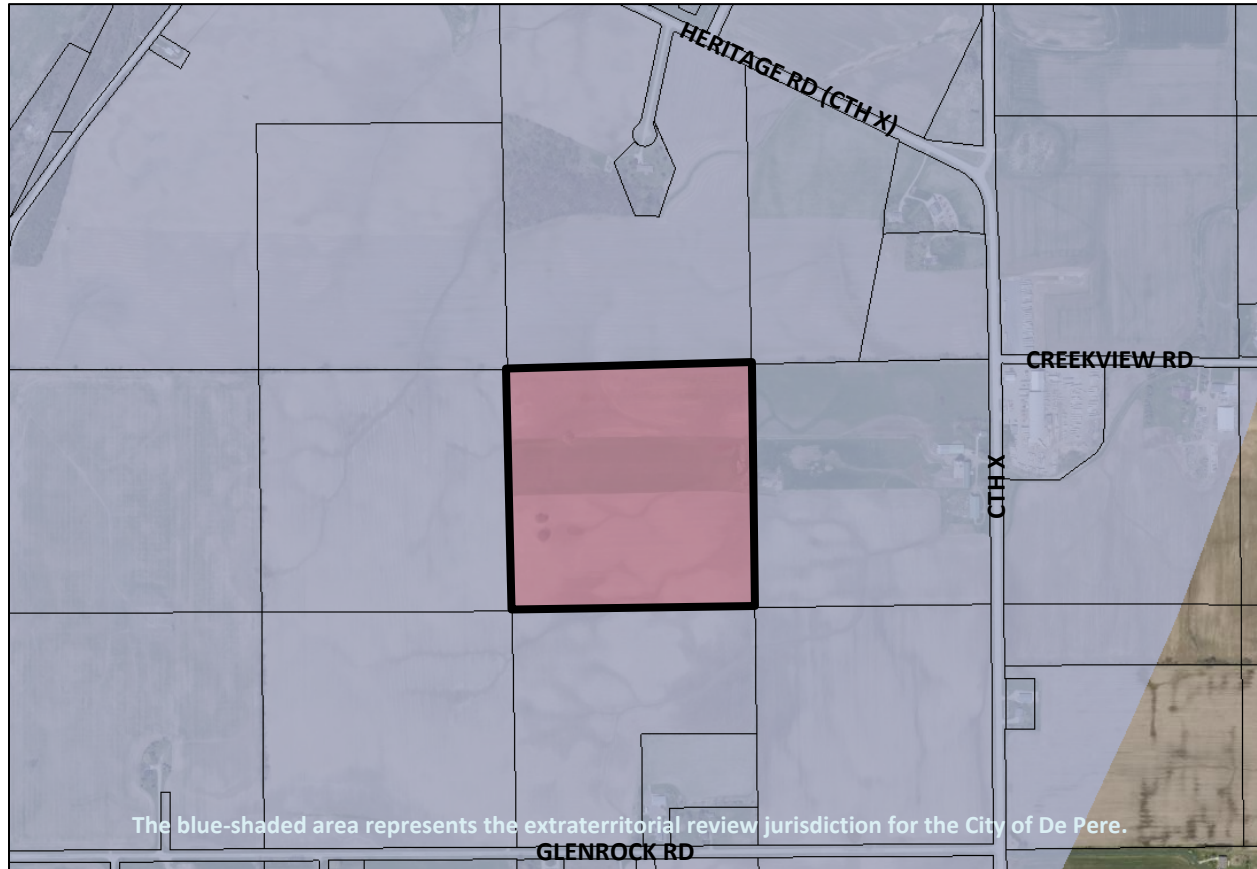
Mayor Boyd moved, seconded by Shane Raymaker, to adjourn the meeting at 7:12 PM. Upon vote, motion carried unanimously.

RESULT:	Passed
MOVER:	James Boyd
SECONDER:	Shane Raymaker
EXCUSED:	Jonathon Hansen
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Pamela Gantz

Respectfully submitted,
Kelly Barker

Item 4: Consideration and possible action for a 2-outlot extraterritorial CSM at 5220 BLK CTH X in Glenmore (Part of Parcel GL-111).

SITE MAP



REQUESTED ACTION: Certified Survey Map Approval.

COMMON DESCRIPTION: 5220 BLK CTH X, located southwest from the CTH X and Creekview RD intersection.

ZONING: A-1 Agriculture-Farmland Preservation in Glenmore.

SURROUNDING LAND USES: Agricultural to the north, south, east, and west.

COMPREHENSIVE PLAN: Agriculture in Glenmore.

APPLICANT / OWNERS:	<u>Authorized Representative</u>	<u>Property Owner</u>
	Ellen Ronsman	CHERYL A HENDRICKS
	Ronsman Law Office LLC	TIM L HENDRICKS
	210 Main ST	5220 CTH X
	Luxemburg, WI 54217	De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the site has been an agricultural use 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.

- Outlot 1 and Outlot 2 are unbuildable/undevelopable outlots.
- Glenmore Zoning Ordinance A-1 Agriculture-Farmland Preservation Section E (*Lot Requirements*) states, "Any new lots created must have access to a public road."
- The Glenmore minimum acreage and frontage requirements are not specifically identified, but there is a regulation for 1.0 acre and 150 feet for separating structures after a farm consolidation. The De Pere minimum acreage and frontage requirements are 0.46 acres and 100 feet.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

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 land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

STAFF RECOMMENDATION:

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

1. Meeting all other state and local regulations, including the Town of Glenmore, City of De Pere, and Brown County Planning Commission.



Planning/Zoning Application

Planning & Zoning Department

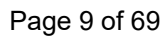
Submitted On:

Jan 20, 2025, 01:25PM EST

Parcel Number: (Include ALL parcels)	GL-111
Nearest property address to the project site:	Street Address: 5220 County Trunk X City: DePere State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	0
Number of outlots in the CSM:	1
Current De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	Town of Glenmore
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Undeveloped/Vacant/Agricultural
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: Tim and Cheryl Last Name: Hendricks
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2397 Sycamore Dr., Apt 5 City: Green Bay State: W Zip: 54311
Property Owner's Phone Number:	920-606-2664
Property Owner's Email Address:	cthendricks1@netzero.net
Is someone processing the project for the property owner as their authorized representative?	Yes

Authorized Representative's Name:		First Name: Ellen Last Name: Ronsman
Authorized Representative's Business Name:		Ronsman Law Office LLC
Authorized Representative's Phone Number:		920-845-2888
Authorized Representative's Email Address:		eronsman@ronsmanlaw.com
Please attach 1 PDF copy of the CSM.		CERTIFIED SURVEY MAP 10.10.24.pdf
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$375.00
Signature Data	First Name: Ellen Last Name: Ronsman Email Address: eronsman@ronsmanlaw.com	
	 Signed at: January 20, 2025 1:14pm America/New_York	
User's Session Information		IP Address: 70.40.252.188 Referrer URL: https://statics.teams.cdn.office.net/

A DIVISION OF NW 1/4 OF THE NE 1/4 OF SECTION 7,
T.22N., R.21E., TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN.



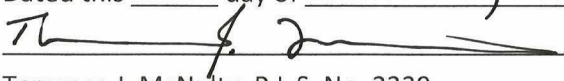
CERTIFIED SURVEY MAP NO. _____
A DIVISION OF NW ¼ OF THE NE ¼ OF SECTION 7, T.22 N., R.21 E.,
TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

I, Terrence J. McNulty, professional land surveyor, hereby certify: That I surveyed, divided and mapped a division of NW ¼ of the NE ¼ of Section 7, T. 22 N., R. 21 E., Town of Glenmore, Brown County, State of Wisconsin.

Described as follows: Beginning at the North ¼ corner of said section; thence S 01°06’06” E 1316.33 feet to the Southwest corner of said Northwest ¼ of the Northeast ¼; thence N 89°09’41” E 1322.63 feet to the Southwest corner of said Northeast ¼ of the Northeast 1/4; thence N 00°45’53” W 664.03 feet; thence N 02°10’43” E 662.09 feet to the North line of said Northeast ¼ section; thence S 88°44’22” W 1330.42 feet to the point of beginning. Said area containing 1,752,618 square feet, 40.234 acres of land more or less.

I further certify that this map is a correct representation of the exterior boundaries and the division thereof, that I have made this survey by the order of Tim Hendricks, and that I fully complied with the provisions of Chapter 236.24 of the Wisconsin Statutes and the land division ordinances of the Brown County, and the Town of Glenmore in surveying, dividing, and mapping the same.

Dated this 13th day of February 2025

Terrence J. McNulty, P.L.S. No. 2339



OWNER’S CERTIFICATE

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map. We 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. Town of Glenmore, and Brown County Planning Commission.

Dated this _____ day of _____ 2025

Tim L. Hendricks

Cheryl A. Hendricks

STATE OF WISCONSIN
COUNTY OF _____

Personally came before me this _____ day _____, 2025, the above named, Tim L. and Cheryl A. Hendricks, owners _____

To me know to be the persons who executed the foregoing instrument and acknowledged the same.

Print or Type Name: _____

Notary Public, State of Wisconsin

My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____
A DIVISION OF NW ¼ OF THE NE ¼ OF SECTION 7, T.22 N., R.21 E.,
TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN.

Certificate of the Town of Glenmore
Resolved, that the map described hereon in the Town of Glenmore, Tim L. & Cheryl A. Hendricks, owners, has been submitted and approved by the Town of Glenmore.
Date _____ Approved _____
(Town Chair/Clerk)
Town of Glenmore

Certificate of the Brown County Treasurer
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 date listed below.
Date _____ Approved _____
Ray Suennen, Brown County Treasurer

Certificate of the Brown County Planning Commission
This certified survey map in the Town of Glenmore, Tim L. and Cheryl A. Hendricks, owners, has been submitted and approved by the County Planning Commission.
Date _____ Approved _____
Devin Yoder, Senior Planner

Certificate of the City of DePere
This certified survey map in the Town of Glenmore, Tim L. and Cheryl A. Hendricks, owners, has been submitted and approved by the Common Council on _____.

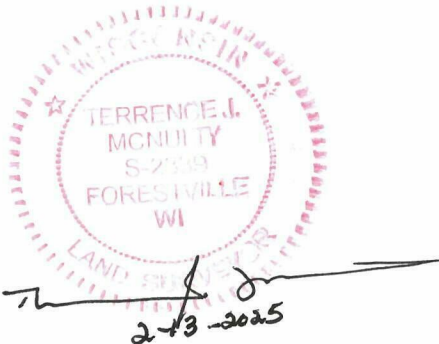
Carey E. Danen, City Clerk Date

Drainage Restrictive Covenant:
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.

Notes:

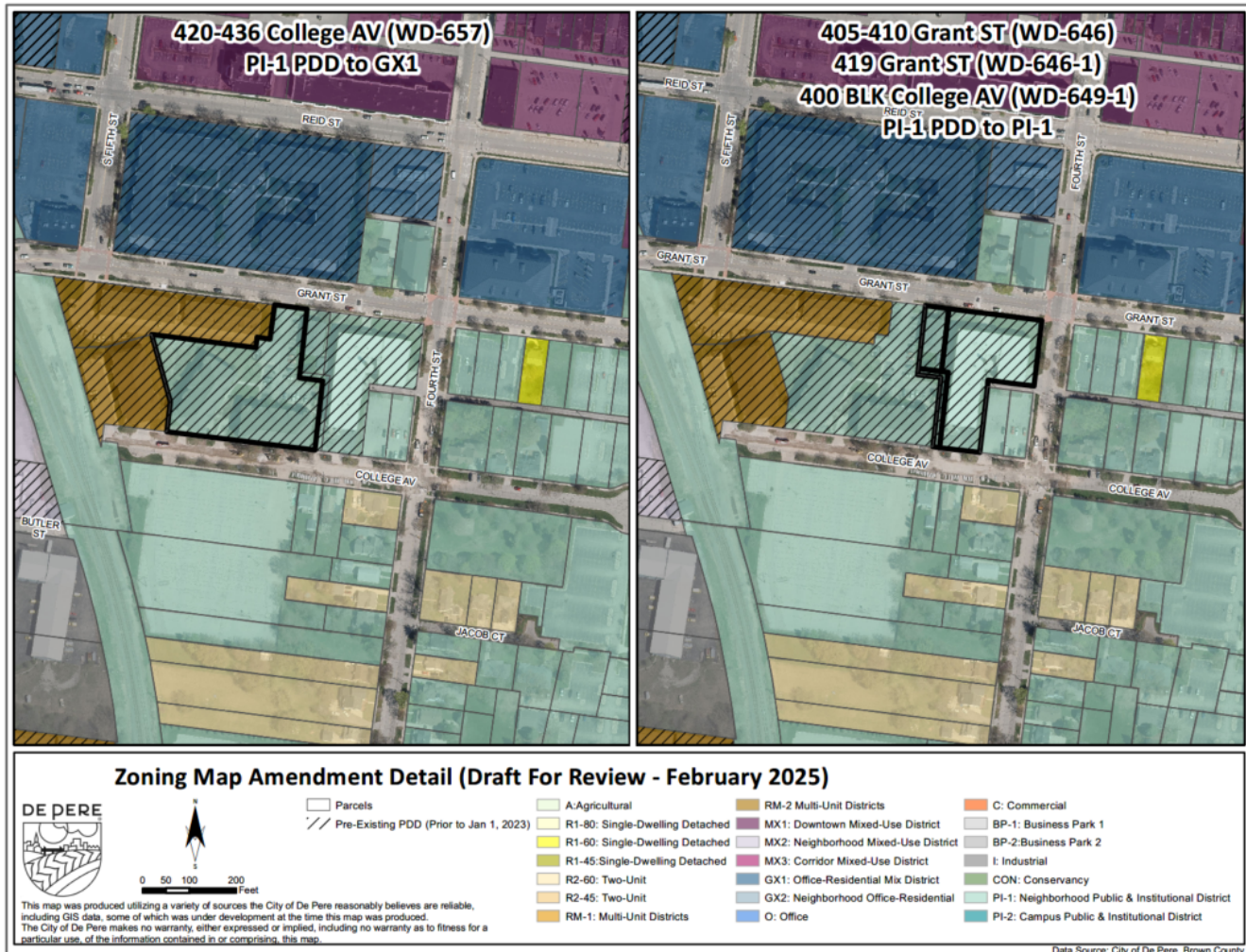
Each lot owner shall grade the property to conform to adopted sidewalk grade elevations and maintain said elevation for future sidewalks.

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 Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.



- Item 5: Consideration and possible action for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to GX1 (Office-Residential Mix District) at 420-436 College AV, and from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 405-410 Grant ST, 419 Grant ST, and 400 BLK Grant ST (Parcels WD-657, WD-646, WD-646-1, WD-649-1).*

SITE MAP



- REQUESTED ACTION:** Zoning Map Amendment Request.
- COMMON DESCRIPTION:** 420-436 College AV, 405-410 Grant ST, 419 Grant ST, and 400 BLK Grant ST, located southwest of the Grant ST and Fourth ST intersection.
- SURROUNDING LAND USES:** Apartment (GX1 PDD) and college (PI-1) across the street to the north. Apartment (RM-2 PDD) and condominium (RM-2 PDD) to the north and west. College (PI-1) to the east. College (PI-1) and Residential (R2-60) to the south.
- COMPREHENSIVE PLAN:** Multi-Family Residential, Institutional/Governmental Facilities.

APPLICANT / OWNERS: Authorized Representative and Property Owner
St. Norbert College INC
ATTN: David Nalepka
100 Grant ST
De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the residential uses started developing in the 1950's through the mid-late 2010's.

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.

Existing Zoning District

When the new Zoning Map and Zoning Ordinance were adopted in January 2023, the subject properties were placed into a PI-1 District as the best fit for a college. The properties had a pre-existing PDD overlay that related to the development of offices and apartments, but the PDD overlay is outdated and no longer of any value for future development and future land uses.

- **Parcel WD-657:** The existing PI-1 PDD zoning allows for colleges. The owner is proposed to no longer be a college owned property so there is a need to rezone the property. The uses are multi-family with office and the best new zoning category may be GX1, which can already be found near the parcel on the north side of Grant ST. The request includes rezoning GX1 and removing a PDD overlay.
- **Parcels WD-646, WD-646-1, WD-649-1:** The existing PI-1 District allows colleges. The request does not change the underlying zoning district; the request removes a PDD overlay.

The proposed future use is the same as the existing use, multi-family and office. Both uses are permitted if the zoning changes to GX1.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update identifies future land uses as Multi-Family Residential and Institutional/Governmental Facilities that are adjacent to Commercial and Transportation and Utilities.

CLIP FROM FUTURE LAND USE MAP



FUTURE MULTI-FAMILY RESIDENTIAL AND INSTITUTIONAL/GOVERNMENTAL FACILITIES

Desired Development Patterns

420-436 College AV: If the Zoning District changes from PI-1 PDD to GX1, then 35 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with five conditional uses. The permitted uses are identified in Zoning Ordinance Article VII and summarized in Table 7-1.

405-410 Grant ST, 419 Grant ST, and 400 BLK Grant ST: If the Zoning District changes from PI-1 PDD to PI-1, then there is no change to the permitted uses in the PI-1 District.

The site is at the west boundary of the St. Norbert college campus. A GX1 zoning district would match the GX1 District to the north. Existing GX1 zoning districts are located in near downtown areas of De Pere.

There are developed sidewalks along all of the street frontages. There are bicycle lanes on Grant ST.

NEIGHBOR OUTREACH

Staff notified all City property owners within 300 feet of the subject area about the application via mail. The authorized representative did not inform staff about reaching out to nearby property owners on their own.

At the time this report was written, two public comments or concerns were made to staff about the zoning map amendment. Abby Walton, a resident living at the 420-426 College AV property, asked about the zoning map amendment and wanted the petitioner to let the students know if the property would be sold before students finished the school year. A second anonymous caller also asked about the zoning map amendment. Neither had any objections to the zoning map amendment. Staff asked the authorized representative to reach out to the students residing on the property. Any additional comments will be shared at the time of the Plan Commission meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to GX1 (Office-Residential Mix District) at 420-436 College AV, and from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 405-410 Grant ST, 419 Grant ST, and 400 BLK Grant ST. A zoning map amendment must comply with the following:

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

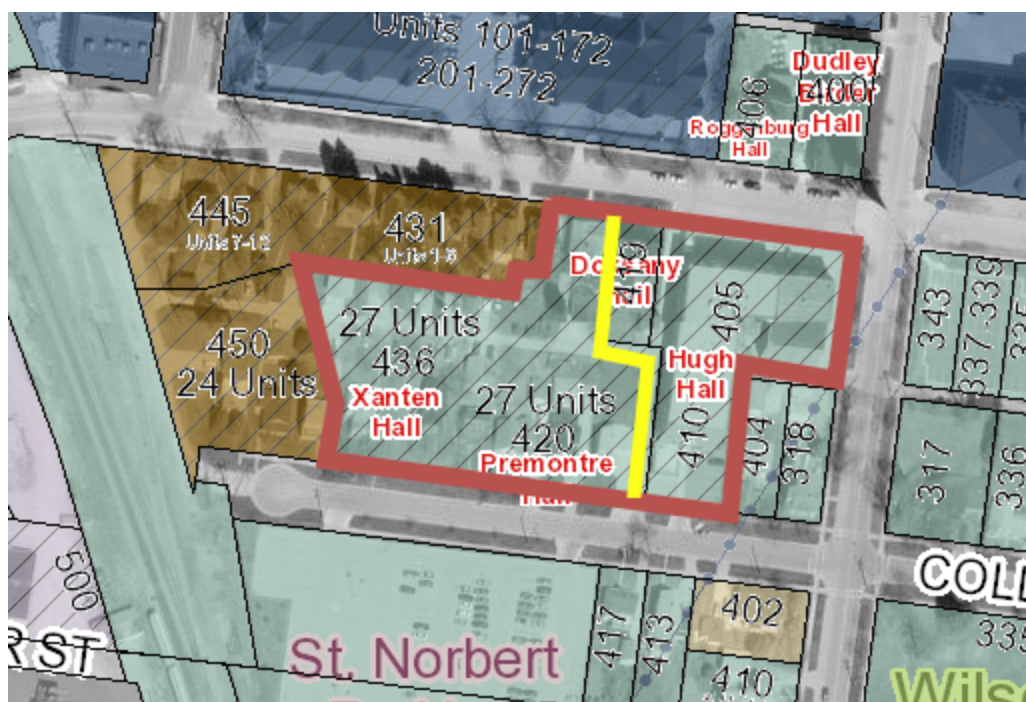
Planning & Zoning Department

Submitted On:

Jan 28, 2025, 11:28AM EST

Parcel Number: (Include ALL parcels)	WD-657
Nearest property address to the project site:	Street Address: 420 & 436 College Avenue City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	PI-1
Proposed De Pere Zoning Districts:	GX1
Existing Site Land Uses:	Public & Civic
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: St. Norbert College, Inc. Last Name: St. Norbert College, Inc.
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 100 Grant Street City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	9206551006
Property Owner's Email Address:	dave.nalepka@snc.edu
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: David Last Name: Nalepka

Authorized Representative's Business Name:		St. Norbert College
Authorized Representative's Phone Number:		9206551006
Authorized Representative's Email Address:		dave.nalepka@snc.edu
Please attach an EXHIBIT MAP with the zoning boundary.		image001 (1).png
Please attach a WORD DOCUMENT with the boundary legal description.		Word Document attachment to Zoning Change Application.docx
How do you plan on paying for your application?		Mail a check
Total Due:		\$350.00
Signature Data	First Name: David Last Name: Nalepka Email Address: dave.nalepka@snc.edu	
		
		Signed at: January 28, 2025 11:27am America/New_York
User's Session Information		IP Address: 138.74.15.155 Referrer URL:



Word Document attachment to Planning/Zoning Application for WD-657

Please change the zoning for WD-657 from its current PI-1 Zoning to GX-1 Zoning. The property is currently owned by St. Norbert College, Inc. and thus zoned PI-1. We will be selling the property to a buyer in June 2025 and the property will return to its use as third party (non-college owned) apartments.

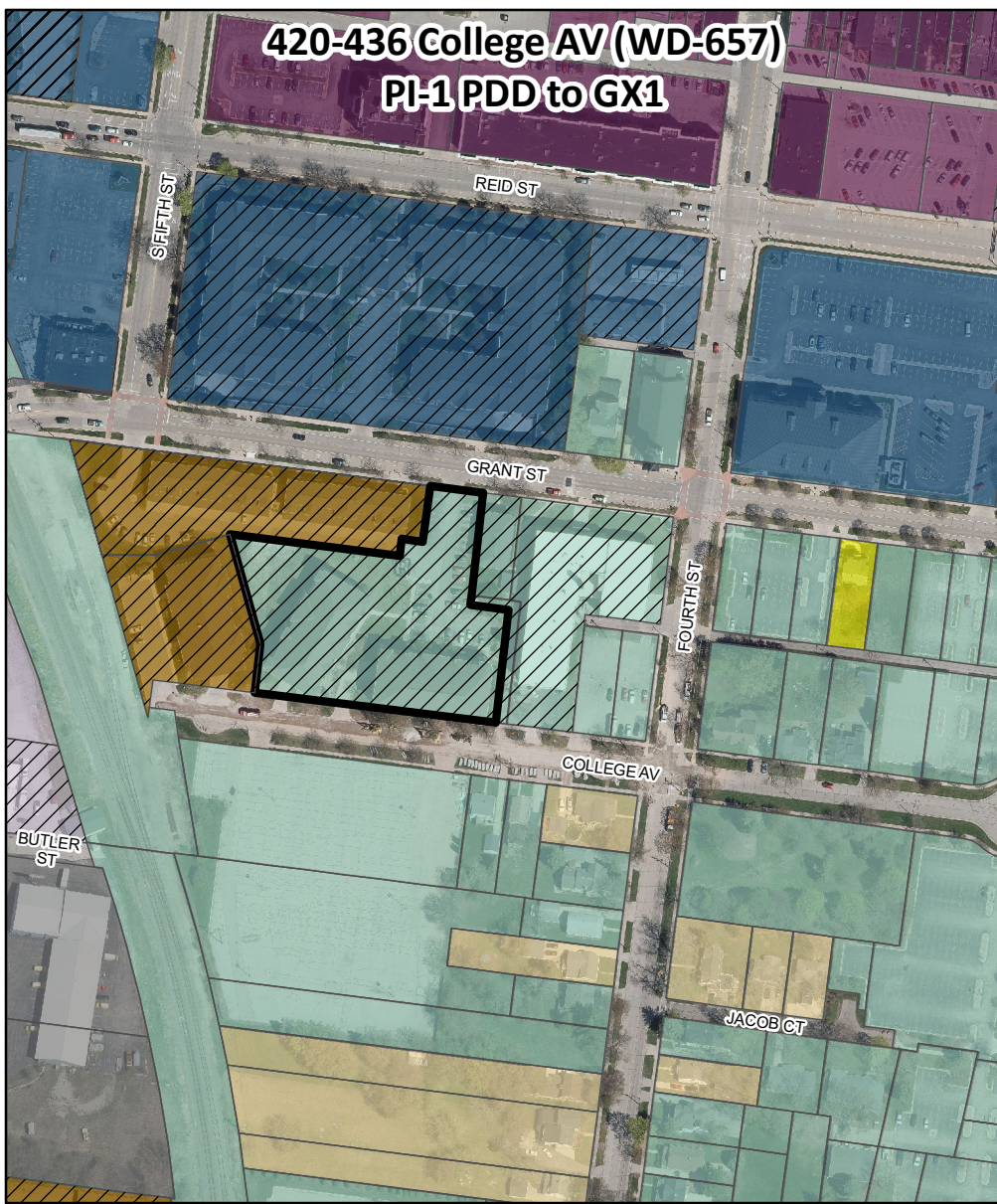
Also please remove the overlays on parcels WD-657, WD649-1, WD-646-1, and WD-646 as they no longer apply. St. Norbert College will retain ownership of WD-649-1, WD-646-1, WD-646, WD-647, and WD-648.

Only parcel WD-657 (and the two buildings located on the property) will be sold to buyer in June.

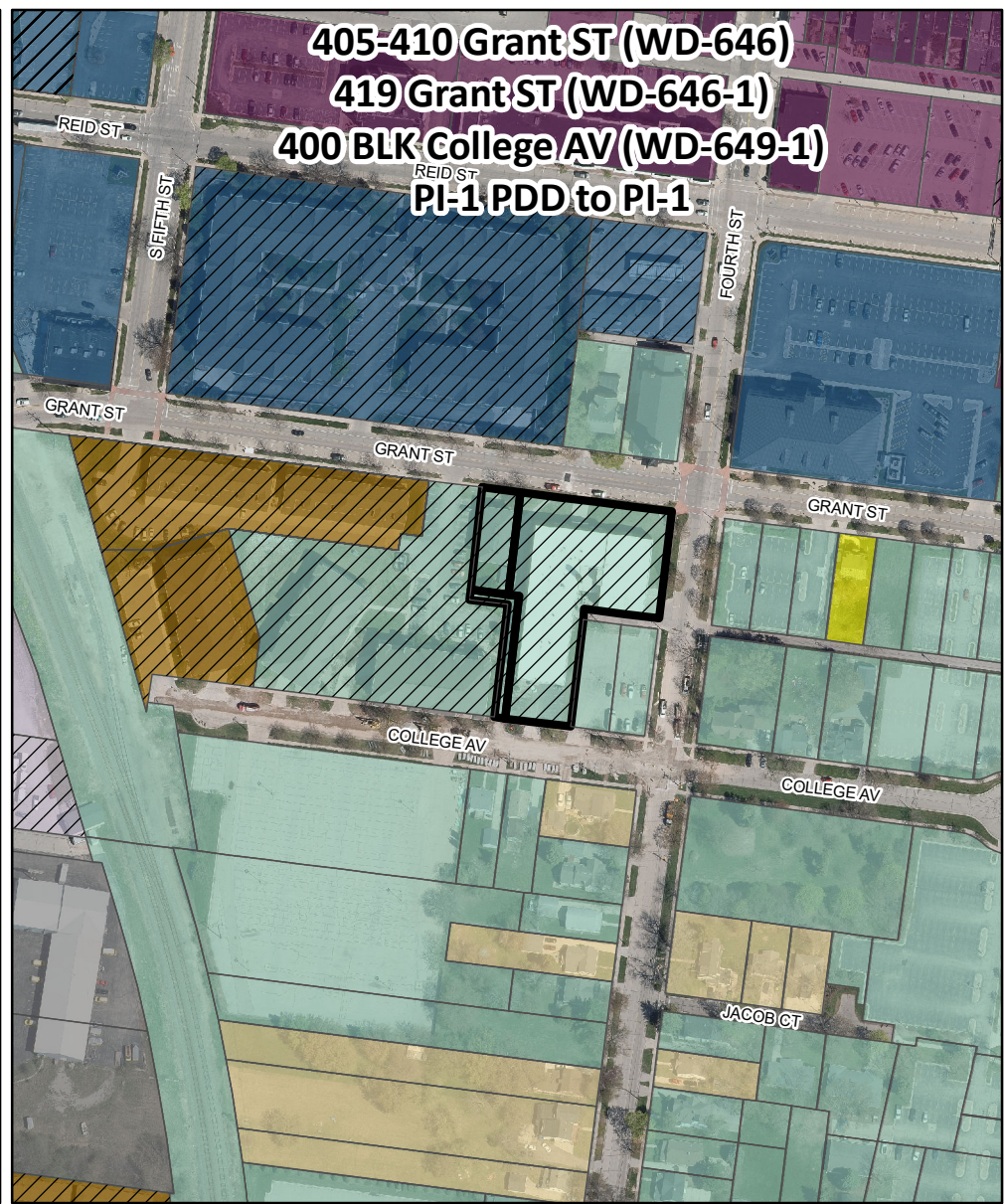
Abbreviated Legal Description from tax records for WD-657 is as follows:

72,633 SQ FT LOT 2 OF 50 CSM 106 MAP 7353 IN 2206690 BNG ALL OF LOTS 10 & 20-25 & PRT OF LOTS 4-9 & 26 & PRT OF VAC ALLEY BLK C ALL LOCATED IN DOUSMANS ADDN TO WEST DE PERE & PRT OF LOT 1 OF SD CSM DESC IN 2600259

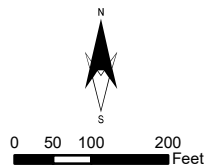
420-436 College AV (WD-657)
PI-1 PDD to GX1



405-410 Grant ST (WD-646)
419 Grant ST (WD-646-1)
400 BLK College AV (WD-649-1)
PI-1 PDD to PI-1



Zoning Map Amendment Detail (Draft For Review - February 2025)



Parcels

Pre-Existing PDD (Prior to Jan 1, 2023)

A: Agricultural

R1-80: Single-Dwelling Detached

R1-60: Single-Dwelling Detached

R1-45: Single-Dwelling Detached

R2-60: Two-Unit

R2-45: Two-Unit

RM-1: Multi-Unit Districts

RM-2 Multi-Unit Districts

MX1: Downtown Mixed-Use District

MX2: Neighborhood Mixed-Use District

MX3: Corridor Mixed-Use District

GX1: Office-Residential Mix District

GX2: Neighborhood Office-Residential

O: Office

C: Commercial

BP-1: Business Park 1

BP-2: Business Park 2

I: Industrial

CON: Conservancy

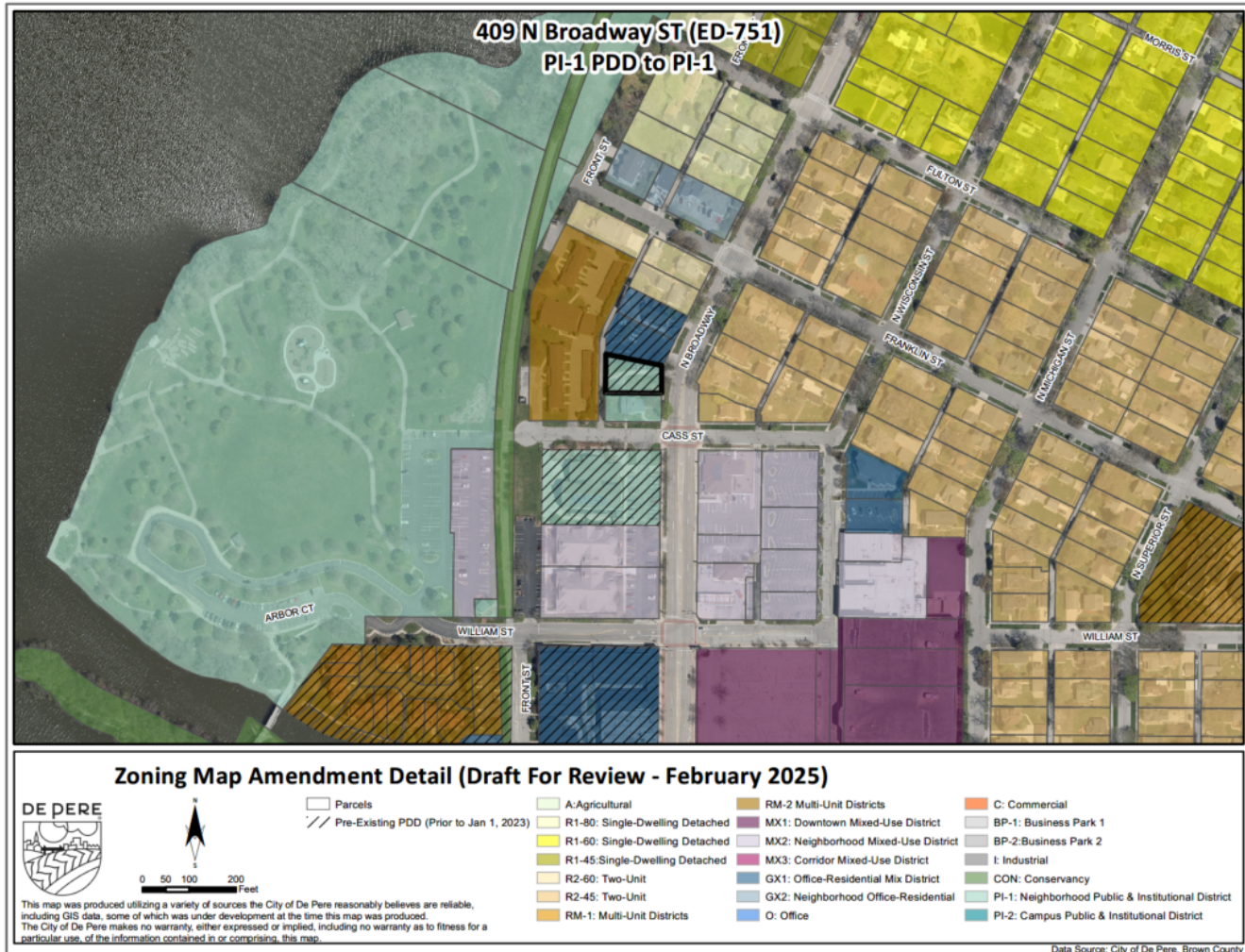
PI-1: Neighborhood Public & Institutional District

PI-2: Campus Public & Institutional District

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

Item 6: Consideration and possible action for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 409 N Broadway ST (Parcel ED-751).*

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request.

COMMON DESCRIPTION: 409 N Broadway ST, located northwest of the N Broadway ST and Cass ST intersection.

SURROUNDING LAND USES: Office and Daycare Center, Group (GX1 (PDD) to the north.
Library (PI-1 PDD) to the south.
Residential (R2-45) to the east.
Seven+ Household Residential (RM-2) to the west.

COMPREHENSIVE PLAN: Commercial.

APPLICANT / OWNERS: Authorized Representative
Brad McDermid
Mach-IV Engineering & Surveying LLC
2260 Salscheider CT #4
Green Bay, WI 54313

Property Owner
De Pere Historical Society INC
403 N Broadway ST
De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the building was removed from the property in the early 2010's.

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.

Existing Zoning District

When the new Zoning Map and Zoning Ordinance were adopted in January 2023, the subject property was placed into a PI-1 District as the best fit for a museum. The property had a pre-existing PDD overlay related to the development of retail sales (convenience goods), specifically a flower shop. The PDD overlay is outdated and no longer has any value for future development and land use.

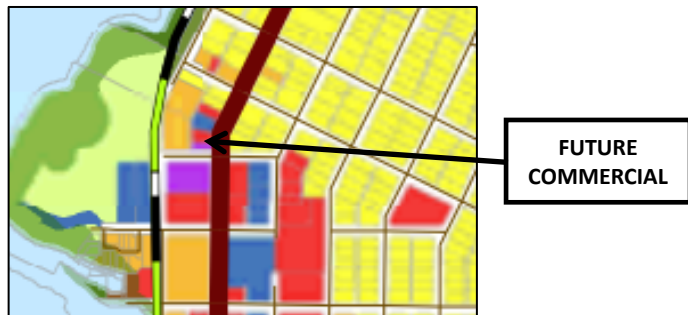
- The existing PI-1 District allows for a "Library or Cultural Center," and a museum use falls within that description. The request does not change the zoning district; the request removes a PDD overlay.

The proposed future use is a Library or Cultural Center for a museum. The use is permitted in the PI-1 District.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update identifies future land uses as Commercial.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning District changes from PI-1 PDD to PI-1, then there is no change to the permitted uses in the PI-1 District. The permitted uses are identified in Zoning Ordinance Article VII and summarized in Table 7-1.

The site is proposed to be developed with an expansion to the White Pillars Museum, located to the south. The site is vehicle accessible with street frontage on N Broadway ST and Cass ST.

NEIGHBOR OUTREACH

Staff notified all City property owners within 300 feet of the subject area about the application via mail. The authorized representative did not reach out to nearby property owners.

At the time this report was written, no public comment or concern was made to staff about the zoning map amendment. Any additional comments will be shared at the time of the Plan Commission meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from PI-1 PDD (Neighborhood Public & Institutional District with a Planned Development District Overlay) to PI-1 (Public & Institutional District) at 409 N Broadway 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.



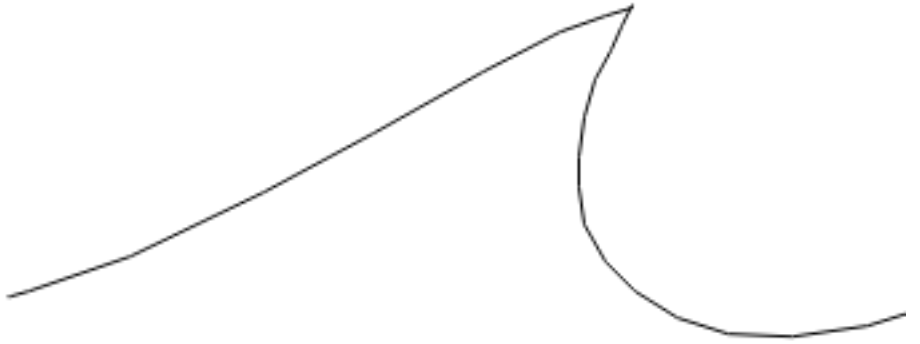
Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jan 31, 2025, 12:15PM EST

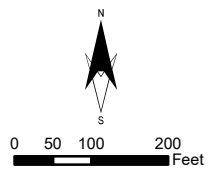
Parcel Number: (Include ALL parcels)	ED-751
Nearest property address to the project site:	Street Address: 409 N Broadway Street City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	PI-1 PUD
Proposed De Pere Zoning Districts:	PI-1
Existing Site Land Uses:	Public & Civic
Proposed Site Land Uses:	Public & Civic
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: De Pere Historical Society Last Name: De Pere Historical Society
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 403 N Broadway Street City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-336-3877
Property Owner's Email Address:	mckim1883@yahoo.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Brad Last Name: McDermid

Authorized Representative's Business Name:		Mach-IV Engineering & Surveying LLC
Authorized Representative's Phone Number:		708-308-2183
Authorized Representative's Email Address:		bmcdermid@mach-iv.com
Please attach an EXHIBIT MAP with the zoning boundary.		1_Exhibit Map Document by City.pdf
Please attach a WORD DOCUMENT with the boundary legal description.		2_Legal Description by City.docx
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$350.00
Signature Data	First Name: Brad Last Name: McDermid Email Address: bmcdermid@mach-iv.com	
		
		Signed at: January 31, 2025 12:08pm America/New_York
User's Session Information		IP Address: 69.129.142.130 Referrer URL:

409 N Broadway ST (ED-751) PI-1 PDD to PI-1



Zoning Map Amendment Detail (Draft For Review - February 2025)



Parcels

Pre-Existing PDD (Prior to Jan 1, 2023)

A: Agricultural

R1-80: Single-Dwelling Detached

R1-60: Single-Dwelling Detached

R1-45: Single-Dwelling Detached

R2-60: Two-Unit

R2-45: Two-Unit

RM-1: Multi-Unit Districts

RM-2 Multi-Unit Districts

MX1: Downtown Mixed-Use District

MX2: Neighborhood Mixed-Use District

MX3: Corridor Mixed-Use District

GX1: Office-Residential Mix District

GX2: Neighborhood Office-Residential

O: Office

C: Commercial

BP-1: Business Park 1

BP-2: Business Park 2

I: Industrial

CON: Conservancy

PI-1: Neighborhood Public & Institutional District

PI-2: Campus Public & Institutional District

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

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator 

Date: February 24, 2025

RE: **Consideration and possible action to name a newly built street Innovation DR, located between Southbridge RD and Creamery RD, and to remove the street names Innovation DR and French RD from two former street sections that no longer exist.***

Summary

In the fall of 2024, a new street was built between Creamery RD and Southbridge RD. The new street curves over and in between the former French RD and Innovation DR. As a result, two separate streets now share the same intersection entry point at the Innovation DR and Southbridge RD intersection. The shared intersection aligns with Innovation CT to the north.

One street name needs to be established, and two former street names need to be removed. The logical new street name is Innovation DR for the following reasons:

- The northern intersection for the new street aligns with the existing Innovation DR.
- Establishing one street name minimizes confusion about street names and address sequencing for the public and emergency services and a future highly trafficked area. The change also creates a marketable street name for future development along the new street frontage and along future South Bridge Connector project.
- A street/address change will be required for only one residential property that is addressed to the new street; whereas a change to French Road would require a street name change by one business and one addressing number change for one residential parcel.

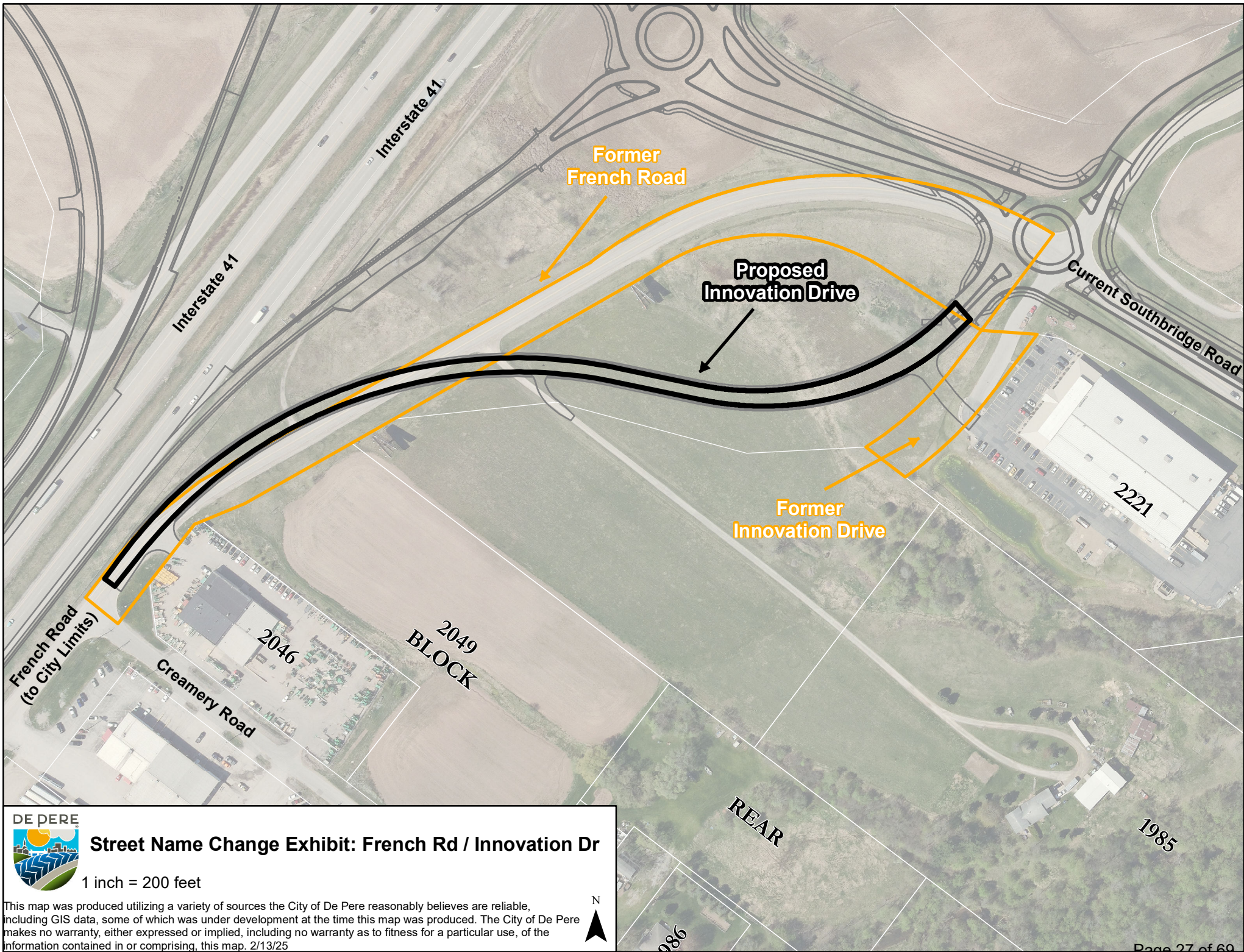
Impacted Property Addresses

A total of five properties have access to the new street, but only two properties are addressed to the new street. If approved, the following addresses will change:

- 2221 Innovation DR will remain as 2221 Innovation DR.
- 1985 French RD will change to 2255 Innovation DR.

Staff Recommendation

Staff recommends approval of naming a newly built street Innovation DR, located between Southbridge RD and Creamery RD, and removing the street names Innovation DR and French RD from two former street sections that no longer exist.



CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: February 24, 2025

RE: **Discussion to review the 2024 City of De Pere Housing Affordability Report Update.**

Summary

Per the requirements of Wisconsin Act 243, all Wisconsin communities with a population greater than 10,000 were required to prepare a Housing Affordability Report for the year 2018 and then update the report annually. The following document reflects the Year 2024 Update for the City of De Pere.

The intent of the document is to focus on affordable housing and improve upon the City's 2010 Comprehensive Plan. The report also helps to identify the existence of housing stock and opportunities for lower-income families.

The contents of the report, in summary, include the following from year 2024:

- The number of approved residential subdivision plats, certified survey maps, condominium plats, and building permit applications. (1 certified survey map)
- The total number of approved new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications. (135 units)
- An analysis of housing affordability for homeowners and renters.
- A list and map of undeveloped parcels that are zoned for residential development as well as undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment.

The City of De Pere Housing Affordability Report 2024 Update was placed on the City of De Pere website by the January 31, 2024, deadline.

Staff Recommendation

Receive and place on file.

CITY OF DE PERE

Housing Affordability Report 2024 Update

*An update on De Pere's implementation of the
housing element of the Comprehensive Plan*



Update Completed January 31, 2025

Prepared per 2017 WI Act 243 Housing Report Requirements

Contents

Purpose for a Housing Affordability Report 2024 Update	2
Year 2024 Final Approved Residential Land Divisions and Building Permit Applications.....	2
Final Approved Residential Land Division and Building Permit Reviews	2
Year-End Undeveloped City Acreage Suitability for Residential Development	3
Analysis of Residential Development Regulations.....	3
Land Use Controls	3
Site Improvement Requirements and Costs	3
Cost to Permit	4
Fees and Land Dedication Requirements	4
Permit Procedures	4
Housing Demand and Development Regulations	5
Subdivision approvals, timing, and savings.....	5
Subdivision Plat.....	5
Certified Survey Map (CSM).....	5
Condominium Plat	5
Lot Size Changes and Savings with more Sellable Lots	5
Financial Support for Residential Development	6
Additional Potential Changes to Residential Regulations.....	6
Housing Affordability	7
Appendix A: Building/Planning Fee Lists.....	8
Appendix B: City Residential Fees Collected	12
Appendix C: List of Undeveloped Parcels (Residential Related)	13
Appendix D: Map of Undeveloped Parcels (Residential Related).....	25

Purpose for a Housing Affordability Report 2024 Update

Wisconsin Statutes Section 66.10013 requires that municipalities with a population greater than 10,000 publish an annual housing affordability report online and the report must be updated annually. The City of De Pere, with an approximate 2024 population of 25,319, is providing the following information as part of the 2024 update:

- Number of proposed new residential dwelling units.
- An analysis of residential development regulations.
- A financial impact on the cost of each new subdivision.
- Ways to modify construction and development regulations, lot sizes, approval processes, and fees to meet existing and forecasted housing demand, and reduce time and cost to approve and develop a new subdivision by 20%.
- A list and map of undeveloped parcels that are suitable for, but not zoned for residential development.
- A list and map of undeveloped residential zoned parcels.

All information within the 2024 update reflects data that was collected from January 1, 2024, through December 31, 2024. The 2024 update was posted on the City of De Pere website on January 31, 2025.

Year 2024 Final Approved Residential Land Divisions and Building Permit Applications

Final Approved Residential Land Division and Building Permit Reviews

SUBDIVISION PLATS		CERTIFIED SURVEY MAPS (CSM)		CONDOMINIUM PLATS		BUILDING PERMIT APPLICATIONS	
Subdivision Name	New Residential Dwelling Units	CSM Location	New Residential Dwelling Units	Condominium Name	New Residential Dwelling Units	All Use Applications	New Residential Dwelling Units
-	-	514 Lande ST	4	-	-	1,162	67 One-Unit 4 two-unit 64 multi-unit
TOTAL	0	NA	4	NA	0	1,162	135

Source: Year 2024 Plan Commission reviews and Building Permit applications.

Year-End Undeveloped City Acreage Suitability for Residential Development

UNDEVELOPED CITY ACREAGE TYPE	ACRES
Zoned for Residential Development	676.93
Not zoned but Suitable for Residential Development	165.15
TOTAL	842.08

Source: Year 2024 City Zoning Map and GIS.

Appendix C includes a list of undeveloped parcels in the municipality that are zoned for residential development and all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development. Appendix D includes a map of the parcels referenced in Appendix C.

Analysis of Residential Development Regulations

Land Use Controls

A rewrite of Municipal Code Chapter 14 (Zoning Ordinance) became effective on January 1, 2023. The rewritten [Zoning Ordinance Articles II and III](#) modernized land use controls for residential lots, principal building siting, accessory building siting, and maximum building height. In most cases the changes included reduced lot sizes, reduced setbacks, increased accessory building sizes, and increased building heights.

The Zoning Ordinance does not have any architectural or material requirements for one-unit and two-unit dwellings. Multi-unit dwellings are subject to [Zoning Ordinance Article IX](#) (Building and Site Design) for allowed and prohibited façade materials and [Zoning Ordinance Article X](#) (Landscaping and Screening). The Zoning Ordinance rewrite and revisions modernized with expanded lists and opportunities for the developer.

Site Improvement Requirements and Costs

The City of De Pere designs, bids and oversees construction of almost all public infrastructure in new residential developments including stormwater management, utilities, and roads. Sidewalks are required and are installed by the property owner or home builder. The City of De Pere had no newly approved residential subdivisions in 2024 for cost calculations, so previous year estimates are shown.

Average Cost for City Residential Infrastructure

TYPE	COST
Utilities, Streets, Curbs	\$700 per lineal foot
Stormwater	\$1,000 per lot

Source: Year 2024 City Engineering.

Costs can vary depending on the design of the subdivision and property conditions. Developers also incur additional costs including Wisconsin Public Service, engineering fees and real estate fees.

Estimated City Plat Infrastructure Costs

SUBDIVISION NAME	ACRES	ONE-UNIT LOTS	ESTIMATED COST PER LOT	AVERAGE SALE PRICE PER LOT	NOTES
The Kingston Preserve	52	34	\$20,250	\$49,240 (Brown County)	All one-unit.

Source: City Development Services, Brown County GIS, Zillow.com.

Cost to Permit

The following are estimated City of De Pere rezoning, permit, park dedication, and engineering fees from the last five one-unit dwellings on vacant land. The average City cost for developing a basic 20 lot subdivision using the average of the below developer driven lots would be approximately \$947,600.16.

Estimated Per-Lot Platting, Rezoning, Permit, Park Dedication, and Engineering Fees

ADDRESS	SQUARE FEET	PLATTING	REZONING	BUILDING PERMIT	PARK DEDICATION	INFRA-STRUCTURE
322 Lansdowne ST	18,130	\$70.19	\$1.19	\$936.88	-	\$29,437.50
2429 Adrienne CT	15,509	\$72.88	-	\$1,310.44	\$300.00	\$45,275.00
396 Battery AV	13,500	\$70.19	\$1.19	\$936.88	-	\$36,000.00
1641 N Honeysuckle CI	7,930	\$80.13	\$1.34	\$1,250.76	\$300.00	\$30,400.00
2421 Creeksedge WY	18,155	\$72.88	-	\$1,262.08	\$300.00	\$88,038.00

Source: City Development Services.

Fees and Land Dedication Requirements

The City of De Pere charges platting and/or zoning review fees and park in lieu of dedication fees for residential development. Appendix A includes a list of review and permit fees; Appendix B includes a table of collected residential fees from 2024. Land dedication requirements are outlined in [Municipal Code Section 46-5](#) (Platting and Division of Land – Public sites and open spaces), which includes requirements for dedication of sites and payment in lieu of dedication.

Permit Procedures

Permit procedures and applications are provided in a Single and Two-Family [Permit Packet](#) that is available on the City's website. Single and Two-Family residential permit reviews are typically completed within five days of submittal. General steps are outlined in the permit packet.

Housing Demand and Development Regulations

The following information includes a summary of the impact on existing and forecasted housing demand. The information also includes ways that a developer can work with the City of De Pere and reduce time and/or costs to approve a new subdivision by up to 20%.

Subdivision approvals, timing, and savings

The creation of new one-unit lots generally occurs through the land division process. The types of land divisions are subdivision plats, certified survey maps, and condominium plats.

Subdivision Plat

Subdivision plats are reviewed in three phases, per [Municipal Code Section 46-3](#) (Platting and Division of Land – Procedure). The phases include a pre-consultation, preliminary plat review, and final plat review.

Most subdivisions in De Pere are reviewed faster than the Municipal Code established timelines. Generally, Plan Commission reviews the preliminary plat and final plat when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council reviews plats within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Certified Survey Map (CSM)

Certified survey maps are reviewed in two phases, per [Municipal Code Section 46-8](#) (Platting and Division of Land – Land divisions other than subdivisions). The phases include a pre-consultation and certified survey map review.

Most CSM documents in De Pere are reviewed faster than the Municipal Code Chapter 46 established timelines. Generally, Plan Commission reviews the CSM when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council (if needed) reviews within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Condominium Plat

Condominium plats are reviewed in two phases, per [Municipal Code Section 46-13](#) (Platting and Division of Land – Land divisions other than subdivisions) and Wis. Stats. §703.115. The phase includes a pre-consultation and condominium plat review.

Most condominium plats in De Pere are reviewed faster than the Wis. Stats. §703.115 established 10-day deadline. Administrative staff reviews typically take 0-2 days, representing an 80% to 100% time savings. To further save, The City eliminated the need for the review of the conversion of existing duplex units, which is a 100% savings for review time and a 100% savings for review fees.

Lot Size Changes and Savings with more Sellable Lots

No new subdivisions were approved in 2024. Based on the last 5 one-unit detached house building permits, the average lot size was 14,645 square feet and the average street frontage was 128.09 linear feet. The sizes were developer driven; a reduction and savings in sizes to generate more saleable lots can also be developer driven, rather than City driven, by simply reducing lot sizes. See the example table

below, which compares the 2024 average developer lot sizes and street frontages to the city allowed lot sizes and street frontages for one-unit detached houses.

For the sake of simplicity when comparing, the following will be assumed for the “concept subdivisions”:

- The subdivision will include the construction of a new 970-foot-long street.
- Half of the lots will be on each side of the street.
- In order to keep the street length comparable for all scenarios, any extra remaining street frontage can be used to make additional full-size lots, but insufficient width to make an extra lot will be absorbed into the costs of the remaining lots.
- Each lot will have a one-unit detached house.
- Special land dedications were not made for parks, etc.

Potential Per Lot Profit Increase when a Developer Reduces Detached House Lot Sizes

CONCEPT SUBDIVISION	PER LOT FRONTAGE	TOTAL LOTS	PER LOT FEES/INFRA-STRUCTURE	PER LOT SALE PRICE	PER LOT PROFIT	ALL LOTS PROFIT
2024 Developer Driven Average	128.09'	20	\$47,380.01	\$85,400.00 2429 Adrienne CT)	\$38,019.99	\$760,399.84
Existing R1-80 Zoning District	80'	24	\$30,542.82	\$64,900.00 (2492 Kilrush RD)	\$34,357.18	\$824,572.21
Existing R1-60 Zoning District	60'	32	\$23,533.97	\$52,900.00 (2505 Tipperary TR)	\$29,366.03	\$939,712.94
Existing R1-45 Zoning District	45'	45	\$18,276.30	\$49,240.00 (1630 N Honeysuckle RD)	\$30,963.70	\$1,393,366.64

Source: City Development Services, Brown County GIS, Zillow.com. Data for informational purposes only.

Financial Support for Residential Development

The City proactively supports residential development via a Residential Infrastructure Policy. This policy allows developers to request City-funded public infrastructure. The City funds the public infrastructure for the project and then recaptures those funds as lots develop. This dramatically reduces the capital outlay required by the developer. The City of De Pere also offers TID for mixed-use projects in the downtown area that includes residential units.

Additional Potential Changes to Residential Regulations

A new Zoning Ordinance became effective on January 1, 2023. To assist in meeting existing and forecasted housing demands the new Zoning Ordinance addressed the following:

- Backyard cottages and secondary suites are permitted uses in residential districts.
- Maximum building heights are increased, and minimum lot sizes are reduced.
- Online permit submittal and payment are available.
- Along with developers, the following were promoted:

- Promote reinvestment in existing housing stock to maintain property values and strong neighborhoods.
- Promote adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
- Encourage the development of additional community-based residential facilities to help care for a diverse population.
- Identify residential Smart Growth areas next to existing development to take advantage of existing utilities and public services.
- Promote traditional neighborhood design (TND) as a viable mixed-use development option.
- Develop and implement residential maintenance standards.
- Identify and utilize government programs, such as Community Development Block Grants–Housing (CDBG–Housing) and the Wisconsin Housing and Economic Development Authority (WHEDA), to improve aging residential stock.

Housing Affordability

De Pere Median One-Unit Detached House Price for Past Five Years

YEAR End	MEDIAN HOME PRICE	INCREASE / DECREASE FROM PREVIOUS YEAR
2024	\$369,358	+29,417
2023	\$339,924	+ \$17,707
2022	\$322,217	+ \$35,874
2021	\$286,343	+ \$41,828
2020	\$244,515	-

Source: City Development Services, Zillow.com.

De Pere Average Monthly Rent by Number of Bedrooms

NUMBER OF BEDROOMS	DE PERE MONTHLY RENT	INCREASE / DECREASE FROM THE GREEN BAY METROPOLITAN AREA
Studio	\$770	+ \$70
1	\$830	+ \$80
2	\$1,050	+ \$100
3	\$1,410	+ \$140
4	\$1,410	+ \$140

Source: City Development Services, Bestplaces.net

In 2024, the median cost of home ownership and apartment rental went up from the previous year. Living in Green Bay, Allouez, or Ashwaubenon is less expensive than De Pere; It is more expensive to live in Bellevue, Hobart, and Suamico.

Appendix A: Building/Planning Fee Lists

PLANNING DEPARTMENT FEES

Fee Type	2025
Cell Tower	\$325.00
Comprehensive Plan Amendment	\$500.00
Conditional Use Permit	\$350.00
Condo Plat Review	$\$300 + (\# \text{ of lots} \times \$68) + (\# \text{ of common elements} \times \$68)$
CSM Review	\$375.00
Land Use Permit	\$175.00
New Easement/Easement Release	\$375.00
Preliminary Plat Review	$\$300 + (\# \text{ of lots} \times \$68)$
Final Plat	\$200.00
Revocable Occupancy Permit (ROP)	\$35.00
Right-of-way Vacation	\$350.00
Short Term Rental	\$350.00
Site Plan Review	\$350.00
Street Name Change	\$350.00
Variance Request	\$175.00
Zoning Map Amendment	\$350.00
Zoning Verification Letter	\$75.00

BUILDING DEPARTMENT FEES

Fee Type	2025
Residential Building Permit - New/Add	\$.12/sq ft
Commercial Tenant Build-out Permit	\$.22/sq ft
Warehouses - New/Add Building Permit	\$.12/sq ft
Comm/Ind/Institutional/Multi Fam - New/Add	\$.22/sq ft
Comm/Ind/Institutional/Multi Fam - Alt/Rep/Rem	\$12/\$1,000
Residential - Alt/Rep/Rem	\$10/\$1,000
1-2 Family Dwelling Plan Review - New/Add	\$175.00
Residential Alteration Plan Review Fee	\$75.00
Multi-Fam/Comm/Ind Plan Review - New/Add	\$215.00
Fire Alarm System	\$75.00
Fire Suppression Sprinkler System - New/Add/Alt	\$300 + \$75/riser or floor
Flood Plain Development Fee	\$175.00
Flood Plain Zoning Letter	\$95.00
Soil Erosion Control Fee <20,000 sq ft	\$150.00
Soil Erosion Control Fee >20,000 sq ft	\$250.00
State UDC Permit Seal	\$50.00
Residing/soffits	\$75.00
Shed (<200 sq ft)	\$50.00
Deck/Gazebo	\$75.00
Detached Garage (>200 sq ft)	\$75.00
Swimming Pool/Hot Tub/Spa	\$75.00
Pool Abandonment	\$30.00
Canopy (installed over gas station dispensers)	\$275.00
Awnings/Canopies to Exterior of Buildings	\$75.00
Moving Building (<600 sq ft)	\$100.00
Moving Building (>600 sq ft)	\$300.00
Window/Door Replacement	\$75.00
Working Without a Permit	NEW FEE
Wrecking Permit (<600 sq ft)	\$50.00
Wrecking Permit (>600 sq ft)	\$160.00
Early Start (footings & foundation)	\$175.00
Fence	\$75.00
Reinspection Fee	\$75.00
Renew Lapsed Permit	\$75.00
Grade Permit	\$90.00
Curb Cut	\$40.00
Docks	\$50.00
Fox River Bank Stabilization/Rip Rap	\$50.00
Occupancy w/o permit or before final inspection	\$125.00
Bleachers/Assembly Seating	\$125.00
Residential Driveway	\$75.00
Comm/Ind/Multi Driveway/Parking Lot	\$150.00
Sign Contractor Annual License	\$130.00
Sign Permit	\$100.00

Sign Variance	\$175.00
Payment in Lieu of Dedication - Single Family	\$300.00
Payment in Lieu of Dedication - Two Family	\$600.00
Payment in Lieu of Dedication - Multi Family	\$130.00/bedroom
Change of Use/Occupancy/Special Inspections	\$75.00
Tent Permit	\$75.00
Municipal Service Fee - First violation	\$75.00
Municipal Service Fee - Second Violation	\$150.00
Municipal Service Fee- Third Violation	\$300.00

ELECTRIC PERMIT FEES

Fee Type	2025
Residential - New/Add	\$.10/sq ft
Warehouses - New/Add	\$.12/sq ft
Comm/Ind/Inst - New/Add	\$.14/sq st
Alt/Repair/Remodel (1-30 fixtures)	\$50.00
Alt/Repair/Remodel (31-60 fixtures)	\$75.00
Alt/Repair/Remodel (61-90 fixtures)	\$100.00
Alt/Repair/Remodel (>90 fixtures)	\$125 +\$.50/ea. opening >90)
Single Family Service Change	\$75.00
Two Family Service Change	\$75.00
Service Change (all others)	\$100.00
Gas Station Pump Control Panel	\$75.00
Gas Station Canopy Lights	\$75.00
Gas Station Dispensers	\$75.00
Illuminated Signs	\$75.00
Temporary Electrical Service	\$75.00
Accessory Building	\$75.00
Re-inspection Fee	\$75.00
Cell Tower	\$100.00
Active Sub-Slab Ventilation System	\$75.00
Generator/Standby Sytem	\$75.00
Photovoltaic System	\$100.00
Vehicle Charging Station	\$75.00

HVAC PERMIT FEES

Fee Type	2025
Residential - New/Add	\$.10/sq ft
Comm/Ind/Inst/Multi Fam - New/Add	\$.14/sq ft
Warehouses - HVAC/MUA/AH/VAV/RTU	\$75.00/unit
Warehouses - infrared heating units	\$130/unit
1-2 Family - Alt/Repair/Remodel	\$7/\$1,000
Multi/Comm/Ind/Inst - Alt/Rep/Rem	\$8/\$1,000
Furnace/Boiler Replacement	\$75.00
Air Conditioner	\$75.00
Fireplace	\$75.00
Wood Burning Unit/Space Heater	\$75.00
Geo Thermal	\$75.00
Re-inspection fee	\$75.00
RTU/MUA/AH	\$75.00
Kitchen Hood	\$100.00
Spray Booth	\$100.00
VAV Unit	\$75.00
Unit Heater	\$75.00
Infrared Heater	\$130.00

PLUMBING PERMIT FEES

Fee Type	2025
Residential - New/Add/Alt	\$11/fixture
Buildings Requiring State Approval (16+ fixtures)	\$175 + \$11/fixture
Lawn Sprinkler Systems	\$75.00
Replacement Water Heater	\$75.00
Cap sanitary sewer	\$75.00
Sewer Lateral Connection	\$125.00
Re-inspection fee	\$75.00

Appendix B: City Residential Fees Collected

ITEM	FEE COLLECTED
Residential Building Permits	\$80,833
Additions	\$4,592
Alterations	\$32,275
Plumbing related to residential	\$41,871
Electrical related to residential	\$43,145
HVAC related to residential	\$54,417
Plat Review (preliminary)	-
Plat Review (final)	-
CSM Review	375
Condominium Plat Review	-
Fee in lieu of Land (single-family residential)	\$15,900
Fee in lieu of Land (two-family residential)	\$1,200
Fee in lieu of Land (multi-family residential)	-
Water Meter Fee (residential)	\$24,166
Sewer Connection (residential)	\$16,690
TOTAL	\$315,464

Source: City Development Services

Building permits for new residential dwelling units:

135

2024 City Residential Fees Divided by above-referenced residential dwelling units*: \$2,336.77

*This calculation is included as part of the fee report appendix but does not accurately reflect fees per unit because many units approved in 2024 are not recorded and permitted until a later year. Some fees are paid at the time of permit, not the time of land division approval.

Appendix C: List of Undeveloped Parcels (Residential Related)

Residential Use Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-1007	715 GEORGE ST	MX2	NEIGHBORHOOD MIXED-USE	0.17
ED-1010	114 N SUPERIOR ST	MX2	NEIGHBORHOOD MIXED-USE	0.17
ED-1041	220 S ERIE ST	R2-45	TWO-UNIT	0.17
ED-1065	109 N ERIE ST	MX2	NEIGHBORHOOD MIXED-USE	0.17
ED-1113	0 S ERIE ST	R2-45	TWO-UNIT	0.17
ED-1119	0 S ONTARIO ST	R1-60	SINGLE-DWELLING DETACHED	0.18
ED-1129-Q-41	0 MERRILL ST	R1-80	SINGLE-DWELLING DETACHED	0.35
ED-114	0 S MICHIGAN ST	R2-60	TWO-UNIT	0.06
ED-1164-R-32-2	0 RIDGEWAY DR	RM-2	MULTI-UNIT (7+ UNITS)	5.57
ED-1186	420 COOK ST	R1-60	SINGLE-DWELLING DETACHED	0.17
ED-1212	0 RANDALL AVE	R1-45	SINGLE-DWELLING DETACHED	0.12
ED-124-29	1501 GRACE ST BLK	R1-80	SINGLE-DWELLING DETACHED	0.27
ED-124-48-2	0 GRACE ST	R1-80	SINGLE-DWELLING DETACHED	0.20
ED-124-N-62	1300 N SUMMER RANGE RD BLK	R1-80	SINGLE-DWELLING DETACHED	0.47
ED-124-N-67	1300 S SUMMER RANGE RD BLK	R1-80	SINGLE-DWELLING DETACHED	0.46
ED-124-Q-28	1644 COLONY DR	R1-80	SINGLE-DWELLING DETACHED	0.27
ED-125	0 N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	1.11
ED-1303	611 GLENWOOD AVE	R1-45	SINGLE-DWELLING DETACHED	0.31
ED-131	0 N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	1.10
ED-134	0 N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	1.53
ED-137	0 OAKDALE AVE	R1-45	SINGLE-DWELLING DETACHED	0.22
ED-140	0 OAKDALE AVE	R1-45	SINGLE-DWELLING DETACHED	0.17
ED-141	0 OAKDALE AVE	R1-45	SINGLE-DWELLING DETACHED	0.17
ED-142	0 OAKDALE AVE	R1-45	SINGLE-DWELLING DETACHED	0.09
ED-1423-2	0 BOLLES ST	R2-60	TWO-UNIT	0.22
ED-1423-25	0 BOMIER ST	R2-60	TWO-UNIT	0.19
ED-1435-41	0 N WINNEBAGO ST	R1-60	SINGLE-DWELLING DETACHED	0.20
ED-1442-5	1300 CHICAGO ST BLK	R1-60	SINGLE-DWELLING DETACHED	0.33
ED-156	436 RANDALL AVE	R1-45	SINGLE-DWELLING DETACHED	0.23
ED-163-2	0 N BROADWAY ST	R1-45	SINGLE-DWELLING DETACHED	0.23
ED-165	0 RANDALL AVE	R1-45	SINGLE-DWELLING DETACHED	0.21
ED-177	0 S WISCONSIN ST	R2-45	TWO-UNIT	0.17
ED-181	334 S SUPERIOR ST	R2-45	TWO-UNIT	0.33
ED-18-51	0 WILLIAM ST	RM-2	MULTI-UNIT (7+ UNITS)	0.26
ED-2	N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	0.73

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-20	639 N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	0.47
ED-21	707 N BROADWAY ST	R1-80	SINGLE-DWELLING DETACHED	0.67
ED-2226	741 EAST RIVER DR	R1-80	SINGLE-DWELLING DETACHED	0.28
ED-2436	200 OAK WATER CT	R1-80	SINGLE-DWELLING DETACHED	0.41
ED-2474	2082 RUSHWAY CI	R1-45	SINGLE-DWELLING DETACHED	0.15
ED-2498	2113 YAHARA CI	R1-80	SINGLE-DWELLING DETACHED	1.01
ED-2510	2193 YAHARA CI	R1-80	SINGLE-DWELLING DETACHED	0.33
ED-2525	2150 CHARLES ST	R1-80	SINGLE-DWELLING DETACHED	0.49
ED-2528	619 BLACK EARTH DR	R1-80	SINGLE-DWELLING DETACHED	0.50
ED-2569	2067 OLD PLANK CT	R1-80	SINGLE-DWELLING DETACHED	0.52
ED-2570	2066 OLD PLANK CT	R1-80	SINGLE-DWELLING DETACHED	0.58
ED-2763	814 ROTH RD	R1-60	SINGLE-DWELLING DETACHED	0.21
ED-2813	1232 ATRIUM CT	R2-60	TWO-UNIT	0.25
ED-2818	1201 ATRIUM CT	R2-60	TWO-UNIT	0.28
ED-2819	1233 ATRIUM CT	R2-60	TWO-UNIT	0.34
ED-2917	942 TRAILSIDE CT	R1-80	SINGLE-DWELLING DETACHED	0.30
ED-3012	3030 SCARLET OAK RD	R1-60	SINGLE-DWELLING DETACHED	0.29
ED-3019	2700 W SCARLET OAK CI	R1-60	SINGLE-DWELLING DETACHED	0.25
ED-3041	635 DIVERSITY DR	R2-60	TWO-UNIT	0.37
ED-3053	2562 E SCARLET OAK CI	R1-60	SINGLE-DWELLING DETACHED	0.34
ED-345	600 N WISCONSIN ST BLK	R1-60	SINGLE-DWELLING DETACHED	0.30
ED-347	0 N WISCONSIN ST	R1-60	SINGLE-DWELLING DETACHED	0.30
ED-367	0 N HURON ST	R1-60	SINGLE-DWELLING DETACHED	0.19
ED-371-A-45	0 N FOX CROFT DR	R1-80	SINGLE-DWELLING DETACHED	0.41
ED-377	435 N BROADWAY ST	GX1	OFFICE-RESIDENTIAL MIX	0.24
ED-387	0 FRONT ST	R1-80	SINGLE-DWELLING DETACHED	0.24
ED-404	0 FULTON ST	R1-60	SINGLE-DWELLING DETACHED	0.20
ED-410	N WISCONSIN ST	R2-45	TWO-UNIT	0.19
ED-537	910 FRANKLIN ST	R2-45	TWO-UNIT	0.08
ED-582-10	828 N WEBSTER AVE BLK	R1-60	SINGLE-DWELLING DETACHED	0.26
ED-582-N-26	0 RIDGEWAY BLVD	R1-60	SINGLE-DWELLING DETACHED	0.29
ED-6	726 N BROADWAY ST	R1-60	SINGLE-DWELLING DETACHED	0.24
ED-639-2	0 S WEBSTER AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
ED-747	0 FRONT ST	MX2	NEIGHBORHOOD MIXED-USE	0.72
ED-769	123 N BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.24
ED-783	100 S BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.21
ED-784	106 S BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.05
ED-785	114 S BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.21
ED-788	118 S BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.05
ED-788-1	0 S BROADWAY ST	MX1	DOWNTOWN MIXED-USE	0.16
ED-793	0 FRONT ST	MX1	DOWNTOWN MIXED-USE	0.16

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-794	0 FRONT ST	MX1	DOWNTOWN MIXED-USE	0.21
ED-796	0 FRONT ST	MX1	DOWNTOWN MIXED-USE	0.24
ED-798	302 GEORGE ST	MX1	DOWNTOWN MIXED-USE	0.13
ED-818	114 S WISCONSIN ST	MX1	DOWNTOWN MIXED-USE	0.33
ED-83	0 FOX RIVER DR	R1-60	SINGLE-DWELLING DETACHED	0.20
ED-834	0 JAMES ST	MX1	DOWNTOWN MIXED-USE	0.16
ED-835	127 N WISCONSIN ST	MX1	DOWNTOWN MIXED-USE	0.17
ED-836	117 N WISCONSIN ST	MX1	DOWNTOWN MIXED-USE	0.17
ED-862	421 CASS ST	MX2	NEIGHBORHOOD MIXED-USE	0.34
ED-864	321 N WISCONSIN ST	MX2	NEIGHBORHOOD MIXED-USE	0.25
ED-865-1	309 N WISCONSIN ST	MX2	NEIGHBORHOOD MIXED-USE	0.25
ED-867	303 N WISCONSIN ST	MX2	NEIGHBORHOOD MIXED-USE	0.17
ED-869-1	0 WILLIAM ST	MX2	NEIGHBORHOOD MIXED-USE	0.04
ED-870	314 N BROADWAY ST	MX2	NEIGHBORHOOD MIXED-USE	0.19
ED-881	0 N WISCONSIN ST	GX1	OFFICE-RESIDENTIAL MIX	0.20
ED-952-1	0 S SUPERIOR ST	MX2	NEIGHBORHOOD MIXED-USE	0.06
ED-F0123	0 OLD PLANK RD	R1-80	SINGLE-DWELLING DETACHED	1.28
ED-F0124	0 STH 32-57	R1-80	SINGLE-DWELLING DETACHED	4.26
ED-R20	0 CTH PP	R1-80	SINGLE-DWELLING DETACHED	20.79
ED-R26	0 ROCKLAND RD	MX3	CORRIDOR MIXED-USE	13.73
ED-R26-1	610 Rockland Rd	MX3	CORRIDOR MIXED-USE	6.12
ED-R29	3100 RYAN RD BLK	R1-80	SINGLE-DWELLING DETACHED	21.63
ED-R42	0 ROCKLAND RD	MX3	CORRIDOR MIXED-USE	51.58
ED-R43-1	0 ROCKLAND RD	R1-60	SINGLE-DWELLING DETACHED	17.63
ED-R44	0 ROCKLAND RD	R1-60	SINGLE-DWELLING DETACHED	14.61
ED-R45	0 ROCKLAND RD	MX3	CORRIDOR MIXED-USE	20.10
ED-R46	0 ROCKLAND RD	MX3	CORRIDOR MIXED-USE	19.61
ED-R46-1	3352 OLD JANSSEN TRL	R1-60	SINGLE-DWELLING DETACHED	10.06
ED-R48	0 ROCKLAND RD	MX3	CORRIDOR MIXED-USE	20.10
ED-R49	OLD PLANK RD	R1-60	SINGLE-DWELLING DETACHED	31.29
ED-R49-1	0 STH 32-57	R1-60	SINGLE-DWELLING DETACHED	9.18
ED-R50-1	0 OLD PLANK RD	R1-60	SINGLE-DWELLING DETACHED	8.57
ED-R52-1	0 STH 57	MX3	CORRIDOR MIXED-USE	21.57
ED-R52-2	0 STH 57	R1-60	SINGLE-DWELLING DETACHED	14.74
ED-R52-3	0 OLD PLANK RD	R1-60	SINGLE-DWELLING DETACHED	14.25
ED-R53-2	0 OLD JANSSEN TRL	R1-60	SINGLE-DWELLING DETACHED	20.37
ED-R53-3	OLD JANSSEN TRL	R1-60	SINGLE-DWELLING DETACHED	11.35
ED-R54-1	0 STH 57	R1-60	SINGLE-DWELLING DETACHED	11.93
ED-R54-2	0 STH 57	R1-60	SINGLE-DWELLING DETACHED	3.12
ED-R60	3234 OLD JANSSEN TRL	R1-60	SINGLE-DWELLING DETACHED	31.38
ED-R61	0 OLD MARTIN RD	R1-60	SINGLE-DWELLING DETACHED	36.55

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-R65-1	0 NEW PLANK RD	R1-60	SINGLE-DWELLING DETACHED	8.91
WD-100-2	600 GRANT ST BLK	MX2	NEIGHBORHOOD MIXED-USE	0.48
WD-1004	421 S NINTH ST	R1-80	SINGLE-DWELLING DETACHED	0.25
WD-1023	422 S NINTH ST	R2-60	TWO-UNIT	0.29
WD-103	401 S SIXTH ST	MX2	NEIGHBORHOOD MIXED-USE	0.24
WD-1030-6	1510 N HONEYSUCKLE CI	R1-80	SINGLE-DWELLING DETACHED	0.66
WD-1102	1410 S CARRINGTON LN	R2-60	TWO-UNIT	0.28
WD-119-5	0 FRIENDSHIP LN	R2-45	TWO-UNIT	0.08
WD-122-2	0 FRIENDSHIP LN	R2-45	TWO-UNIT	0.23
WD-123-1	0 FRIENDSHIP LN	R2-60	TWO-UNIT	0.31
WD-123-4	0 FRIENDSHIP LN	R2-60	TWO-UNIT	0.80
WD-1239	2373 DAYTONA SPEEDWAY	R1-45	SINGLE-DWELLING DETACHED	0.16
WD-128-1-1	0 MARTIN ST	R2-45	TWO-UNIT	0.16
WD-1387	1951 SNOWY OWL CT	R1-60	SINGLE-DWELLING DETACHED	1.09
WD-1388	1952 SNOWY OWL CT	R1-60	SINGLE-DWELLING DETACHED	1.61
WD-145	500 LANDE ST BLK	R2-60	TWO-UNIT	2.63
WD-1544	2218 RYGAR CT	R2-60	TWO-UNIT	0.29
WD-1601	2293 GLEN MEADOWS CI	R2-60	TWO-UNIT	0.40
WD-1607	2269 GLEN MEADOWS CI	R2-60	TWO-UNIT	0.28
WD-1609	2257 GLEN MEADOWS CI	R2-60	TWO-UNIT	0.37
WD-1694	2475 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-1696	2463 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-1862	1745 MAXWELL CT	R2-60	TWO-UNIT	0.46
WD-1863	1753 MAXWELL CT	R2-60	TWO-UNIT	0.32
WD-1942	2493 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1943	2497 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1944	2501 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1945	2505 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1946	2509 LAWRENCE DR	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1956	1762-1764 GARROMAN DR	R2-60	TWO-UNIT	0.36
WD-1960	2524 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.39
WD-1961	2520 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.57
WD-1968	2492 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1970	2489 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-1971	2493 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-197-1	1131 LOST DAUPHIN RD	R1-80	SINGLE-DWELLING DETACHED	0.36
WD-1974	2505 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-1975	2509 KILRUSH RD	R1-60	SINGLE-DWELLING DETACHED	0.33
WD-1987	2475 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.37
WD-1988	2481 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-1989	2487 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.32

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-1990	2493 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.28
WD-1991	2501 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-1992	2505 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-1993	2509 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-1994	2513 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-1999	2533 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2000	2537 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.34
WD-2001	1754 GARROMAN DR	R1-60	SINGLE-DWELLING DETACHED	0.34
WD-2004	2526 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2005	2522 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2006	2518 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2007	2514 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2008	2510 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.20
WD-2009	2506 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.28
WD-2010	2474 TIPPERARY TRL	R1-60	SINGLE-DWELLING DETACHED	0.28
WD-2040	2164 FOX POINT CI	R1-80	SINGLE-DWELLING DETACHED	0.48
WD-2047	2134 FOX POINT CI	R1-80	SINGLE-DWELLING DETACHED	0.39
WD-2089	2412 CREEKSEDGE WAY	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2091	2424 CREEKSEDGE WAY	R1-60	SINGLE-DWELLING DETACHED	0.44
WD-2092	2599 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	1.77
WD-2094	2589 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.43
WD-2095	2583 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-2097	2536 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.86
WD-2098	2540 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.86
WD-2099	2546 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.29
WD-2100	2552 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-2101	2558 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-2102	2564 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.40
WD-2103	2570 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.41
WD-2104	2576 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.41
WD-2105	2575 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.55
WD-2106	2571 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.55
WD-2107	2567 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.53
WD-2108	2591 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.57
WD-210-8	0 LOST DAUPHIN RD	R1-80	SINGLE-DWELLING DETACHED	0.45
WD-2109	2585 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-2110	2579 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2111	2573 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2112	2567 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2113	2561 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2114	2555 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2115	2549 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2116	2543 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2119	2525 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2120	2519 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2121	2513 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.33
WD-2122	2507 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.40
WD-2123	2501 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.29
WD-2124	2500 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.34
WD-2125	2504 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.45
WD-2126	2512 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.58
WD-2127	2518 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.34
WD-2128	2524 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-2129	2528 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.23
WD-2130	2534 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2131	2542 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-2132	2548 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-2133	2556 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.28
WD-2134	2564 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-2135	2572 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.28
WD-2136	2578 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.27
WD-2137	2580 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.31
WD-2138	2584 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.43
WD-2139	2586 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.42
WD-2140	2590 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.35
WD-2141	2596 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.31
WD-2142	2421 CREEKSEDGE WAY	R1-60	SINGLE-DWELLING DETACHED	0.42
WD-2143	2435 ADRIENNE CT	R1-60	SINGLE-DWELLING DETACHED	0.37
WD-2144	2429 ADRIENNE CT	R1-60	SINGLE-DWELLING DETACHED	0.36
WD-2145	2423 ADRIENNE CT	R1-60	SINGLE-DWELLING DETACHED	0.48
WD-2146	2417 ADRIENNE CT	R1-60	SINGLE-DWELLING DETACHED	0.66
WD-2151	2529 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.36
WD-2152	2535 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2153	2541 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2154	2547 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.26
WD-2155	2553 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.35
WD-2157	2563 MEYER WAY	R1-60	SINGLE-DWELLING DETACHED	0.37
WD-2158	2582 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.23
WD-2160	2570 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.24
WD-2161	2562 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2162	2554 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2163	2546 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2166	2522 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.25
WD-2168	2506 S STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.36
WD-2169	2503 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.45
WD-2170	2513 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-2171	2521 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.39
WD-2172	2529 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.49
WD-2173	2535 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-2175	2509 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.30
WD-2176	2515 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.46
WD-2177	2521 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.32
WD-2178	2520 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.42
WD-2179	2514 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.34
WD-2180	2508 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.35
WD-2181	2502 BEASLE CT	R1-60	SINGLE-DWELLING DETACHED	0.29
WD-2182	2563 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.23
WD-2183	2571 N STELLITA CI	R1-60	SINGLE-DWELLING DETACHED	0.23
WD-2186	2500 MEADOW ROSE LN	R1-80	SINGLE-DWELLING DETACHED	0.46
WD-2188	2516-2518 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2189	2524-2526 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2190	2532-2534 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2191	2540-2542 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2192	2548-2550 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2193	2556-2558 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2194	2564-2566 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2195	2572-2574 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.37
WD-2196	2580-2582 MEADOW ROSE LN	RM-1	MULTI-UNIT (3-6 UNITS)	0.49
WD-2198	399 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2199	385 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2200	375 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2203	398 WILLIE MAYS CI	R1-80	SINGLE-DWELLING DETACHED	0.39
WD-2204	363 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2210	305 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.41
WD-2215	344 WILLIE MAYS CI	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2216	350 WILLIE MAYS CI	R1-80	SINGLE-DWELLING DETACHED	0.30
WD-2223	303 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.49
WD-2224	311 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.65
WD-2225	321 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.38
WD-2226	329 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2227	335 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2228	347 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2229	355 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2230	360 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2232	336 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2233	328 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2235	304 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.43
WD-2236	372 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2237	384 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2238	396 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2239	400 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2240	410 BATTERY AVE	R1-80	SINGLE-DWELLING DETACHED	0.35
WD-2241	413 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.37
WD-2242	403 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2243	385 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2244	373 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2245	363 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2246	302 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.55
WD-2247	310 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.77
WD-2248	322 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.42
WD-2249	334 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2250	346 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2251	358 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2252	366 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2253	374 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2254	373 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2255	365 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2256	353 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2257	345 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2258	337 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2259	325 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2260	313 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2261	301 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.44
WD-2262	386 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2263	400 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2264	408 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2265	416 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.37
WD-2266	419 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.36
WD-2267	413 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.31
WD-2268	401 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2269	385 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.32
WD-2270	300 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.41
WD-2271	312 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2272	324 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.34

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2273	348 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.36
WD-2274	360 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.36
WD-2275	372 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.37
WD-2276	384 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.37
WD-2277	400 ADDISON ST	R1-80	SINGLE-DWELLING DETACHED	0.35
WD-2280	405 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2281	387 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2282	380 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2283	400 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-2285	347 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2286	335 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2287	323 LANSDOWNE ST	R1-80	SINGLE-DWELLING DETACHED	0.44
WD-2288	320 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.44
WD-2289	328 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2290	334 BROOKLINE AVE	R1-80	SINGLE-DWELLING DETACHED	0.33
WD-2291	WILLIE MAYS CI	R1-80	SINGLE-DWELLING DETACHED	0.96
WD-2297	1605 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.36
WD-2299	1617 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.21
WD-2300	1623 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2301	1629 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2302	1635 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.21
WD-2303	1641 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-2304	1647 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-2305	1653 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.19
WD-2306	1659 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.19
WD-2307	1665 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-2308	1671 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-2309	1677 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2310	1683 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2311	1689 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2312	1695 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2313	1701 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.21
WD-2314	1707 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.27
WD-2315	1713 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.32
WD-2316	1719 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.34
WD-2317	1722 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.37
WD-2318	1716 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.33
WD-2319	1710 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.24
WD-2320	1704 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2321	1698 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2322	1692 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.22

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2323	1686 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-2324	1680 N HONEYSUCKLE CT	R1-45	SINGLE-DWELLING DETACHED	0.30
WD-2325	2007 EVERETT DR	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2326	2013 EVERETT DR	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-2327	2025 EVERETT DR	R1-45	SINGLE-DWELLING DETACHED	0.30
WD-2328	1630 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.21
WD-2329	1624 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2330	1618 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-2331	1600 N HONEYSUCKLE CI	R1-45	SINGLE-DWELLING DETACHED	0.71
WD-2336	EVERETT DR	R1-45	SINGLE-DWELLING DETACHED	27.28
WD-332	660 REID ST	R1-45	SINGLE-DWELLING DETACHED	0.17
WD-376	360 MAIN AVE	MX1	DOWNTOWN MIXED-USE	0.11
WD-377	360 MAIN AVE	MX1	DOWNTOWN MIXED-USE	0.06
WD-387-1	0 MAIN AVE	MX1	DOWNTOWN MIXED-USE	0.21
WD-389-3	550 MAIN AVE	MX1	DOWNTOWN MIXED-USE	0.71
WD-389-5	0 FORT HOWARD AVE	MX1	DOWNTOWN MIXED-USE	0.38
WD-425	0 N SIXTH ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-459	711 PINE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-462	PINE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-463-1	731 PINE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-484	306 FORT HOWARD AVE	R1-45	SINGLE-DWELLING DETACHED	0.15
WD-551	823 PINE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-553-1	0 PINE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-596-2	0 SPRUCE ST	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-597-2	835 ASH ST	R1-45	SINGLE-DWELLING DETACHED	0.22
WD-6	0 HELENA ST	R2-45	SINGLE-DWELLING DETACHED	0.19
WD-699-E-1	0 ERICKSON WAY	R2-60	SINGLE-DWELLING DETACHED	1.63
WD-708-J-10	0 FRIENDSHIP LN	R2-60	SINGLE-DWELLING DETACHED	0.24
WD-708-J-11	0 FRIENDSHIP LN	R2-60	SINGLE-DWELLING DETACHED	0.25
WD-708-J-12	0 FRIENDSHIP LN	R2-60	SINGLE-DWELLING DETACHED	0.24
WD-708-J-14	0 FRIENDSHIP LN	R2-60	SINGLE-DWELLING DETACHED	0.23
WD-708-J-235	966 ALDRIN ST	R2-60	SINGLE-DWELLING DETACHED	0.47
WD-708-J-7	0 OUTWARD AVE	R2-60	SINGLE-DWELLING DETACHED	0.25
WD-723-20	1501 FOX RIDGE CT	R1-80	SINGLE-DWELLING DETACHED	1.12
WD-726-V-4	0 MEADOW VIEW LN BLK	R1-80	SINGLE-DWELLING DETACHED	0.27
WD-746	0 LANDE ST	R2-60	SINGLE-DWELLING DETACHED	0.16
WD-746-D-82	1234 CARMEN CT	R1-80	SINGLE-DWELLING DETACHED	0.34
WD-77-2	0 FORT HOWARD AVE	R1-45	SINGLE-DWELLING DETACHED	0.52
WD-792-3-1	0 FORT HOWARD AVE	R1-45	SINGLE-DWELLING DETACHED	0.18
WD-792-9	500 DUNNING DR	R1-45	SINGLE-DWELLING DETACHED	0.20
WD-80	736 REID ST	GX2	NEIGHBORHOOD OFFICE-RESIDENTIAL	0.43

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-807-1	600 FAIRVIEW AVE BLK	R1-45	SINGLE-DWELLING DETACHED	0.24
WD-813	649 FAIRVIEW AVE	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-816	667 FAIRVIEW AVE	R1-45	SINGLE-DWELLING DETACHED	0.14
WD-835	600 RIVER AVE BLK	R1-45	SINGLE-DWELLING DETACHED	0.15
WD-883-T-23	1002 COUNTRYSIDE DR	R1-80	SINGLE-DWELLING DETACHED	0.37
WD-926	340 REID ST BLK	MX1	DOWNTOWN MIXED-USE	0.44
WD-928	340 REID ST	MX1	DOWNTOWN MIXED-USE	0.35
WD-933	110 THIRD ST	MX1	DOWNTOWN MIXED-USE	0.20
WD-99	601 GRANT ST	MX2	NEIGHBORHOOD MIXED-USE	0.51
WD-99-4	0 GRANT ST	MX2	NEIGHBORHOOD MIXED-USE	0.13
WD-D0075-1	0 LOST DAUPHIN RD	RM-2	MULTI-UNIT (7+ UNITS)	1.12
WD-D0075-2	0 LOST DAUPHIN RD	RM-2	MULTI-UNIT (7+ UNITS)	16.95
WD-D0079-11	1200 RED MAPLE RD BLK	RM-2	MULTI-UNIT (7+ UNITS)	9.78
WD-D0217-3-1	0 S NINTH ST	RM-2	MULTI-UNIT (7+ UNITS)	0.10
WD-L437-12	0 LEMON LN	R1-60	SINGLE-DWELLING DETACHED	0.83
WD-L438-6	0 CREAMERY RD	R1-60	SINGLE-DWELLING DETACHED	0.54
WD-L438-8	0 CREAMERY RD RR	R1-60	SINGLE-DWELLING DETACHED	2.98
WD-L500-1	0 LOST DAUPHIN RD	R1-60	SINGLE-DWELLING DETACHED	17.13
WD-L505-1	0 LOST DAUPHIN RD	R1-60	SINGLE-DWELLING DETACHED	17.21
WD-VA458	CEDAR ST RR	RM-2	MULTI-UNIT (7+ UNITS)	2.75

Source: City Development Services, City GIS.

Non-Residential Use Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-52	1703 Fort Howard Ave	I	INDUSTRIAL	1.47
WD-59	1703 Fort Howard Ave	I	INDUSTRIAL	3.41
WD-60	1703 Fort Howard Ave	I	INDUSTRIAL	2.47
ED-1128-E-3-2	0 N BROADWAY ST	PI-1	NEIGHBORHOOD PUBLIC & INSTITUTIONAL	0.45
ED-D394	2022 Heritage Rd	A	AGRICULTURAL	39.82
ED-D393-3	0 Heritage Rd	A	AGRICULTURAL	43.87
ED-D393-4	0 Heritage Rd	CON	CONSERVANCY	1.45
ED-D409	0 Cottonwood Ln	A	AGRICULTURAL	31.09
ED-D411-1	0 Cottonwood Ln	A	AGRICULTURAL	26.80
ED-D411-2	0 CTH PP	A	AGRICULTURAL	14.32

Source: City Development Services, City GIS.

Appendix D: Map of Undeveloped Parcels (Residential Related)

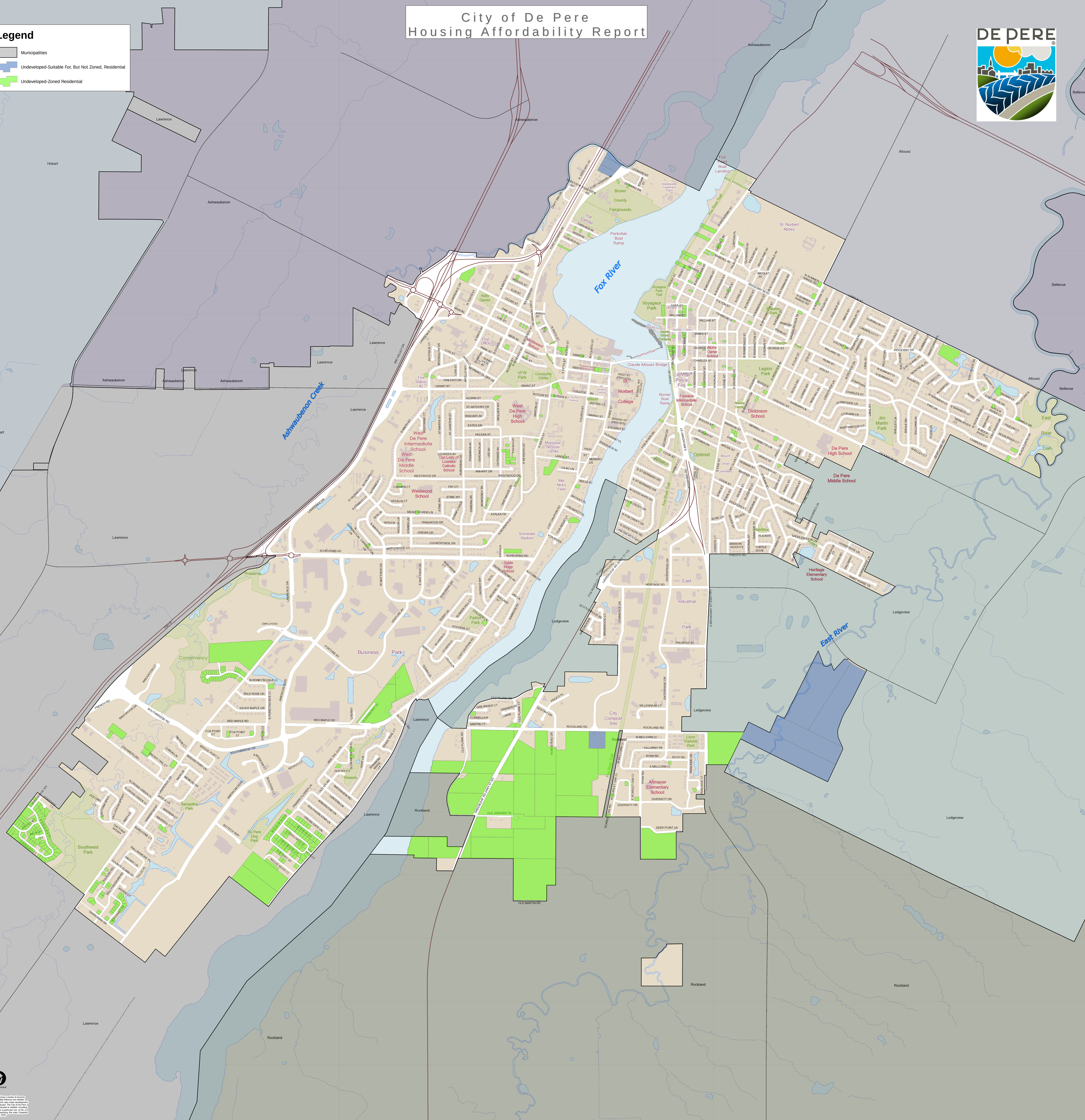
(See Next Page for map.)

City of De Pere
Housing Affordability Report



Legend

-  Municipalities
 Undeveloped-Suitable For, But Not Zoned, Residential
 Undeveloped-Zoned Residential



produced utilizing a variety of sources are reasonably believed to be reliable, some of which was under development when this map was produced. The City of De Pere either expressed or implied, including its use for a particular use, of the land in or comprising this map. Prepare

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: February 24, 2025

RE: **Discussion about site plans received since the January 2025 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

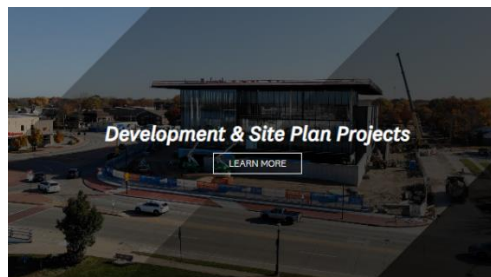
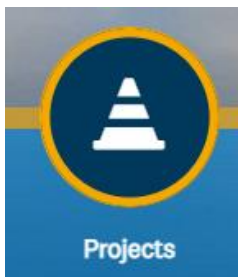
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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

Development and Site Plan Projects are Available Online

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

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



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

Development and Site Plan Information Available

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

Staff Recommendation

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

Start Content

Development & Site Plan Projects

Search

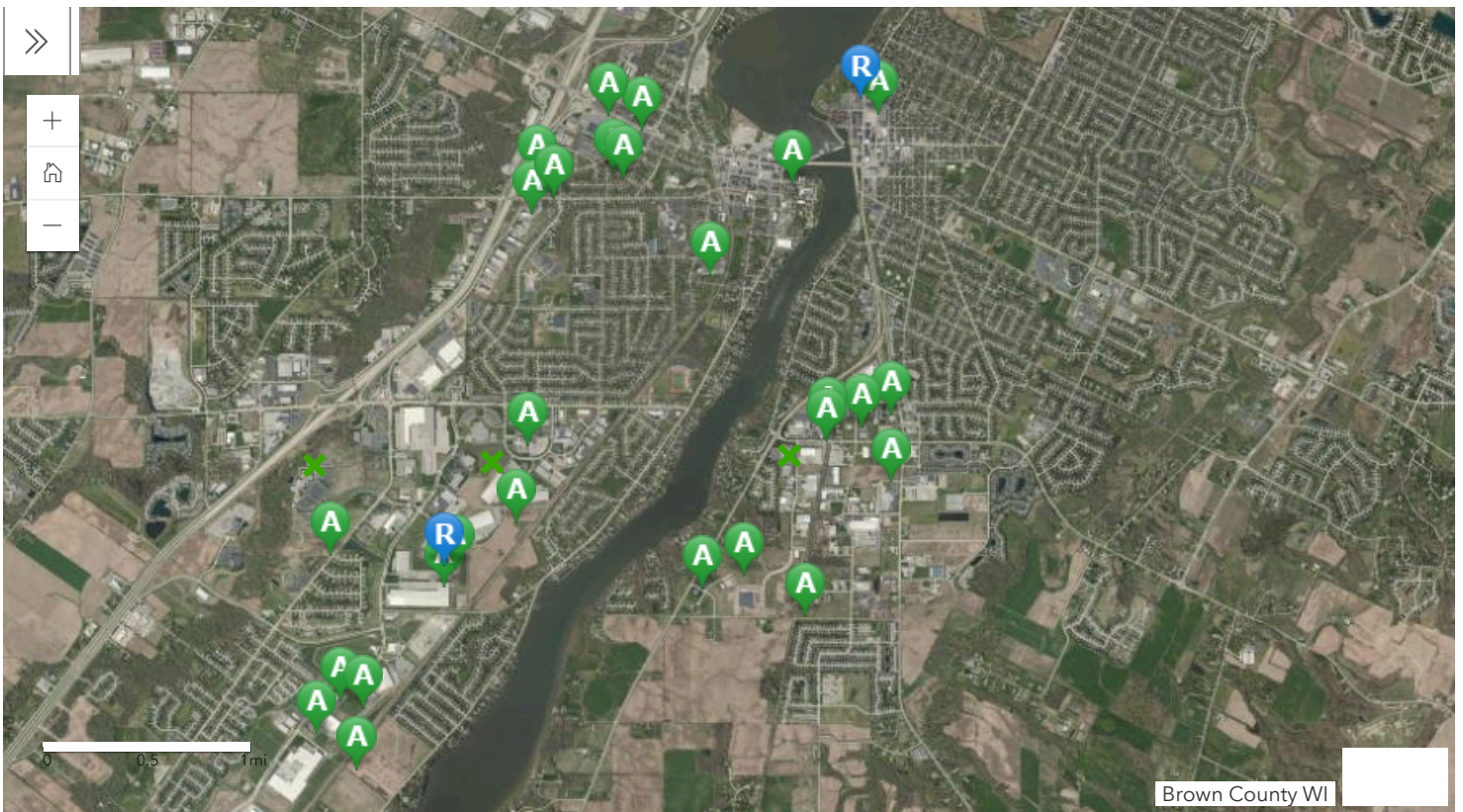
1. [Home](#)
2. [Government](#)
3. [General / Shared](#)
4. [Projects in the City of De Pere](#)
5. [Development & Site Plan Projects](#)

Page last updated on February 18, 2025.

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:

- None

Projects that are Under Staff Review:

- [450 Fortune AV - New Robinson Metal Transportation Terminal & Outdoor Storage Area](#)
- [403-409 N Broadway ST - White Pillars Expansion](#)

Projects that are Recently Approved:

- [1180 Grant ST - Fire Station 2 Addition](#)
- [2257 American BL - Bayside Machine Rear Facade Replacement](#)
- [850 Morning Glory LN - New De Pere Housing Authority Building](#)
- [1121 Grant ST - Country Visions Facade Maintenance](#)
- [2000 Commerce DR - New Amerilux Buildings](#)
- [675 Heritage RD - Belmark Plant 5 Vestibule Addition](#)
- [1302 S Broadway ST - Unity Hospice Resale Store Renovation](#)
- [950 Main AV, Unit A - Dunkin' Facade Replacement](#)
- [675 Heritage RD - Belmark Plant 5 Parking Lot Addition](#)
- [1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition](#)
- [2107 American BL - New Robinson Metal Driveway](#)
- [411 Destiny DR - Destiny Church Addition](#)
- [1414 Builders CT - New Badgerland Supply Warehouse](#)
- [310 N Wisconsin ST - Saltbox Tile & Stone Gallery Facade Replacement](#)
- [1404 Enterprise DR - New Contractor Warehouses](#)
- [2121 American BL - New Robinson Metal Loading Docks and Pavement](#)
- [820 Main AV - New North Shore Bank](#)
- [850 Morning Glory LN - New De Pere Housing Authority Generator](#)
- [1840 S Broadway ST - New Valley Cabinet](#)
- [2005 Venture AV - New Massman Corporate INC](#)
- [290 Reid ST - New St. Norbert College Schneider School of Business](#)
- [925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation](#)
- [2211 American BL - Nicolet Real Estate Addition](#)

- [421 Lawrence DR - Creekside Christian Montessori Fence Addition](#)
- [1600 N Honeysuckle CI - New Preserve Development Clubhouse](#)
- [701 Millennium CT – Storage Shop USA Phase 2 & 3 Addition](#)
- [410-416 Willie Mays CI – New Waterview Heights Apartments](#)

Projects that are Recently Completed:

- [1100 Employers BL - Preserve Development Refuse Enclosure Addition](#)
- [1768 W Matthew DR - New Wolter INC](#)
- [600 Heritage RD - Belmark Plant 1 Addition](#)

Projects that are Recently Denied:

- None

Additional Project Status Information

New Robinson Metal Transportation Terminal & Outdoor Storage							
Address: 450 Fortune AV							
Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043							
City Funding: TID 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	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.							

White Pillars Expansion							
Address: 403 N Broadway ST							
Parcel Number: ED-751, ED-752							
City Funding: No							
Developer or Authorized Representative: Brad McDermid, 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.							

Fire Station 2 Addition							
Address: 1180 Grant ST							
Parcel Number: WD-D0206-1							
City Funding: City Project							

Developer or Authorized Representative: Eric Rakers, City Engineer, City of De Pere							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 10, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Bayside Machine Rear Facade Replacement							
Address: 2257 American BL							
Parcel Number: WD-1371							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Mike Van Vreede, Fox City Builders							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 07, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Belmark Plant 5 Vestibule Addition							
Address: 675 Heritage RD							
Parcel Number: ED-F0094-1							
City Funding: No							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Nov 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New De Pere Housing Authority Building							
Address: 850 Morning Glory LN							
Parcel Number: WD-86-5							
City Funding: No							
Developer or Authorized Representative: David Johnson, Architects Group LTD							
Project Status: (C) indicates Completed Step							

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 16, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Belmark Plant 5 Parking Lot Addition							
Address: 675 Heritage RD							
Parcel Number: ED-F0094-1							
City Funding: No							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Dunkin' Facade Replacement							
Address: 950 Main AV, Unit A							
Parcel Number: WD-709-1							
City Funding: TID 13							
Developer or Authorized Representative: Erik Valiulius, 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 (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Saltbox Tile & Stone Gallery Facade Replacement							
Address: 310 N Wisconsin ST							
Parcel Number: ED-878							
City Funding: YES							
Developer or Authorized Representative: Tom Lemkuil, Lemkuil Architectural Designs 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 - Sep 11, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

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

New Amerilux Buildings

Address: 2000 Commerce DR

Parcel Number: ED-3103

City Funding: TID 17

Developer or Authorized Representative: Robert Mach, Mach IV Engineering & Surveying

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 - Dec 03, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
---	------------------------------------	---------------------------------	---	---	--	---------------------------------------	----------------------

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

New Robinson Metal Driveway

Address: 2107 American BL

Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043

City Funding: TID 11

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 09, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
---	------------------------------------	---------------------------------	---	---	--	---------------------------------------	----------------------

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

New Badgerland Supply Warehouse

Address: 1414 Builders CT

Parcel Number: WD-L176-1

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
---	------------------------------------	---------------------------------	---	---	--	---------------------------------------	----------------------

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

Country Visions Facade Maintenance							
Address: 1221 Grant ST							
Parcel Number: WD-D0217-1							
City Funding: No							
Developer or Authorized Representative: Olivia Vander Heiden, Alliance Construction & Design							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 4, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Contractor Warehouses							
Address: 1405 Enterprise DR							
Parcel Number: ED-2077-1							
City Funding: No							
Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 03, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Unity Hospice Resale Store Renovation							
Address: 1302 S Broadway ST							
Parcel Number: ED-F0103-6							
City Funding: No							
Developer or Authorized Representative: Collin Arndt, AIA, Somerville Architects & Engineers							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Robinson Metal Loading Docks and Pavement							
Address: 2121 American BL							
Parcel Number: WD-1040							

City Funding: No							
Developer or Authorized Representative: Steve Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - July 2, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Valley Cabinet							
Address: 1840 S Broadway ST							
Parcel Number: ED-F0101							
City Funding: No							
Developer or Authorized Representative: Mike Kohlbeck, McMahon Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 11, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New De Pere Housing Authority Generator							
Address: 850 Morning Glory LN							
Parcel Number: WD-86-5							
City Funding: No							
Developer or Authorized Representative: David Johnson, Architects Group LTD							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 26, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Massman Corporate INC							
Address: 2005 Venture AV							
Parcel Number: WD-D0076							
City Funding: TID 11							
Developer or Authorized Representative: John Davel, Davel Engineering & Environmental INC							
Project Status: (C) indicates Completed Step							

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

Belmark Plant 1 Addition							
Address: 600 Heritage RD							
Parcel Number: ED-F0096, ED-F0095, ED-D29-1							
City Funding: TID 10							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 17, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 06, 2025 (C)
Click here to see the site plan and developer contact information.							

New St. Norbert College Schneider School of Business							
Address: 290 Reid ST							
Parcel Number: WD-905, WD-934							
City Funding: No							
Developer or Authorized Representative: Chris Dahlke, Director of Facilities Management, Saint Norbert College							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 15, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Destiny Church Addition							
Address: 1205 Lawrence DR							
Parcel Number: ED-F0081-1							
City Funding: No							
Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (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 - Dec 06, 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 01, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 09, 2024 (C)
--	---	---	---	--	---	--	---

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

Creekside Christian Montessori Fence Addition

Address: 421 Lawrence DR

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

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
--	---	---	---	--	---	--	------------------------------

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

MSC Master Plan - Including Fuel Tank Renovation**Address: 925 S Sixth ST**

Parcel Number: WD-142

City Funding: City Project

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - 22 Jan 2023 (C)	Common Council Approved - Mar 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
--	---	---	---	---	---	--	------------------------------

[Click here to see the site plan and developer contact information.](#)**New Wolter INC****Address: 1768 W Matthew DR**

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 24, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 06, 2025 (C)
--	---	---	---	--	---	--	---

[Click here to see the site plan and developer contact information.](#)**New North Shore Bank****Address: 820 Main AV**

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
--	---	---	---	--	---	--	------------------------------

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

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	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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.							

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.							

In this Department

- [Projects in the City of De Pere](#)

Jump to a division

Make a Selection

▼

Go!

Topics of Interest

- [Development & Site Plan Projects](#)
- [Road Construction Projects](#)
- [Water Department Projects](#)

Jump to a topic or subtopic

Make a Selection

▼

Go!

[Maps](#) [Jobs](#) [Report It](#) [Projects](#) [Pay Online](#) [Licenses & Permits](#) [Recreation](#) [Registration](#) [Open Government](#)

© 2025 [City of De Pere, Wisconsin](#)

- [Privacy Policy](#)
- [Accessibility Statement](#)
- [Terms of Use](#)



Site Design and Content Management by [CORE Business Technologies](#)