



Plan Commission

Regular Meeting

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

Agenda

Monday, November 27, 2023

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 **November 27, 2023 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

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

OR

You can also dial in using your phone.

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

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

Access Code: 154-883-285

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

Call to Order

1. Roll Call
2. Approval of the minutes of the October 23, 2023 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action for a zoning map amendment from R1-80 (Single-Dwelling Detached) to C (Commercial) at 2108 Lawrence DR (Parcel WD-L281-1).*
5. Consideration and possible action for fourth quarter 2023 revisions to Municipal Code Chapter 14 (Zoning Ordinance).*
6. Discussion about site plans received since the October 2023 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Rich Malone, Green Bay Nursery & Landscape
Jerry Lewin, Crosspoint Church INC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 27, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 23, 2023 Plan Commission meeting.

ATTACHMENTS:

- PC_Oct2023_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, October 23, 2023

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Alderperson Dean Raasch

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Excused	
Brenda Busch	Commissioner	Excused	
Mark Higgins	Commissioner	Present	
Devin Perock	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: City Planner Peter Schlein.

2. Approval of the minutes of the September 25, 2023 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Devin Perock, Aldersperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Higgins, Perock, Raasch, Raymaker, Schilling
EXCUSED:	James Boyd, Brenda Busch

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

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action on a 35-lot and 2-outlot extraterritorial final plat of Little Rapids Subdivision at 2700 BLK Lawrence DR in Lawrence (Parcel L-2184).*

City Planner Peter Schlein reviewed the extraterritorial final plat of Little Rapids Subdivision. Staff recommended approval of the final plat and forwarding it to the Common Council for final approval, subject to one condition in the report. Shane Raymaker moved, seconded by Ald. Raasch, to approve the final plat. Upon vote, motion carried unanimously.

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

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

City Planner Peter Schlein reviewed the site plan update since the September 2023 Plan Commission meeting. There were no questions or comments.

RESULT: DISCUSSED

Adjournment

Ald. Perock moved, seconded by Mark Higgins, to adjourn the meeting at 7:04 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 27, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

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



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 27, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

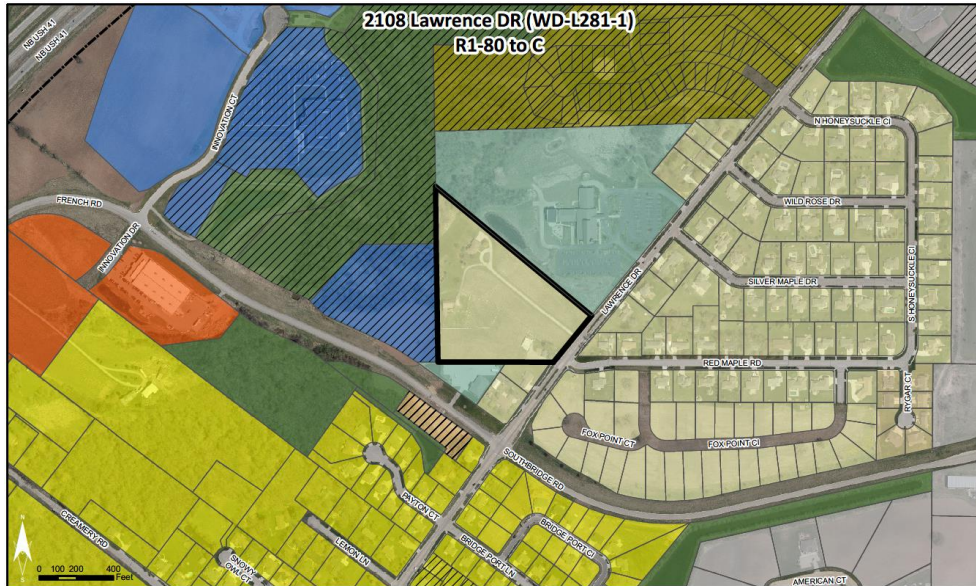
SUBJECT: Consideration and possible action for a zoning map amendment from R1-80 (Single-Dwelling Detached) to C (Commercial) at 2108 Lawrence DR (Parcel WD-L281-1).*

ATTACHMENTS:

- PC Report - Zoning Map Amendment (DOCX)
- Application Form (PDF)
- Zoning Map Amendment - 2108 Lawrence DR (PDF)
- Legal Description (DOCX)

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

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request.

COMMON DESCRIPTION: 2108 Lawrence DR, located north and west of the Lawrence DR and Southbridge RD intersection.

SURROUNDING LAND USES: Religious and non-secular assembly (PI-1) to the north.
Religious and non-secular assembly (PI-1) and detached houses (R1-80) to the south.
Detached houses (R1-80) to the east.
Developing office (O PDD) and natural areas (CON PDD) to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:	<u>Authorized Representative</u> Rich Malone, General Manager Green Bay Nursery & Landscape 1577 Langlade AV Green Bay, WI 54304	<u>Property Owner</u> Crosspoint Church INC ATTN: Jerry Lewin, Lead Pastor 1880 Southbridge RD De Pere, WI 54115
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LAND USE HISTORY: After review of air photographs, two residences developed on the property in the 1940's and 1980's. Agricultural uses predate annexation into the City.

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

Comprehensive Plan

The 2010 Comprehensive Plan Update text and the Future Land Uses Map (Figure 2-6) was revised by Common Council on October 18, 2023, to reflect

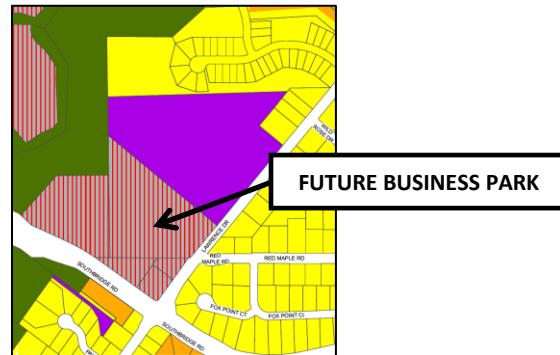
the future use as “Business Park.” The proposed zoning map amendment change from residential use to commercial and employment use complies with the 2010 Comprehensive Plan Update.

Surrounding Land Uses

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

- Future ‘Institutional/Governmental Facilities’ to the north.
- Future ‘Business Park’ to the south.
- Future ‘Neighborhood Residential (Including Multi-Family)’ to the east.
- Future ‘Business Park’ and Natural Areas’ to the west

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning Map remains unchanged as R1-80 then 11 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with 5 conditional uses. If the Zoning Map is amended from R1-80 to C, then 42 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with 6 conditional uses.

Note: Proposed Site plans are not reviewed with Zoning Map amendment requests. Interested neighbors can review any future filed site plans separately with Development Services staff at City Hall or online using the City Development & Site Plan portal.

The site is vehicle accessible with primary street frontage on Lawrence DR, S Broadway ST, and Enterprise DR. There are developed sidewalks for pedestrian accessibility. The property is near the proposed Southern Bypass to the south.

NEIGHBOR OUTREACH

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

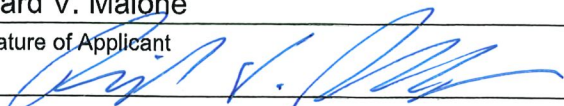
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from R1-80 (Single-Dwelling Detached) to C (Commercial) at 2108 Lawrence DR, subject to the following:

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

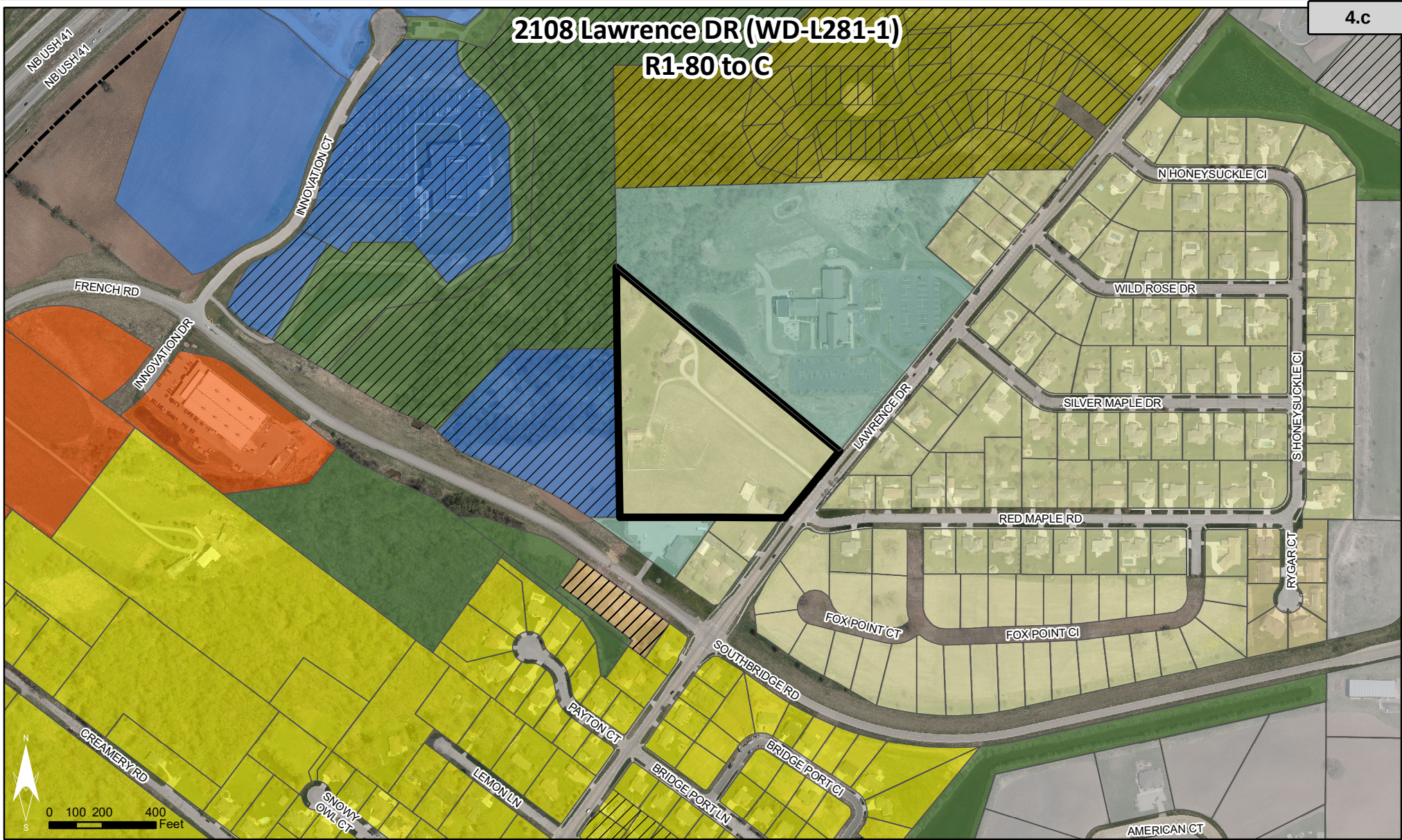
	CITY OF DE PERE APPLICATION FOR REZONING	Fee: \$ 350.00
		Receipt #: _____
		Date: _____

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Green Bay Nursery & Landscape		Authorized Representative Rich Malone	
Title General Manager			
Mailing Address 1577 Langlade Avenue		City Green Bay	State WI
ZIP Code 54304			
Email Address rich@greenbaynursery.com		Phone Number (incl. area code) 920-676-2188	Fax Number (incl. area code) 920-494-2531 Ext 208
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) CrossPoint Church		Contact Person Jerry Lewin	
Title Lead Pastor			
Mailing Address 1880 Southbridge Road		City De Pere	State WI
ZIP Code 54115			
Email Address contact@crosspointgb.com		Phone Number (incl. area code) 920-366-7113	Fax Number (incl. area code)
SECTION 3: Project or Site Location			
Project Address/Description 2108 Lawrence Drive De Pere, WI 54115		Parcel Number(s): WD-L281-1	
SECTION 4: Proposed Rezoning Use			
Existing Zoning: R1-80		Proposed Zoning: Commercial R1-80 C	
Adjacent Zoning: North PI-1	Adjacent Zoning: South R1-80	Adjacent Zoning: West Do not know	Adjacent Zoning: East R1-80
Present Use of Parcel Residential/farm			
Proposed Use of Parcel Retail Garden Center and Landscaping			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Richard V. Malone		Title	Phone Number 920-676-2188
Signature of Applicant 		Date Signed 6-12-23	

Attached additional sheets if necessary.

2108 Lawrence DR (WD-L281-1) R1-80 to C



Zoning Map Amendment Detail (Draft For Review - November 2023)

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.

Data Source

PROPERTY DESCRIPTION FOR REZONING PURPOSES**PARCEL WD-L281-1**

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



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 27, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Zoning Ordinance Memo for PC - 4th Qtr 2023 - 27 Nov 2023 (DOCX)
- Zoning Ordinance Updates - Redlined Summary - 4th Quarter 2023 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: November 27, 2023

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

Summary:

The Common Council approved a new Zoning Ordinance and new Official Zoning Map on December 20, 2022, which became effective on January 1, 2023. The new Zoning Ordinance and Official Zoning Map were designed to have a quarterly review for potential revisions and updates. This is the fourth of the year 2023 quarterly updates.

Potential Revisions and Updates:

To maintain transparency with Plan Commission, Common Council, and the public, the attached document redlines the potential revisions to the Zoning Ordinance and Zoning Map. Staff proposals include 16 Zoning Ordinance revisions and zero Zoning Map revisions.

Plan Commission Recommendations:

Approve the revisions to the Zoning Ordinance, Municipal Code Chapter 14, and forward the revisions to Common Council for a final decision.

Redlined Revisions for Zoning Ordinance
Plan Commission Review November 27, 2023
Common Council Decision December 19, 2023

Section 14-70 Table 7-1

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations	
Use Subcategory	Residential				Mixed-Use				Commercial & Employment				Special [1]					
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PL-1	PL-2	
RESIDENTIAL																		
Household Living																		
Single-Household	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●	-	-	14-71(1)
Two-Household	-	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Three-to-Six-Household	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Seven+ Household	-	-	-	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Live-Work	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Group Living																		
Adult Family Home	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(2)
Community Living Arrangement	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●	-	-	14-71(2)
Foster Home	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(2)
Overnight Shelter	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	14-71(2)
Group Living not otherwise classified	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	14-71(2)
Neighborhood Clubhouse	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	14-71(3)
PUBLIC AND CIVIC																		
Cemetery	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	-	14-72(1)
Club or Lodge	-	-	-	●	●	●	●	●	●	-	●	-	-	-	-	●	-	14-72(2)
College or University	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	●	-	14-72(3)
Hospital	-	-	-	-	-	-	-	●	●	●	●	●	●	●	-	●	-	14-72(4)
Library or Cultural Center	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	●	-	14-72(5)
Parks and Recreation	●	●	●	●	-	-	●	●	●	-	●	-	-	-	-	●	-	14-72(6)
Religious & Non-Secular Assembly	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-72(7)
Safety Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	14-72(8)
School	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	●	-	14-72(9)
Utilities and Public Service Facilities																		
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	14-72(10)
Major	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	14-72(10)
COMMERCIAL																		
Animal Service																		
Boarding	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	14-73(1)
Grooming	-	-	-	-	●	●	●	●	●	-	●	●	●	●	●	-	-	14-73(1)
Veterinary	-	-	-	-	●	●	●	●	●	-	●	●	●	●	●	-	-	14-73(1)
Assembly and Entertainment																		
Small	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(2)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | --=prohibited

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TABLE 7-1 — PRINCIPAL USE TABLE

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Use Subcategory	Residential				Mixed-Use					Commercial & Employment				Special [1]				
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Large	-	-	-	-	-	-	●	-	-	-	●	-	-	-	-	-	-	14-73(2)
Business or Trade School	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(2)
Commercial Service																		
Consumer Maintenance and Repair	-	-	-	-	●	●	●	●	●	-	●	●	Ⓢ	-	-	-	-	14-73(4)
Personal Service	-	-	-	-	●	●	●	●	●	-	●	●	Ⓢ	-	-	-	-	14-73(4)
Studio or Instructional Service	-	-	-	-	●	●	●	●	●	-	●	●	Ⓢ	-	-	-	-	14-73(4)
Other Service	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	14-73(4)
Day Care																		
Day Care Home, Family	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-73(5)
Day Care Facility, Adult	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	14-73(5)
Day Care Center, Group	-	-	-	●	●	●	●	●	●	●	●	Ⓢ	-	-	-	-	-	14-73(5)
Eating and Drinking Places																		
Restaurant	-	-	-	-	●	●	●	Ⓢ	Ⓢ	-	●	-	-	-	-	-	-	14-73(6)
Bar	-	-	-	-	●	●	●	Ⓢ	Ⓢ	-	●	-	-	-	-	-	-	14-73(6)
Financial Service																		
Financial Institution	-	-	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	14-73(7)
Convenient Cash Business	-	-	-	-	-	-	-	-	-	-	Ⓢ	-	-	-	-	-	-	14-73(7)
Pawnshop	-	-	-	-	-	-	-	-	-	-	Ⓢ	-	-	-	-	-	-	14-73(7)
Funeral or Mortuary Service	-	-	-	-	-	-	●	●	●	-	●	-	-	-	-	-	-	14-73(8)
Lodging																		
Bed & Breakfast Inn	Ⓢ	Ⓢ	●	●	-	-	-	-	-	-	-	-	-	-	●	-	-	14-73(9)
Hotel	-	-	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	14-73(9)
Motel	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	
Short-term Rental	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-73(9)
Medical Service	-	-	-	-	●	●	●	●	●	●	●	●	-	-	-	-	-	14-73(10)
Office	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	-	-	14-73(11)
Parking, Non-accessory	-	-	-	-	●	●	●	●	●	-	●	●	●	●	-	-	-	14-73(12)
Retail Sales																		
Convenience Goods	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(13)
Consumer Shopping Goods	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(13)
Building Materials and Supplies	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	14-73(13)
Landscaping and Supplies	-	-	-	-	-	-	-	-	-	-	Ⓢ	-	Ⓢ	Ⓢ	-	-	-	14-73(14)
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	Ⓢ	-	-	-	14-73(14)
Sports & Recreation, Participant																		
Indoor	-	-	-	-	●	●	●	-	-	-	●	Ⓢ	Ⓢ	Ⓢ	-	-	-	14-73(15)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | -=prohibited

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations	
Use Subcategory	Residential				Mixed-Use				Commercial & Employment				Special [1]					
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Outdoor	-	-	-	-	-	-	●	-	-	-	●	Ⓢ	Ⓢ	Ⓢ	-	-	-	14-73(15)
Vehicle Sales and Service																		
Fueling Station	-	-	-	-	-	-	●	-	-	-	●	●	●	-	-	-	-	14-73(16)
Vehicle Sales	-	-	-	-	●	●	-	-	-	-	●	-	-	-	-	-	-	14-73(16)
Vehicle Rental	-	-	-	-	●	-	-	-	-	-	●	-	-	-	-	-	-	14-73(16)
Vehicle Maintenance & Repair, Minor	-	-	-	-	-	●	●	-	-	-	●	●	●	●	-	-	-	14-73(16)
Vehicle Maintenance & Repair, Major	-	-	-	-	-	-	-	-	-	-	●	-	●	●	-	-	-	14-73(16)
INDUSTRIAL																		
Fabrication and Production																		
Artisan	-	-	-	-	●	●	●	-	-	-	●	●	●	●	●	-	-	14-74(1)
Low-Impact	-	-	-	-	-	-	●	-	-	-	●	●	●	●	-	-	-	14-74(1)
Moderate-Impact	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	14-74(1)
High-Impact	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-74(1)
Industrial Service	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-74(2)
Storage, Distribution and Wholesaling																		
Trucking & Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-74(3)
Warehouse	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	14-74(3)
Warehouse, Mini (Self-Storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	14-74(3)
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14-74(4)
RECYCLING																		
Composting, Yard Waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	
Construction/Demolition Debris	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-75(2)
Consumer Material Drop-off	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-75(3)
Consumer Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	14-75(4)
AGRICULTURAL																		
Community Garden	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●	-	-	14-76(1)
Animal Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	-	14-76(2)
Crop Agriculture	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	14-76(3)
ACCESSORY																		
Backyard Cottage	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	14-27
Amateur Radio Service Antenna	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(2)
Crop Agriculture	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	14-78(4)
Drive-in/Drive-through Service	-	-	-	-	-	●	●	●	●	-	●	-	-	-	-	-	-	14-77(5)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | --=prohibited

NEW Section 14-71(2)(d)1. through (e)5.

(d) Overnight Shelter

A facility providing, without charge, overnight lodging, with or without meals, for people with no ordinary or regular home or residence address. Overnight shelters may not operate for more than 6 months in a 12-month period.

1. The building must comply with the building code and fire code for residential occupants.
2. Identify the number of beds. The maximum number of beds is 16.
3. Identify the dates of operation. May not operate for more than 6 months in a 12-month period.
4. Identify the hours of operation. Hours of operation are limited to 7:00pm to 7:00am.
5. Daytime services or activities are not permitted.
6. The services provided on the site are limited to those related to providing a safe sleeping facility for guests.
7. The petitioner shall coordinate or provide transportation of guests to and from other overnight shelters.
8. Must compliance with all state and local laws and regulations.

(e) Group Living not otherwise Classified

The following information must be provided with conditional use requests.

1. The building must comply with the building code and fire code for residential occupants.
2. Identify the number of beds.
3. Identify the dates of operation.
4. Identify the hours of operation.
5. Compliance with all state and local laws and regulations.

NEW Section 14-72(10)(b)1. through 4.**(b) Major**

Infrastructure services that typically have substantial visual or operational impacts on nearby areas. Typical uses include high-voltage electric substations, utility-scale power generation facilities and utility-scale water storage facilities, such as water towers and reservoirs.

1. A berm and hedge must screen all sides of the major utility. The berm must be a minimum 3' high, with a solid hedge on top of the berm for a total height minimum of 6'.
2. Large trees are required along all street frontages, planted a minimum of 35' apart.
3. All building facades must comply with façade materials in Table 9-1.
4. Utility boxes, cabinets, etc., must be screened and comply with façade materials in Table 9-1, or be colored with muted tones (no metallic colors permitted).

NEW Section 14-73(6)(a)1. through 14-73(6)(b)2.**(a) Restaurant**

An establishment that serves food or beverages for on- or off-premise consumption as its principal business. Typical examples of restaurant uses include principal use restaurants, cafés, cafeterias, ice cream/yogurt shops, donut shops and coffee shops.

1. Parking lots, driveways, and drive-in/drive-through service must be located at least 50' away from R Districts.
2. Outdoor patios, outdoor gathering spaces, and outdoor dining areas must be located at least 100' away from R Districts.

(b) Bar

Uses that cater primarily to adults, 21 years of age and older and that sell and serve beer, wine or alcoholic liquor for on-premise consumption as their principal business. Typical uses include bars, taverns, brewpubs, tasting rooms and nightclubs.

1. Parking lots, driveways, and drive-in/drive-through service must be located at least 50' away from R Districts.
2. Outdoor patios, outdoor gathering spaces, and outdoor dining areas must be located at least 200' away from R Districts.

NEW Section 14-73(7)(b)4. through 4.f. (Convenient Cash Business)**4. The following information must be provided with conditional use requests.**

- a. Hours of operation are limited to 9:00am-7:00pm.
- b. The build-to line is 30', no less.

- c. Parking, refuse and recycling, utilities, and loading areas allowed in rear yard only.
- d. At least one entrance must face each street frontage.
- e. All building facades must comply with façade materials in Table 9-1.
- f. Minimum 70% transparency required on all street frontages; Minimum 20% transparency required on all other facades.

NEW Section 14-73(7)(c)1. through 6. (Pawnshop)

- 1. Hours of operation are limited to 9:00am-7:00pm.
- 2. The build-to line is 30', no less.
- 3. Parking, refuse and recycling, utilities, and loading areas allowed in rear yard only.
- 4. At least one entrance must face each street frontage.
- 5. All building facades must comply with façade materials in Table 9-1.
- 6. Minimum 70% transparency required on all street frontages; Minimum 20% transparency required on all other facades.

NEW Section 14-73(9)(a)1. through 2.

(a) **Bed & Breakfast Inn**

A lodging establishment in a detached house in which the resident owner/operator offers 6 or fewer guest rooms and breakfast service to overnight guests for more than 10 days in a 12-month period.

- 1. Outdoor guest parking area screening required using the parking lot screening requirements of Zoning Ordinance 14-103(3).
- 2. A valid license is required from the Health Department.

NEW Section 14-73(13)(d)1. through 8.

(d) **Landscaping and Supplies**

Retail sales that sell or otherwise provide for the outdoor storage and display or sale of plants, trees, sand, soil, aggregates, other materials, and screenings used in indoor or outdoor planting or landscaping. The use may include buildings, greenhouses, and open space.

- 1. Hours of operation are limited to 7:30am to 7:30pm. Hours of operation for the moving of sand, soil, and aggregates are limited to 9:00am to 5:00pm.
- 2. The location for stored sand, soil, aggregates, and other materials must be at least 200' away from residential districts within the City of De Pere and at least 100' away from the right-of-way.
- 3. Outdoor storage of dead plants, trees, logs, and stumps is prohibited.
- 4. Outdoor storage of sand, soil, aggregates, and other materials must be screened from view by an opaque fence, wall or berm that is at least 6' high. Chain-link, hardware cloth, and untreated wood are not permitted.
- 5. Outdoor storage of landscaping vehicles and equipment must be screened using the trucking and transportation terminal requirements of Zoning Ordinance 14-89(2).
- 6. Outdoor storage of semi-trailers onsite is prohibited.
- 7. Outdoor storage of living plants and trees for sale does not require screening.
- 8. Living plants and trees for sale must be located outside of all setbacks.
- 9. Vehicles and equipment with back-up alarms must use only low frequency back-up alarms that meet OSHA safety standards.

NEW Section 14-73(14)(b)3. through 6. (Sexually Oriented Adult Entertainment Establishments)

(b) **Supplemental Regulations**

- 1. A site plan must be prepared and submitted in accordance with 14-124. The site plan must be processed concurrently with the conditional use application.
- 2. No more than one sexually oriented adult entertainment establishment may be located on any one parcel, and such establishment must be at least 1,500 feet from any other sexually oriented adult entertainment establishment. Further, no sexually oriented adult entertainment establishment is permitted within 1,000 feet of the following:
 - a. Any land zoned residential;
 - b. Any historic site identified on the "National Register", or an adopted historic district;
 - c. Any public or private elementary or secondary school or licensed nursery school or day care center;

- d. A religious (non-secular) assembly use;
- e. A public park or parkway.
- 3. Hours of operation are limited to 9:00am-7:00pm.
- 4. The build-to line is 30', no less.
- 5. Parking, refuse and recycling, utilities, and loading areas allowed in rear yard only.
- 6. At least one entrance must face each street frontage.
- 3-7. Signs advertising any sexually oriented adult entertainment establishment must conform with the requirements of Chapter 98 of the municipal code with the exception, however, that no tower or portable signs or billboards are permitted on the premises, and with further exception that signs shall not depict specified sexual activities and/or specified anatomical areas as defined in Section 110-5 of the municipal code, and provided further that no flashing or traveling lights may be located outside the building. The location and wording of such sign must be shown on the site plan.
- 4-8. Parking must be provided in accordance with Article VIII.
- 5-9. Lighting must be provided to illuminate the parking area and the entire exterior of the building. Such lighting must be shown on the site plan.
- 6-10. No display windows are allowed on the premises.
- 7-11. The owner and/or operator of the sexually oriented adult entertainment establishment must agree to comply with all federal, state, and local laws and ordinances, including obscenity, liquor, and cabaret laws and must further ensure that minors are not permitted on the premises. Solicitation for the purposes of prostitution is strictly prohibited.
- 8-12. Sexually oriented adult cabaret establishments are subject to compliance with Section 110-5 of the municipal code relating to noise; and the hours of operation for such establishments are limited to the same hours of operation for bars and taverns located within the City of De Pere.
- 9-13. Sexually oriented adult outdoor motion picture theaters are subject to compliance with the regulations set forth in Section 110-5 of the municipal code pertaining to noise. Furthermore, sexually oriented adult entertainment outdoor motion picture theaters must confine their hours of operation to those hours of operation established for bars and taverns within the City of De Pere. Sexually oriented outdoor motion picture theaters must also have the viewing screen located in such a fashion as to not be visible from any road, street or highway, or residential zoning district up to 1,000 horizontal feet away; and the premises must be surrounded by fencing which is impervious to sight and at least 8 feet in height. All theaters must comply with Section 134.46, Wisconsin Statutes [Wis. Stats. § 134.46].
- 10-14. Before approval of a site plan, an inventory of the surrounding areas and population must be made by the zoning administrator, along with a study of the proposed development and plans for the area so as to enable the plan commission to make appropriate findings relating to the effect of the establishment of such a use in that area.

Section 14-78(4) and (a) through (b)

(5) Drive-in and Drive-through uses

Drive-in and drive-through uses are allowed as accessory uses structures in accordance with Table 7-1.

- (a) Drive lanes, stacking spaces, order boards, pick-up windows, etc., are not permitted within building setbacks and build-to line areas.
- (b) Drive-in/drive-through service must be located at least 50' away from R Districts.

Section 14-78(10)(b)6. (Outdoor Storage)

- 6. Fences and walls must be constructed of a matching building material and color. Chain-link, and hardware cloth, and untreated wood are not permitted.

NEW Section 14-94(2)(h) (Refuse and Recyclable Materials Storage)

- (h) Minimum setbacks are interior side 4', street side 20', rear 4', alley 4'.

NEW Section 14-104(4)(b)d. (Parking Lot Interior Landscaping)

- (d) They must separate parking spaces so that there are no more than 20 parking spaces in an individual row between islands or medians.

Section 14-111 Table 11-5

TABLE 11-5 — SIGN REGULATIONS: OFFICE AND COMMERCIAL DISTRICTS							
Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Awning	O, C	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, internal
Business Center	O, C	1 total per property	20	200	No clearance, or 7 minimum	5	External, backlit, EMS
Canopy	O, C	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, internal

Section 14-111 Table 11-6

TABLE 11-6 — SIGN REGULATIONS: BUSINESS PARK AND INDUSTRIAL DISTRICTS							
Sign Type	Zoning District	Max. Number Per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination
Awning	BP-1, BP-2, I	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, internal
Business Center	BP-1, BP-2, I	1 total per property	20	200	No clearance, or 7 minimum	5	External, backlit, internal
Canopy	BP-1, BP-2, I	1 per tenant	20, but not higher than bottom of 2nd floor window	2 per linear foot of frontage, not to exceed 200	7	NA	External, backlit, internal

NEW Section 14-116(2)(a)3.**(2) Loss of Nonconforming Status****(a) Criteria**

All nonconforming signs lose their nonconforming status if one or more of the following occurs:

1. The sign is abandoned;
2. The sign is structurally altered in any way that brings the sign further out of compliance with these sign regulations than it was before alteration;
3. The sign or sign structure is replaced, partially or entirely, with a new sign or sign structure that is nonconforming.
- 3.4. The sign is relocated. However, relocation of a sign pursuant to the exercise or the threat of exercise of eminent domain by a governmental authority does not result in a nonconforming sign losing its nonconforming status if the sign is relocated to an area on the same tax parcel and as close as practicable to the original site acquired by government action;
- 4.5. The sign fails to conform to this zoning ordinance regarding maintenance and repair, abandonment, or dangerous or defective signs; and

END



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 27, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Site Plan Reviews Memo - November 2023 (DOCX)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: November 27, 2023

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

Summary:

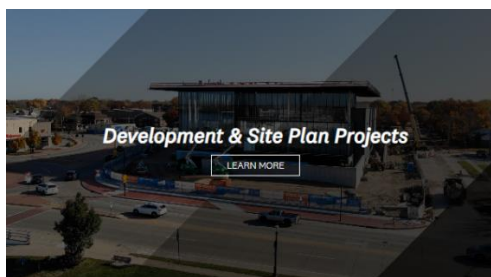
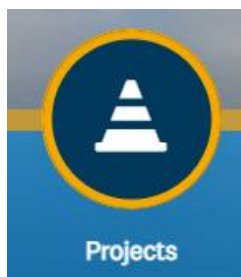
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance and site plan proposals.

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

Development and Site Plan Projects are Available Online

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

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



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

Development and Site Plan Information Available

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

Staff Recommendation

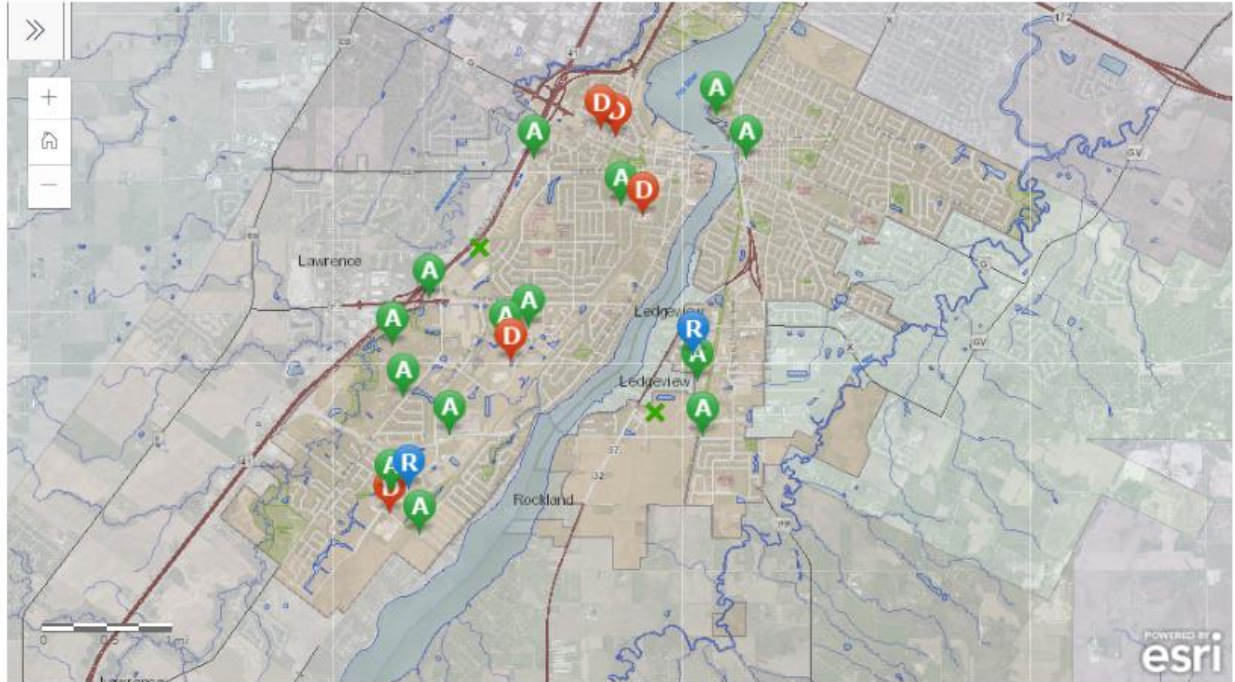
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on November 9, 2023.

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



Additional Project Status Information

Fytertech Screening Addition							
Address: 2121 American BL							
Parcel Number: WD-1040							
City Funding: No							
Developer or Authorized Representative: Tom Bartman, Maintenance Manager, Fytertech Nonwovens							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Nov 9, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Amerilux Overhead Door Addition							
Address: 1998 Venture AV							
Parcel Number: WD-364-D-505							
City Funding: No							
Developer or Authorized Representative: Steve Engelbert, Facility Maintenance Manager, Amerilux International							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	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.							

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	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Belmark Plant 8

Address: 1862 Commerce DR

Parcel Number: ED-344-101-5

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

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

Address: 1100 Employers BL

Parcel Number: WD-D0031

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

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

Address: 421 Lawrence DR

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

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) indicates Completed Step

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

MSC 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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New Wolter INC**

Address: 1768 W Matthew DR

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Address: 820 Main AV

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Project Name: West De Pere High School Shed Addition

Address: 665 Grant ST

Parcel Number: WD-864

City Funding: No

Developer or Authorized Representative: Terry Vande Hey

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jul 13, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**Project Name: Kwik Trip Parking Lot Addition**

Address: 746 Main AV

Parcel Number: WD-445, WD-451

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Address: 1600 N Honeysuckle CI

Parcel Number: WD-D0034-1

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

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

Project Name: Bedford Paper Addition							
Address: 1891 Commerce DR							
Parcel Number: ED-344-102-4							
City Funding: No							
Developer or Authorized Representative: Lee St Aubin, Architect, Baisch Engineering							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 12, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Nelson Pavilion at Voyageur Park							
Address: 100 William ST							
Parcel Number: ED-728							
City Funding: City Project							
Developer or Authorized Representative: Kevin Chevalier, Project Manager, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 1, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Washworld Building Addition							
Address: 2222 American BL							
Parcel Number: WD-1136-1							
City Funding: No							
Developer or Authorized Representative: Bob Mach, PE, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 9, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Sustana Fibers Flash Dryer System Addition							
Address: 1751 W Matthew DR							
Parcel Number: WD-364-D-526							
City Funding: No							
Developer or Authorized Representative: Eric Simenson, President, Precision Industrial Contractors							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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

Project Name: New Taco Bell							
Address: 1610 Lawrence DR							
Parcel Number: WD-D0015-2-1							
City Funding: No							
Developer or Authorized Representative: Alfred Teleron, Project Architect, MRV Architects INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Aug 22, 2022 (C)	Site Plan Approved - Jun 29, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Storage Shop USA Phase 2 & 3 Addition							
Address: 701 Millennium CT							
Parcel Number: ED-3090							
City Funding: No							
Developer or Authorized Representative: Dave Anderson, Owner, Town and Country Development LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Sep 26, 2022 (C)	Site Plan Approved - Oct 4, 2022 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New One Source Technologies							
Address: 2051 Profit PL							
Parcel Number: ED-2382							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Calvin L. Tollefson, Engineer, Harris & 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 - Sep 26, 2022 (C)	Site Plan Approved - Oct 20, 2022 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Oct 25, 2023 (C)
Click here to see the site plan and developer contact information.							

Project Name: New CoVantage Credit Union							
Address: 1225 Lawrence DR							
Parcel Number: WD-D0014							
City Funding: No							
Developer or Authorized Representative: Carmen Behm, Project Architect, MartinRiley 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 - Sep 26, 2022 (C)	Site Plan Approved - Nov 10, 2022 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued (C)	Project Completed - Nov 3, 2023 (C)
Click here to see the site plan and developer contact information.							

Project Name: Bayside Machine Building Addition							
Address: 2257 American BL							
Parcel Number: WD-1371							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Waterview Heights Apartments							
Address: 410-416 Willie Mays CI							
Parcel Number: WD-2197							
City Funding: No							
Developer or Authorized Representative: Brad Trembl, Engineering Tech II, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved May 10, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							