



Plan Commission

Regular Meeting

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

Agenda

Monday, March 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 **March 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 February 24, 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-lot CSM at 2257 American BL (Parcel WD-1371).*
5. Consideration and possible action on a 10-lot extraterritorial preliminary plat of Grande Ridge Estates Second Addition of Little Rapids Subdivision at 3400 BLK Heritage RD in Ledgeview (Part of Parcels D-450-1, D-450-2).*
6. Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to PI-1 (Neighborhood Public & Institutional District) at 2005 Commerce DR (Parcel

ED-3100).*

7. Consideration and possible action for a conditional use of Fabrication and Production: High-Impact in a BP-2 (Business Park 2) District at 1776 W Matthew DR (Parcel WD-364-D-505-7).*
8. Discussion about site plans received since the February 2025 Plan Commission meeting and review of the status of recently approved development projects.
9. 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
Troy E Hewitt, Robert E Lee & Associates INC
FBS Investment Group LLC
Steven M Bieda, Vierbicher Associates INC
J&A Lakeside Properties LLC
Richard Fischer, Fischer and Associates LLC
Sperber Harry Family Revocable Trust



City of De Pere, Wisconsin

I.2

Request for Plan Commission Action

MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the February 24, 2025 Plan Commission meeting.
RECOMMENDED ACTION: Approval.

ATTACHMENTS:
PC_Feb2025_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, February 24, 2025

7:00 PM

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

I. Call to Order

The meeting was called to order at 7:30 PM by Mayor James Boyd.

1. Roll Call

Present: James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

Absent:

Excused:

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

2. Approval of the minutes of the January 27, 2025 Plan Commission meeting.

RESULT:	APPROVED (7-0)
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, 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-outlot extraterritorial CSM at 5220 BLK CTH X in Glenmore (Part of Parcel GL-111).

City Planner Peter SchleinZ reviewed the 2-outlot extraterritorial CSM at the 5220 Block CTH X in the Town of Glenmore. Staff recommended approval of the CSM and forwarding the CSM to Common Council, subject to the conditions in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	APPROVED (7-0)
MOVER:	James Boyd
SECONDER:	Mark Higgins
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

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).*

City Planner Peter Schleinz reviewed the zoning map amendment from PI-1 PDD to GX1 at 420-436 College Avenue and from PI-1 PDD to PI at 405-410 Grant Street, 419 Grant Street, and the 400 Block of Grant Street. 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. Staff noted that all City property owners within 300 feet of the subject parcels were notified about the application via mail. Staff recommended approval of the zoning map amendment. Peter noted that there were no objections to the request. Mayor Boyd moved, seconded by Ald. Gantz, to open the meeting. Upon vote, motion carried unanimously. David Nelapka from St Norbert College spoke to the commission. He explained that there is a potential buyer for Parcel WD-657. There is an accepted offer which will be closing on June 24. Mayor Boyd moved seconded by Ald. Gantz to close the meeting. Upon vote, motion carried unanimously. Ald. Hansen moved, seconded by Shane Raymaker, to approve the zoning map amendment and forward it to Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	APPROVED (7-0)
MOVER:	Jonathon Hansen
SECONDER:	Shane Raymaker
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

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).*

City Planner Peter Schleinz reviewed the zoning map amendment from PI-1 PDD to PI-1 at 409 N Broadway Street. The PDD overlay is outdated and no longer has any value for a future development and land use. Staff recommended approval of the zoning map amendment request. Mark Higgins moved, seconded by Ald. Gantz, to approve the zoning map amendment request and forward it to Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	APPROVED (7-0)
MOVER:	Mark Higgins
SECONDER:	Pamela Gantz
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

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.*

City Planner Peter Schleinz reviewed the street name change for Innovation Drive. In fall of 2024 a new street was built between Creamery Road and Southbridge Road. The new street curves over and in between the former French Road and Innovation Drive. As a result, two separate streets now share the same intersection entry point at the Innovation Drive and Southbridge Road intersection. One street name needs to be established and two former street names need to be removed. The new street name is proposed to be Innovation Drive and the two street names that will be removed are Innovation Drive and French Road. Staff recommended approval of the street name change and forwarding it to the Common Council for final approval. Ald. Gantz moved, seconded by Mayor Boyd, to approve the street name change. Upon vote, motion carried unanimously.

RESULT:	APPROVED (7-0)
MOVER:	Pamela Gantz
SECONDER:	James Boyd
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

8. Discussion to review the 2024 City of De Pere Housing Affordability Report Update.

City Planner Peter Schleinz reviewed the 2024 City of De Pere Housing Affordability Report update. He stated that the report was posted on the City of De Pere website on January 31, 2025. Ald. Hansen asked what the City does to encourage infill development. Peter stated that the zoning code was changed in 2023 to allow for smaller lot sizes, which in turn encourages infill development. Development Services Director Daniel Lindstrom clarified that the map shows all residential housing, not just affordable housing. He added that the City will be annexing the Turriff property in the next few months, which will bring another 75 acres into the City. Mayor Boyd moved, seconded by Grant Schilling, to receive the report and place on file. Upon vote, motion carried unanimously.

RESULT:	APPROVED (7-0)
MOVER:	James Boyd
SECONDER:	Grant Schilling
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Grant Schilling, Jonathon Hansen, Pamela Gantz

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

City Planner Peter Schleinz provided an update to the on the status of recently approved development projects since the January 2025 Plan Commission meeting. There were no questions.

10. Adjournment.

Mayor Boyd moved, seconded by Shane Raymaker, to adjourn the meeting at 7:38 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

I.4

Request for Plan Commission Action

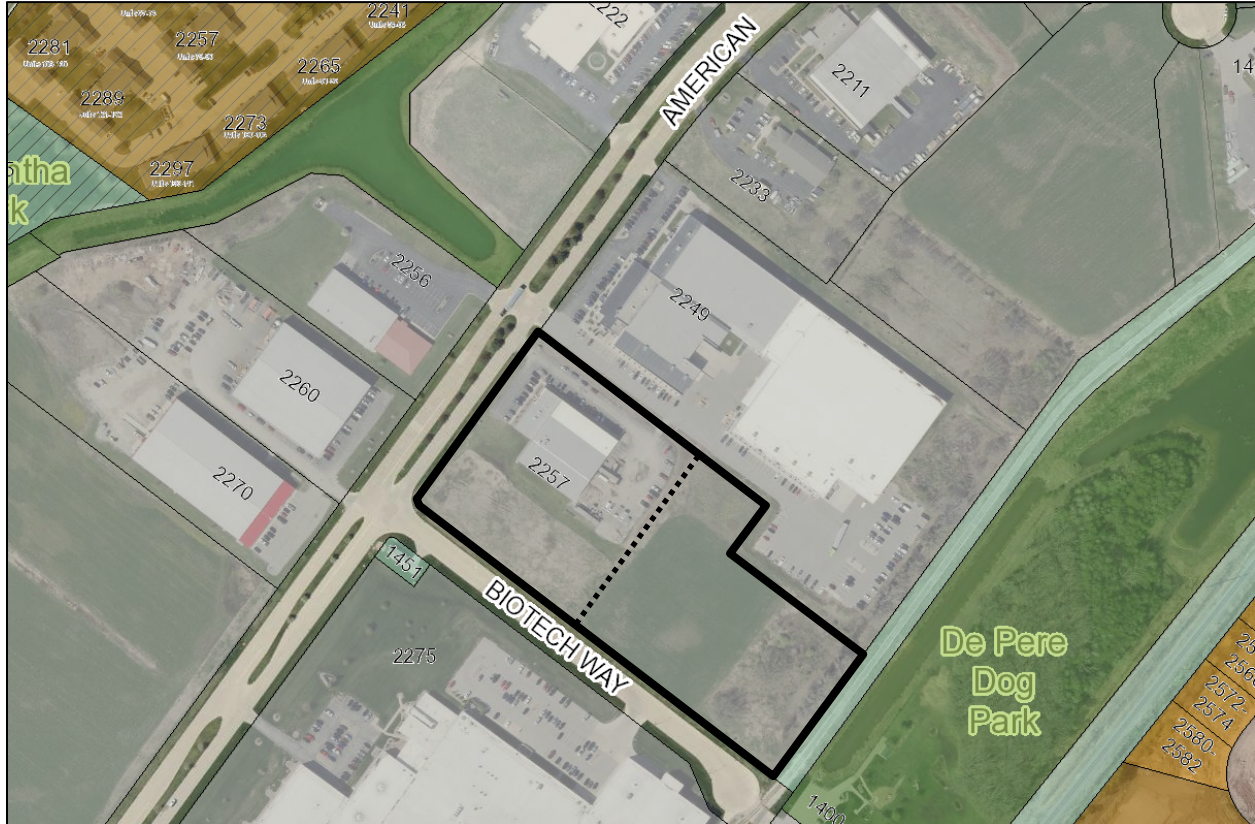
MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 2-lot CSM at 2257 American BL (Parcel WD-1371).*
RECOMMENDED ACTION: Approval

ATTACHMENTS:

PC Report, Application and Preliminary CSM - 14 Mar 2025

Item 4: Consideration and possible action for a 2-lot CSM at 2257 American BL (Parcel WD-1371).*

SITE MAP



REQUESTED ACTION:	Certified Survey Map Approval (File CSM 25-02).	
COMMON DESCRIPTION:	2257 American BL, located northeast of the American BL and Biotech WY intersection.	
ZONING:	BP-2 (Business Park 2 District).	
SURROUNDING LAND USES:	Business Park (BP-2) to the north, south and west. Rail Line(PI-1) and City-owned Dog Park (CON) to the east.	
COMPREHENSIVE PLAN:	Business Park.	
APPLICANT / OWNERS:	<u>Authorized Representative</u> Troy E Hewitt, PLS Robert E Lee & Associates INC 1250 Centennial Centre BL Hobart, WI 54155	<u>Property Owner</u> FBS Investment Group LLC 2257 American BL De Pere, WI 54115-8490
LAND USE HISTORY:	After a review of air photographs, the site was first developed in the late 2000's.	

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.

- Lots 1 and 2 are proposed to develop with business park uses.

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.

This request is being made in conjunction with the Law Department and Development Services Department working with the current owner to complete the necessary steps to obtain an SBA loan approval. The City will purchase the parcel at no cost and then prepare a new development agreement with the current property owner to repurchase from City after the loan approval later in 2025/2026.

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

1. Meeting all other state and local regulations, including the City of De Pere and Brown County Planning Commission.
2. Add the following note: "The City is providing storm water management for both of these lots via a regional storm water management pond designed to treat to current WDNR standards for storm water quality. City storm sewers are designed for five year rainfall intensity events. Private storm sewers connecting to City storm sewers shall be designed for a five year rainfall event to match the City allocated flow. On-site, private, detention facilities may be required for higher flow volumes."
3. Change the City of De Pere Approval Certificate to read, "...Common Council..." instead of "...Plan Commission..."

Note: This includes land that is part of a development agreement, etc., with the City of De Pere. Because of that the CSM will be reviewed by both Plan Commission and Common Council.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

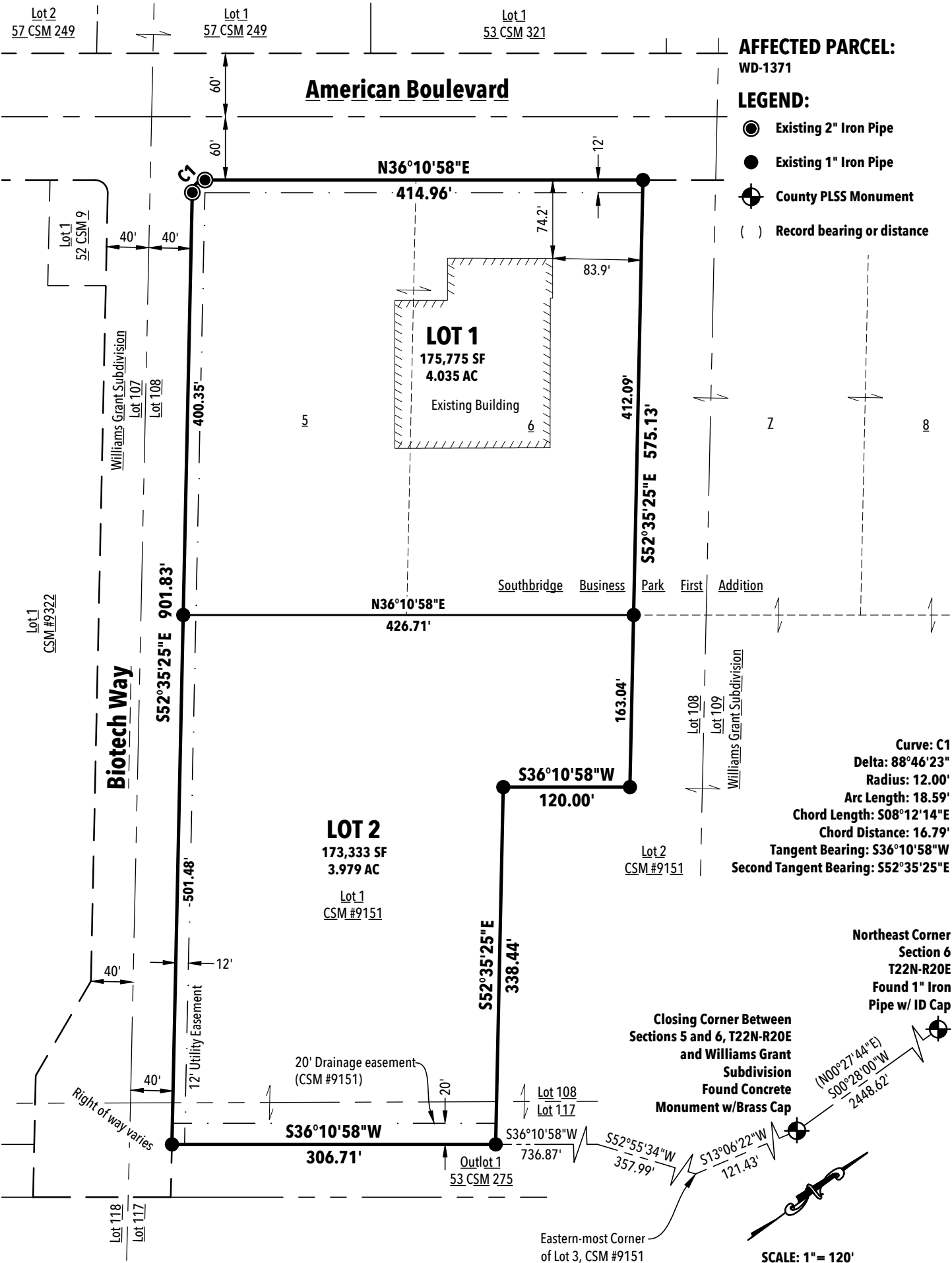
Mar 12, 2025, 04:02PM EDT

Parcel Number: (Include ALL parcels)	WD-1371
Nearest property address to the project site:	Street Address: 2257 AMERICAN BOULEVARD City: DE PERE State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: ROB Last Name: SALESKY
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-632-2621
Property Owner's Email Address:	ROB@BAYSIDEMACHINE.NET
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: TROY Last Name: HEWTT
Authorized Representative's Business Name:	Robert E. Lee & Associates, Inc.
Authorized Representative's	920-544-4436

Phone Number:		
Authorized Representative's Email Address:		thewitt@releeinc.com
Please attach 1 PDF copy of the CSM.		Preliminary CSM_3-12-25.pdf
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$375.00
Signature Data	First Name: TROY Last Name: HEWTT Email Address: thewitt@releeinc.com	
		
		Signed at: March 12, 2025 4:01pm America/New_York
User's Session Information		IP Address: 24.106.22.82 Referrer URL:

CERTIFIED SURVEY MAP

ALL OF LOTS 5 AND 6, SOUTHBRIDGE BUSINESS PARK FIRST ADDITION, VOLUME 21 OF PLATS, PAGE 294, DOCUMENT NUMBER 1928208 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9151, DOCUMENT NUMBER 2891153, LOCATED IN LOTS 108 AND 117, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



CERTIFIED SURVEY MAP

ALL OF LOTS 5 AND 6, SOUTHBRIDGE BUSINESS PARK FIRST ADDITION, VOLUME 21 OF PLATS, PAGE 294, DOCUMENT NUMBER 1928208 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9151, DOCUMENT NUMBER 2891153, LOCATED IN LOTS 108 AND 117, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lots 5 and 6, Southbridge Business Park First Addition, Volume 21 of Plats, Page 294, Document Number 1928208 and all of Lot 1, Certified Survey Map Number 9151, Document Number 2891153, located in Lots 108 and 117, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin.

Said parcel contains 349,108 Square Feet (8.014 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of De Pere in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2025.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
Original: 3/11/2025

RESTRICTIVE COVENANTS:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
3. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

EROSION CONTROL NOTE:

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

UTILITY EASEMENT PROVISIONS:

A non-exclusive easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

FBS Investment Group, LLC, Grantors, to

Wisconsin Public Service Corp., a Wisconsin Corporation, City of De Pere and other Public Utilities, Grantee(s),

their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or CSM, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

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

CERTIFIED SURVEY MAP

ALL OF LOTS 5 AND 6, SOUTHBRIDGE BUSINESS PARK FIRST ADDITION, VOLUME 21 OF PLATS, PAGE 294, DOCUMENT NUMBER 1928208 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9151, DOCUMENT NUMBER 2891153, LOCATED IN LOTS 108 AND 117, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, and divided as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

FBS Investment Group, LLC

Date

Print name and title

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CERTIFIED SURVEY MAP

ALL OF LOTS 5 AND 6, SOUTHBRIDGE BUSINESS PARK FIRST ADDITION, VOLUME 21 OF PLATS, PAGE 294, DOCUMENT NUMBER 1928208 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9151, DOCUMENT NUMBER 2891153, LOCATED IN LOTS 108 AND 117, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CITY OF DE PERE APPROVAL CERTIFICATE

Approved by the City of De Pere Plan Commission on this _____ day of _____, 2025.

Carey E. Danen, City of Clerk

Date _____

BROWN COUNTY TREASURER'S CERTIFICATE:

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.

Raymond Suennen
Brown County Treasurer

Date

CITY OF DE PERE TREASURER'S CERTIFICATE:

As duly appointed City of De Pere 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.

Pamela R. Manley
City of De Pere Finance Director/Treasurer

Date _____



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

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SHEET 4 OF 4



City of De Pere, Wisconsin

L5

Request for Plan Commission Action

MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action on a 10-lot extraterritorial preliminary plat of Grande Ridge Estates Second Addition of Little Rapids Subdivision at 3400 BLK Heritage RD in Ledgeview (Part of Parcels D-450-1, D-450-2).*

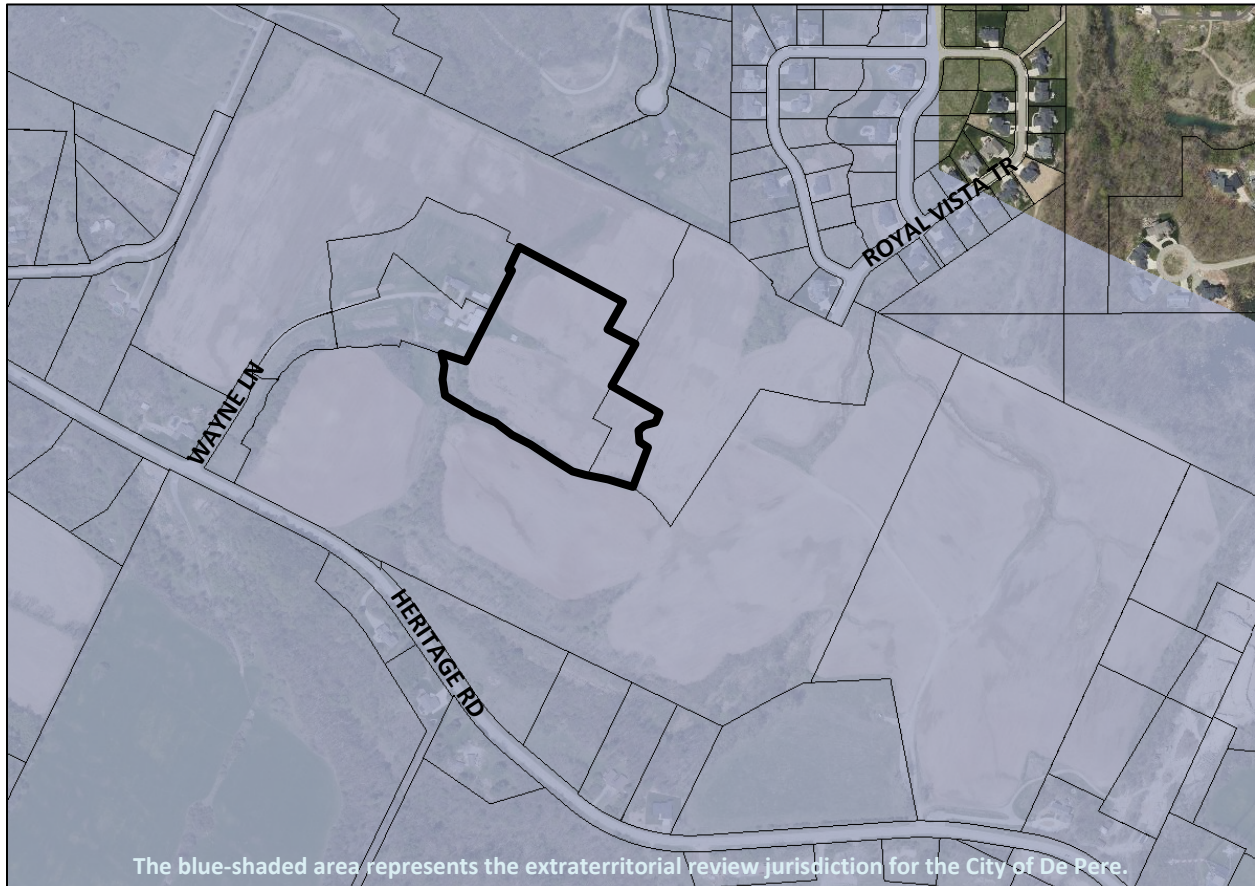
RECOMMENDED ACTION: Approval

ATTACHMENTS:

PC Report, Application and Preliminary Plat - 12 Mar 2025

ITEM 5: Consideration and possible action on a 10-lot extraterritorial preliminary plat of Grande Ridge Estates Second Addition of Little Rapids Subdivision at 3400 BLK Heritage RD in Ledgeview (Part of Parcels D-450-1, D-450-2).*

SITE MAP



REQUESTED ACTION:	Preliminary Extraterritorial Plat Approval (File EPP 25-01).	
COMMON DESCRIPTION:	3400 BLK Heritage RD, located 1602 Torchwood TR, located northeast of the Heritage RD and Wayne LN intersection.	
ZONING:	R-1 (Residential) in Ledgeview.	
SURROUNDING LAND USES:	Developing residential to the north, east and west. Agricultural to the south.	
COMPREHENSIVE PLAN:	Planned Neighborhood in Ledgeview.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Steven M Bieda, PLS Vierbicher Associates INC 400 Security BL Green Bay, WI 54313	<u>Property Owner</u> J&A Lakeside Properties LLC 500 American DR Francis Creek, WI 54214

LAND USE HISTORY: The property remained undeveloped since air photos of 1938.

STAFF REVIEW: When reviewing a plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed plat is 7,300 feet (1.4 miles) east of the De Pere city limits.
- The proposed plat will create 10 residential lots.
- The site is located inside the Ledgeview sewer service area.
- Environmentally sensitive areas are reviewed by Brown County.
- The De Pere minimum acreage and frontage are 0.2 acres and 75 feet; the Town's minimum is 0.3 acres and 90 feet. All lots meet the minimum acreage and frontage criteria for De Pere and Ledgeview.

The plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the preliminary extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Ledgeview, and Brown County Planning Commission.
2. The entire plat is landlocked because Grande Ridge Estates First Addition is not recorded with right-of-way connections to Heritage RD and Royal Vista TR. Provide a PDF copy of the recorded Grande Ridge Estates First Addition prior to submitting any final plat of Grande Ridge Estates Second Addition to the City for review.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

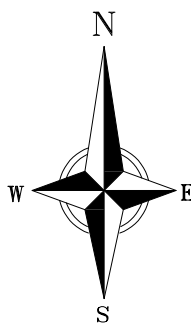
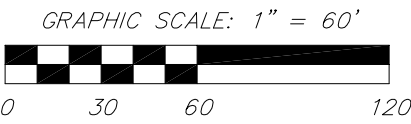
Mar 6, 2025, 03:08PM EST

Parcel Number: (Include ALL parcels)	D-450-1
Nearest property address to the project site:	Street Address: 0 Heritage Heights City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Plat, Preliminary
Number of lots in the Preliminary Plat: (PLEASE USE NUMERALS ONLY.)	8
Number of outlots in the Preliminary Plat: (PLEASE USE NUMERALS ONLY.)	0
Current De Pere Zoning Districts:	Not in De Pere
Extrateritorial Zoning Districts:	R-1 Residential
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
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: Ryan Last Name: Radue
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 500 American Drive City: Francis Creek State: W Zip: 54214
Property Owner's Phone Number:	920-367-2030
Property Owner's Email Address:	ryan@raduehomes.com
Is someone processing the	

project for the property owner as their authorized representative?		Yes
Authorized Representative's Name:		First Name: Steven Last Name: Bieda
Authorized Representative's Business Name:		Vierbicher
Authorized Representative's Phone Number:		(920)434-9670
Authorized Representative's Email Address:		sbie@vierbicher.com
Please attach a PDF copy of the Preliminary Plat.		P-2641.pdf
Please attach a CAD copy of the Preliminary Plat.		V-16410PrePlat 2nd Addition.dwg
How do you plan on paying for your application?		Mail a check
Total Due:		\$844.00
Signature Data	First Name: Steven Last Name: Bieda Email Address: sbie@vierbicher.com	
		
		Signed at: March 6, 2025 2:51pm America/New_York
User's Session Information		IP Address: 74.87.124.242 Referrer URL:

BEARING REFERENCE TO THE SOUTH LINE OF
GOVERNMENT LOT 1 OF SECTION 36, T23N-R21E,
ASSUMED TO BE S64°11'48"E

THE COUNTY MONUMENTS USED IN THIS SURVEY
ARE SHOWN AND THEIR TIES HAVE BEEN FOUND
AND VERIFIED AND/OR BROWN COUNTY PLANNING
AND LAND SERVICES HAS BEEN NOTIFIED OF ANY
DISCREPANCIES.



- A Preliminary Plat - Grande Ridge Estates Second Addition

ALL OF LOTS 64, 65 AND 71 OF RECORD PLAT "GRANDE RIDGE FIRST ESTATES ADDITION", (PLATS, DOCUMENT NUMBER 2712221, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.



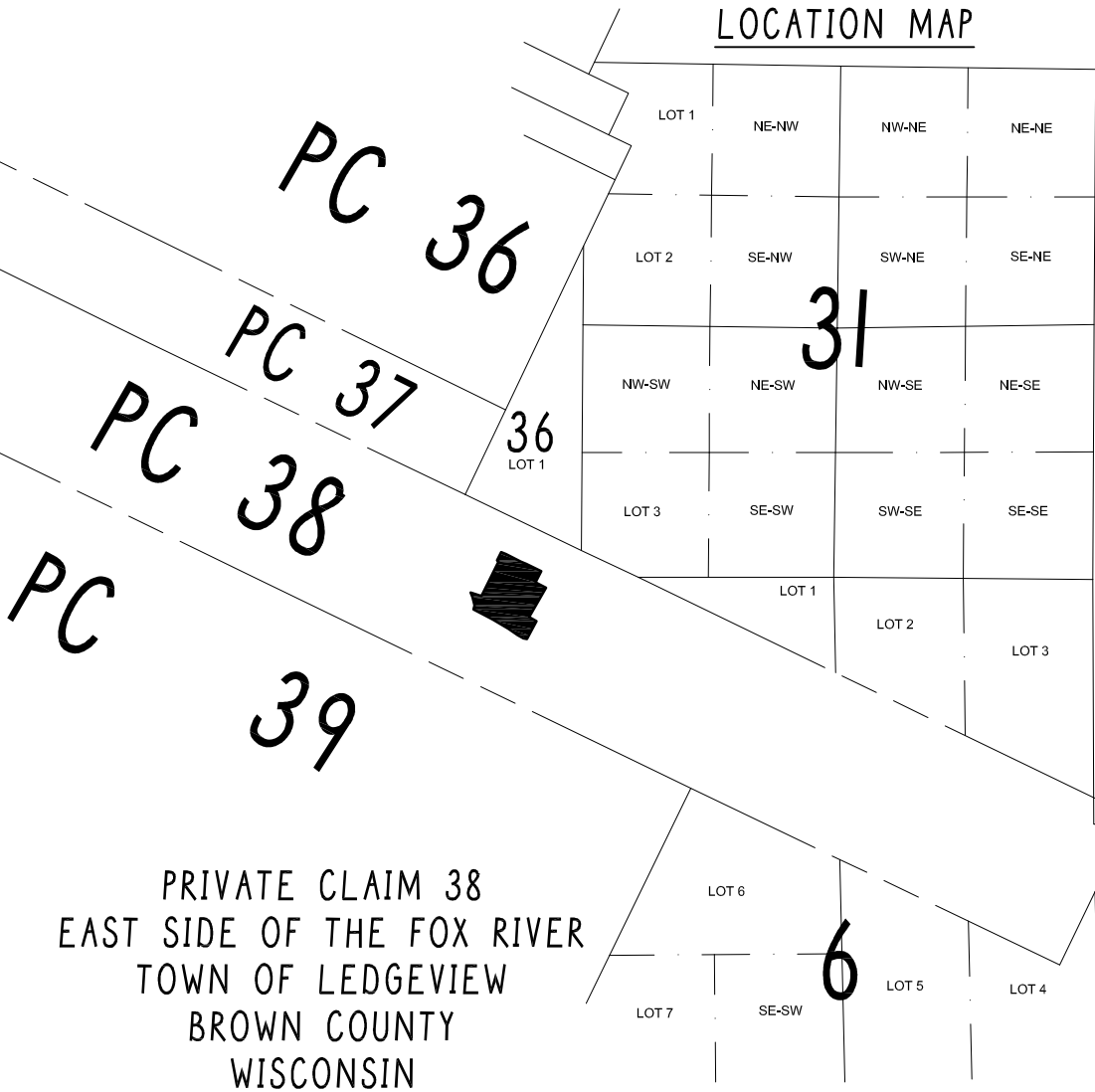
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LOCATION MAP



Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearing	Tangent Bearing
C1	48.84'	65.00'	43°02'57"	47.70'	S05°00'24"W	S26°31'53"W	S16°31'04"E
C2	301.88'	65.00'	266°05'53"	95.00'	S63°28'07"E	S69°34'49"W	N16°31'04"W
C3	66.65'	65.00'	58°44'56"	63.77'	S12°51'24"W	S16°31'04"E	S42°13'52"W
C4	93.15'	65.00'	82°06'32"	85.38'	S83°17'08"W	S42°13'52"W	N55°39'36"W
C5	93.81'	65.00'	82°41'18"	85.88'	N14°18'57"W	N55°39'36"W	N27°01'42"E
C6	48.27'	65.00'	42°33'08"	47.17'	N48°18'16"E	N27°01'42"E	N69°34'49"E
C7	48.84'	65.00'	43°02'57"	47.70'	N48°03'21"E	N69°34'49"E	N26°31'53"E
C8	48.84'	65.00'	43°02'57"	47.70'	S54°43'51"W	S76°15'19"W	S33°12'22"W
C9	159.09'	65.00'	140°14'11"	122.25'	S06°08'13"W	S63°58'52"E	S76°15'19"W
C10	87.04'	65.00'	76°43'20"	80.68'	S37°53'39"W	S00°28'01"E	S76°15'19"W
C11	72.05'	65.00'	63°30'52"	68.42'	S32°13'26"E	S63°58'52"E	S00°28'01"E

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- 2.38" (O.D.) X 18" IRON PIPE
WEIGHING 3.65 LBS/LIN. FOOT SET
- ALL OTHER LOT CORNERS MARKED
WITH A 1.32" (O.D.) X 18" IRON
PIPE WEIGHING 1.68 LBS/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE
BEEN MADE TO THE NEAREST
HUNDREDTH OF A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS.

- 30' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)



STEEP SLOPES "UNSUITABLE FOR BUILDING"

APPROVING / OBJECTING AGENCIES

TOWN OF LEDGEVIEW
CITY OF DE PERE
BROWN COUNTY PLANNING COMMISSION
STATE OF WISCONSIN DOA

DEVELOPER

J&A LAKESIDE PROPERTIES, LLC
500 AMERICAN DRIVE
FRANCIS CREEK, WI 54214

vierbicher
planners | engineers | advisors

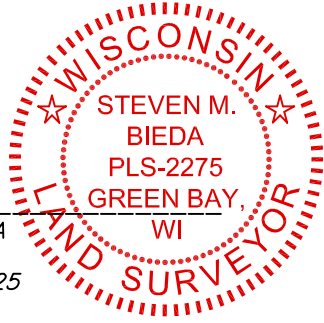


Drafted by: NDK
Checked by: MRA
Job #: V-16410
Drawing No.: P-2641
Rev: MM/DD/YYYY
Rev: MM/DD/YYYY
Rev: MM/DD/YYYY

SURVEYED FOR:
J&A LAKESIDE
PROPERTIES LLC

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 2



STEVEN M. BIEDA
PLS-2275
MARCH 7TH, 2025

- A Preliminary Plat -
Grande Ridge Estates Second Addition

ALL OF LOTS 64, 65 AND 71 OF RECORD PLAT "GRANDE RIDGE FIRST ESTATES ADDITION", (PLATS, DOCUMENT NUMBER 2712221, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

SURVEYOR'S CERTIFICATE

I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS-2275, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LEDEVUE, OF THE CITY OF DE PERE AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED GRANDE RIDGE ESTATES SECOND ADDITION; AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS ALL OF LOTS 64, 65 AND 71 OF RECORD PLAT "GRANDE RIDGE FIRST ESTATES ADDITION", (PLATS, DOCUMENT NUMBER XXXXXX, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 471,949 SQUARE FEET / 10.83 ACRES, MORE OR LESS.
RIGHT OF WAY DEDICATED TO THE PUBLIC CONTAINS 31,845 SQUARE FEET / 0.72 ACRES, MORE OR LESS.
PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES

LOTS 135, 136 AND 137 CONTAINS STEEP SLOPES THAT ARE UNSUITABLE FOR BUILDING. NO DEVELOPMENT SHALL OCCUR IN AREAS LABELED 'STEEP SLOPE--LANDS UNSUITABLE FOR BUILDING' UNLESS A GEOTECHNICAL STUDY IS SUBMITTED TO AND APPROVED BY BROWN COUNTY PLANNING COMMISSION.

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 OF LEDGEVIEW HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

DEVELOPMENT ON LOT 131-140 REQUIRES PUBLIC SEWER AND WATER BE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.

LOTS 135, 136, 137, 139 AND 140 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORPS OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE VILLAGE OF HOWARD ZONING ADMINISTRATORS OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

THE OWNERS OF LOTS 131 THROUGH 140 ARE JOINT OWNERS OF THE SPECIFIED CLUSTER BOX UNIT (CBU) STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.

RESTRICTIVE COVENANTS

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

J&A LAKESIDE PROPERTIES, LLC, GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

J&A LAKESIDE PROPERTIES LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON GRANDE RIDGE ESTATES SECOND ADDITION TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. J&A LAKESIDE PROPERTIES LLC ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF LEDGEVIEW
CITY OF DE PERE
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID J&A LAKESIDE PROPERTIES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MEMBER, ON THIS ____ DAY OF _____, 20____.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
J SS
COUNTY OF BROWN]

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

DEVIN YODER/COLE RUNGE
SENIOR PLANNER

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 PLAT AS OF THE DATES LISTED BELOW.

RAY SUENNEN
BROWN COUNTY TREASURER

CERTIFICATE OF THE TOWN OF LEDGEVIEW

APPROVED FOR THE TOWN OF LEDGEVIEW THIS ____ DAY OF _____, 20____.

JENNIFER BROICH
TOWN CLERK

CERTIFICATE OF THE TOWN OF LEDGEVIEW TREASURER

AS DULY ELECTED TOWN OF LEDGEVIEW 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 PLAT AS OF THE DATES LISTED BELOW.

RENAE PETERS
TOWN OF LEDGEVIEW TREASURER

CERTIFICATE OF THE CITY OF DE PERE

APPROVED BY THE CITY OF DE PERE PLAN COMMISSION ON THE ____ DAY OF _____, 20____.

CAREY E. DANEN
CITY CLERK

vierbicher
planners | engineers | advisors



Drafted by: NDK
Checked by: MRA
Job #: V-16410
Drawing No.: P-2641
Rev:
Rev:
Rev:

SURVEYED FOR:
J&A LAKESIDE
PROPERTIES LLC

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

**SHEET
2 OF 2**



City of De Pere, Wisconsin

L6

Request for Plan Commission Action

MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to PI-1 (Neighborhood Public & Institutional District) at 2005 Commerce DR (Parcel ED-3100).*

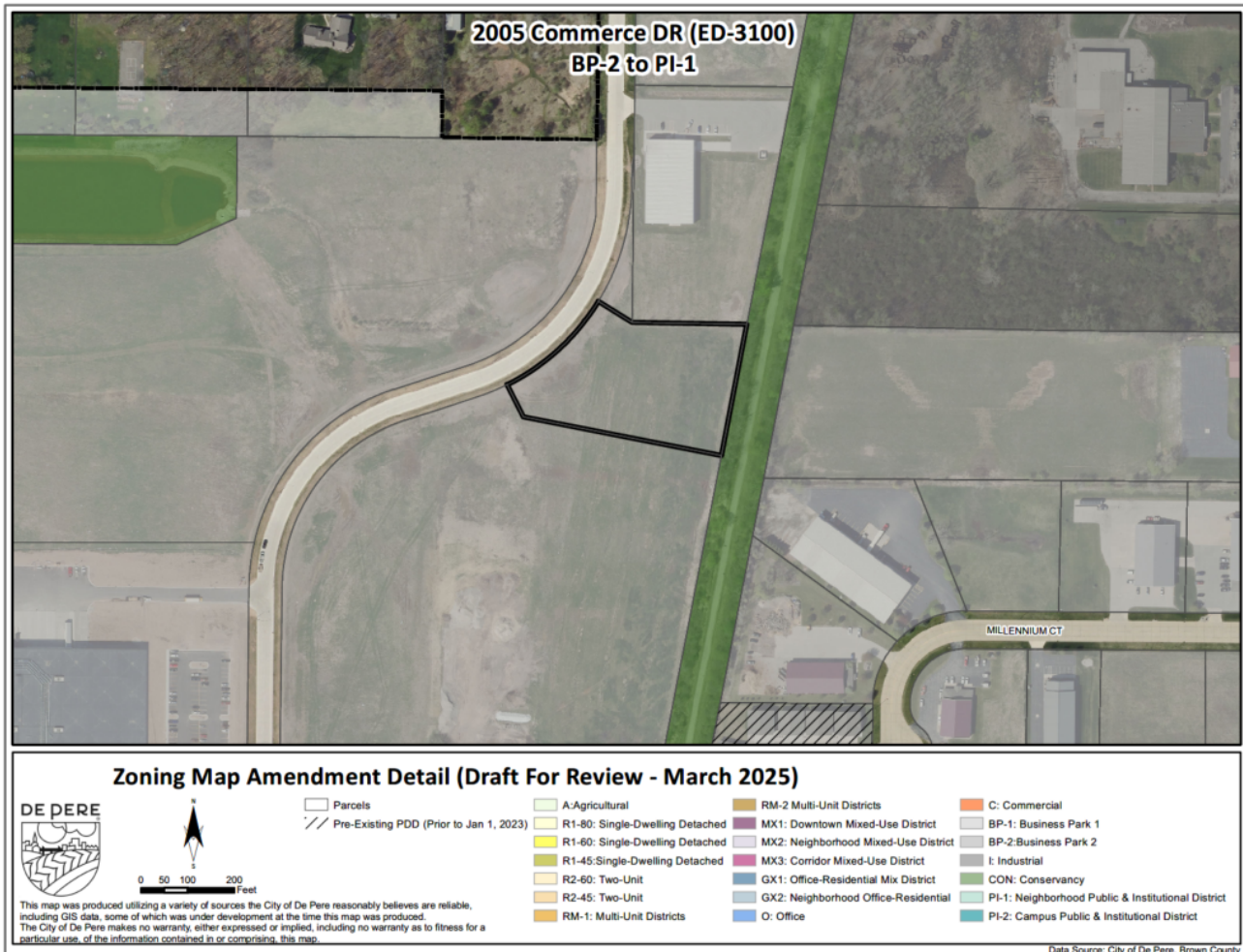
RECOMMENDED ACTION: Approval

ATTACHMENTS:

PC Report, Zoning Map Amendment, Application and Documents - 10 Mar 2025

Item 6: Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to PI-1 (Neighborhood Public & Institutional District) at 2005 Commerce DR (Parcel ED-3100).*

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request from BP-2 to PI-1 (File ZMA 25-03).

COMMON DESCRIPTION: 2005 Commerce DR, located northwest of the Commerce DR and Rockland RD intersection.

SURROUNDING LAND USES: Business Park (BP-2) to the north, east, and west.
Fox River State recreational Trail (CON) to the east.
City-owned Composting, Yard Waste Site (BP-2) to the south.

COMPREHENSIVE PLAN: Business Park.
NOTE: The site is north end of the existing composting, yard waste site.

APPLICANT / OWNERS: Authorized Representative and property owner
De Pere City of Compost Site
ATTN: Peter Schleinz & Chase Kuffel
335 S Broadway ST
De Pere, WI 54115-2593

LAND USE HISTORY: After a review of air photographs, the site has been undeveloped since 1938.

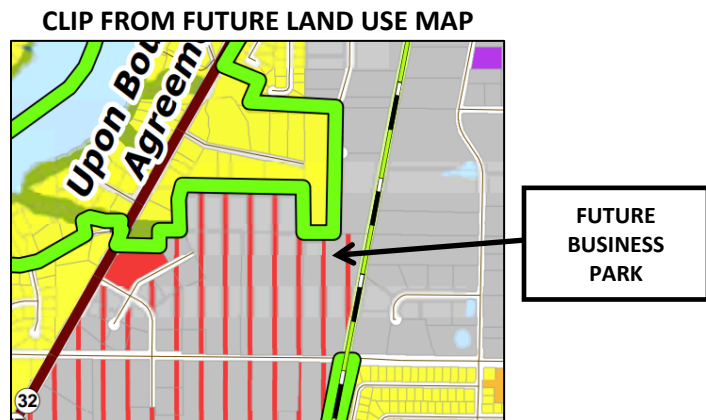
STAFF REVIEW: When reviewing a zoning map amendment request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching 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 BP-2 District because it was unknown if the existing composting, yard waste site would remain, and the BP-2 District prepared the site for potential future business park developments. Because the yard waste transfer use will remain, a PI-1 District is the best fit as a permitted use in the PI-1 District. The action will bring more of the business park into possible development when the site relocates and makes parcel ED-3101 available for development.

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 Business Park. The site is at the north end of the existing composting, yard waste site.



Desired Development Patterns

If the Zoning District changes from BP-2 to PI-1 then 24 permitted uses and 11 conditional uses will change to 11 permitted uses and one conditional use. The permitted uses are identified in Zoning Ordinance Article VII and summarized in Table 7-1.

The site is proposed to be developed as the future yard waste transfer station. The City plans to open up two smaller facilities, one on each side of the river.

NEIGHBOR OUTREACH Staff notified all City property owners within 300 feet of the subject area about the application via mail. The City, being the property owner, reached out to nearby property owners via the above-referenced letter.

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.

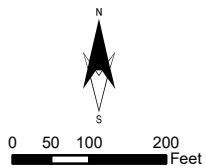
STAFF RECOMMENDATION: Staff recommends APPROVAL of the request for a zoning map amendment from BP-2 (Business Park 2 District) to PI-1 (Neighborhood Public & Institutional District) at 2005 Commerce DR. A zoning map amendment must comply with the following:

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

2005 Commerce DR (ED-3100) BP-2 to PI-1



Zoning Map Amendment Detail (Draft For Review - March 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.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Mar 10, 2025, 02:16PM EDT

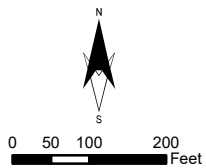
Parcel Number: (Include ALL parcels)	ED-3100
Nearest property address to the project site:	Street Address: 2005 Commerce DR City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	BP-2
Proposed De Pere Zoning Districts:	PI-1
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
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 City Of Compost Site Last Name: De Pere City Of Compost Site
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST Property Owner's Address: ATTN: Peter Schleinz City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	9203394043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: Peter

Name:		Last Name: Schleinz
Authorized Representative's Business Name:		City of De Pere
Authorized Representative's Phone Number:		9203394043
Authorized Representative's Email Address:		pschleinz@deperewi.gov
Please attach an EXHIBIT MAP with the zoning boundary.		Zoning Map Amendment.pdf
Please attach a WORD DOCUMENT with the boundary legal description.		Legal Description.docx
How do you plan on paying for your application?		City is the petitioner
Total Due:		\$350.00
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov	
		
		Signed at: March 10, 2025 2:16pm America/New_York
User's Session Information		IP Address: 216.56.64.34 Referrer URL:

2005 Commerce DR (ED-3100) BP-2 to PI-1



Zoning Map Amendment Detail (Draft For Review - March 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

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Legal Description

Parcel ED-3100

EAST SIDE INDUSTRIAL PARK FOURTH ADDITION LOT 38.

Deeded Acres: 2.428



City of De Pere, Wisconsin

I.7

Request for Plan Commission Action

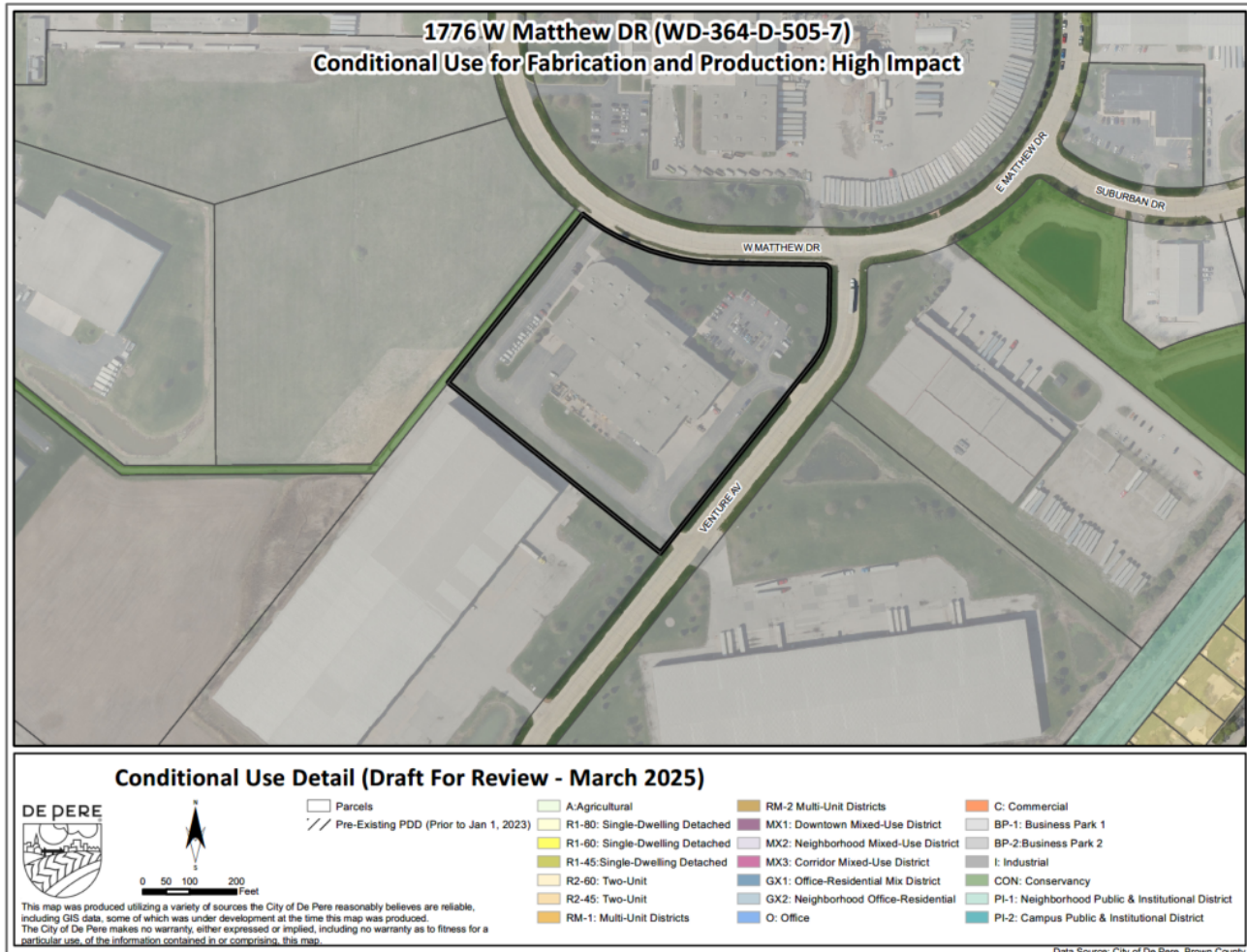
MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a conditional use of Fabrication and Production: High-Impact in a BP-2 (Business Park 2) District at 1776 W Matthew DR (Parcel WD-364-D-505-7).
RECOMMENDED ACTION: Approval

ATTACHMENTS:

PC Report, Conditional Use, Application and Support Documents - 10 Mar 2025

Item 7: Consideration and possible action for a conditional use of Fabrication and Production: High-Impact in a BP-2 (Business Park 2) District at 1776 W Matthew DR (Parcel WD-364-D-505-7).*

SITE MAP



REQUESTED ACTION: Conditional use request (File CU 25-01).

Proposed types of use include chemical blending for food plant activity, chemical sanitation, and food safety cleaning products, animal health, hygiene items, sanitizers, and disinfectants for the food manufacturing and animal health industries (health and hygiene needs of dairy farm animals and food manufacturing facilities).

COMMON DESCRIPTION: 1776 W Matthew DR, located southwest of the W Matthew DR and Venture AV intersection.

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

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:	<u>Authorized Representative</u>	<u>Property Owner</u>
	Richard Fischer	Sperber Harry Family Revocable Trust
	Fischer and Associates LLC	812 Picadilly CI
	W13654 Balsam Lake RD	Sacramento, CA 59864-6123
	Crivitz, WI 54115	

LAND USE HISTORY: After a review of air photographs, the site developed in the early 2000's.

STAFF REVIEW: When reviewing a conditional use request, staff and Plan Commission consider the following:

- Review criteria and standards, from Zoning Ordinance 14-123(9), are required for all conditional use requests. The criteria are listed below with the petitioner's responses from the application form.
- Supplemental regulations, from Zoning Ordinance 14-74(1)(d)2, are included for the proposed fabrication and production: high-impact use. The criteria are listed below with the petitioner's responses from a separate document.

Conditional Use Review Criteria and Standards

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

Petitioner's response: No detriment to the public health, safety, or general welfare. The operation of this facility will not negatively impact the surrounding properties because the operations is with the existing building without discharge or odors and the facility is being altered to meet current regulatory standards for operations and building codes.

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

Petitioner's response: Surrounding properties will not be substantially affected. The operation will not affect surrounding properties because the hour of operation will be similar to the pervious use and the exterior of the building and the site use will remain the same.

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

Petitioner's response: Normal improvement of surrounding properties will not be affected. The operation will not change the use of the or the arrangement of the site.

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

Petitioner's response: Adequate utilities, roads, drainage, etc. will, or have been provided. The building will use the existing utilities that exist

to the site and the building.

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

Petitioner's response: On-and offsite traffic congestion has been addressed. There will be no change to the traffic circulation. The existing parking and truck access will remain.

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

Petitioner's response: This conditional use complies with regulations of zoning ordinances. The facility is existing and will be maintained to meet appropriate zoning ordinances.

Conditional Use Supplemental Regulations

- a. Per Zoning Ordinance 14-74(1)(d)2, the establishment must be at least 1,000 feet away from residential districts, historic sites, historic districts, elementary and secondary schools, licensed nursery schools and day care centers, religious (non-secular) assembly uses, public and parks and parkways.

Staff Review Summary

The proposed BP-2 District property may allow a high-impact use if a conditional use is successfully approved.

- The specific proposal includes high-impact uses for chemical mixing, blending, and manufacturing that specializes in 'farm-to-fork' facility sanitation programs related to food safety.
- Products include leaning products, animal health solutions, hygiene items, sanitizers, and disinfectants for the food manufacturing and animal health industries.
- Products for animals include dairy, poultry, swine, and pet.

Specific conditions must be adhered to. If any conditions are violated, the city may revoke the conditional use and the use must cease. Thus, it is extremely important that the petitioner, and future property owners, is aware of all the conditions that are included with an approved conditional use, in addition to Zoning Ordinance regulations.

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

NEIGHBOR OUTREACH

All property owners within 300 feet of the subject area have been notified of the application via mail. The authorized representative did not send any additional mailings to the 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.

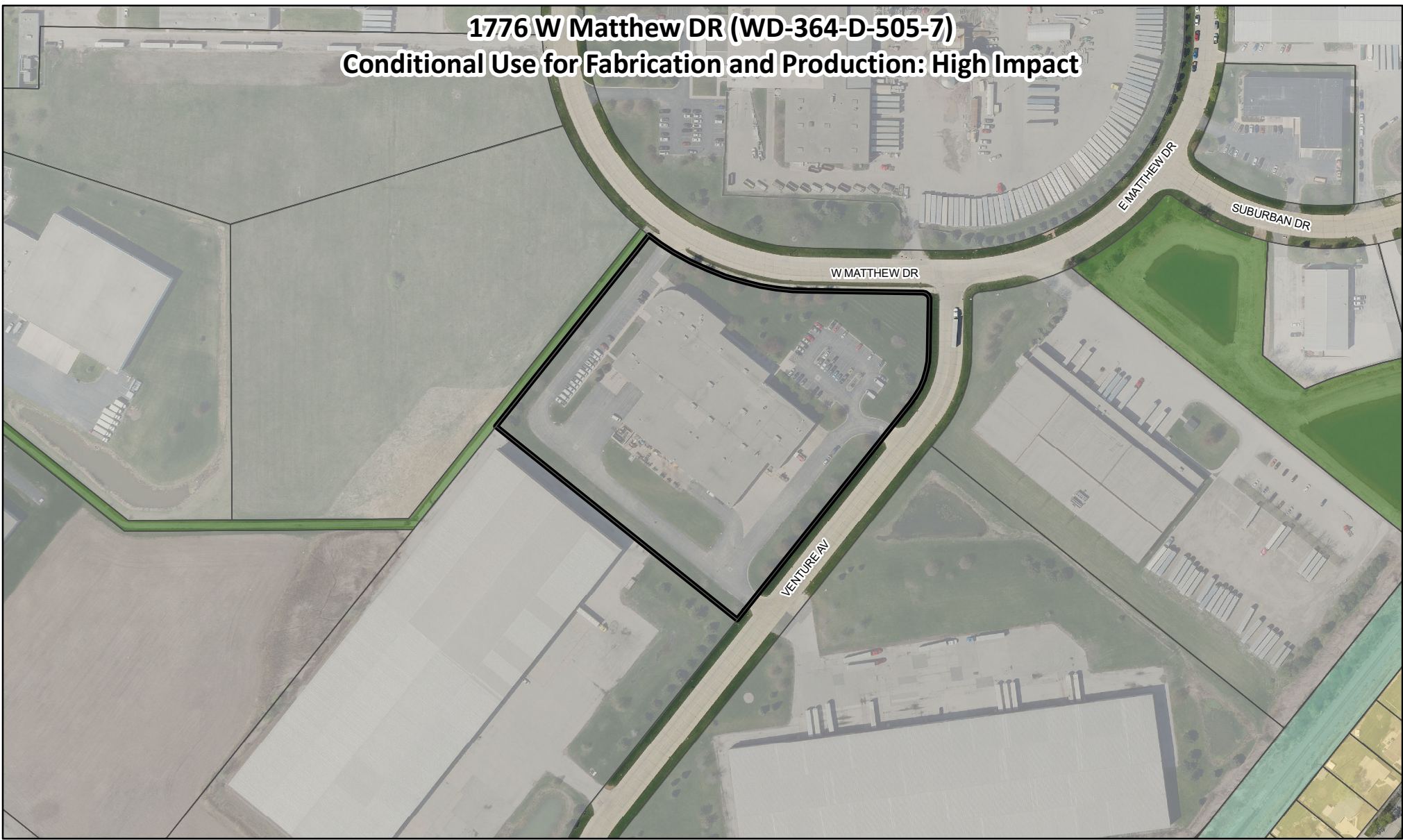
For additional context, this is a similar use to Cleaning Systems Inc, located at 1997 American Blvd. Cleaning Systems Inc is a chemical blending/

manufacturer of cleaning and protection chemical products for the transportation industry.

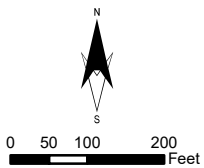
STAFF RECOMMENDATION: Staff recommends APPROVAL of the conditional use request for a high-impact use in a BP-2 Business Park 2) District at 1776 W Matthew DR, subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of De Pere Municipal Code Chapter 14 (Zoning Ordinance).
2. Compliance with the following conditional use supplemental regulations and the attached petitioner's responses in this report:
 - a. Per Zoning Ordinance 14-74(1)(d)2, the establishment must be at least 1,000 feet away from residential districts, historic sites, historic districts, elementary and secondary schools, licensed nursery schools and day care centers, religious (non-secular) assembly uses, public and parks and parkways.
 - b. No detriment to the public health, safety, or general welfare. The operation of this facility will not negatively impact the surrounding properties because the operations is with the existing building without discharge or odors and the facility is being altered to meet current regulatory standards for operations and building codes.
 - c. Surrounding properties will not be substantially affected. The operation will not affect surrounding properties because the hour of operation will be similar to the pervious use and the exterior of the building and the site use will remain the same.
 - d. Normal improvement of surrounding properties will not be affected. The operation will not change the use of the or the arrangement of the site.
 - e. Adequate utilities, roads, drainage, etc. will, or have been provided. The building will use the existing utilities that exist to the site and the building.
 - f. On-and offsite traffic congestion has been addressed. There will be no change to the traffic circulation. The existing parking and truck access will remain.
 - g. This conditional use complies with regulations of zoning ordinances. The facility is existing and will be maintained to meet appropriate zoning ordinances.

1776 W Matthew DR (WD-364-D-505-7)
Conditional Use for Fabrication and Production: High Impact



Conditional Use Detail (Draft For Review - March 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.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

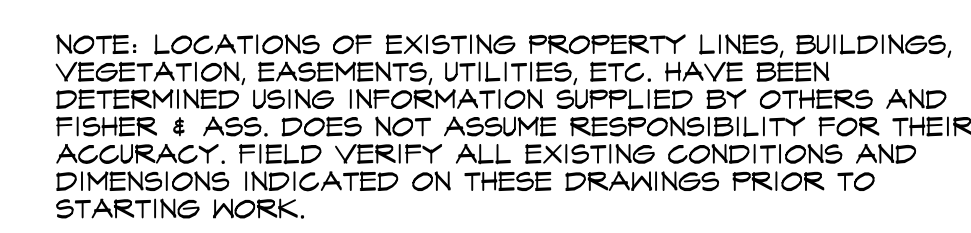
Feb 27, 2025, 11:12PM EST

Parcel Number: (Include ALL parcels)	WD-364-D505-7 WD-364-D-505-7
Nearest property address to the project site:	Street Address: 1768 Matthew Drive 1776 W Matthew DR City: Depere State: WI Zip: 54115
Check each project type that is being applied for:	Conditional Use Site Plan
What is the conditional use for?	High-Impact Industrial
A Conditional Use request requires a detailed narrative (project description) and site plan graphics. For the detailed narrative, would you prefer to attach a PDF document or enter the information directly into this application form?	Attach a PDF
Please attach a DETAILED NARRATIVE that answers the following conditional use criteria and standards: 1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will be not be substantially impaired or diminished by the establishment, maintenance or operation of the proposed conditional use. 3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district. 4.	

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That adequate utilities, access roads, drainage and other necessary improvements have been or are being provide. 5. That adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion. 6. That the conditional use complies with all other applicable regulations of this zoning ordinance. Finally, provide details that will help with decisionmaking about the operation of the use. Include hours and days of operations, seasonal operation, shipment/delivery requirements and hours, parking requirements, drop-off zones, queuing lines, height oand width of existing and new structures (for wireless telecommunications, site plan details, etc.	Proactive solutions-Narrative submitted.pdf
Please attach a SITE PLAN GRAPHIC that details the Conditional Use location.	PROACTIVE DWGS FOR CUP 2-27-25.pdf
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Harry Last Name: Sperber
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 812 Piccadilly Circle City: Sacramento State: CA Zip: 95864-6123

Property Owner's Phone Number:	800-279-7761
Property Owner's Email Address:	DougS@proactivesolutionsusa.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Richard Last Name: Fisher
Authorized Representative's Business Name:	Fisher and Associates LLC
Authorized Representative's Phone Number:	9203760007
Authorized Representative's Email Address:	rfisher@fisherandassociatesllc.com
Please attach a PDF copy of the site plan.	25003-SP1-0 site plan.pdf
Would you like a basic checklist of information to include in the site plan?	Yes
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$700.00
Signature Data	First Name: Richard Last Name: Fisher Email Address: rfisher@fisherandassociatesllc.com  Signed at: February 27, 2025 11:11pm America/New_York
User's Session Information	IP Address: 129.222.44.204 Referrer URL:



NORTH

A circular arrow pointing upwards, indicating North. The arrow is black and the circle is black.

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1768 MATTHEW DRIVE
DEPERE, WI

Ph/(920) 532-9199
rfisher@fisherandassociatesllc.com

[illegible]

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REVISIONS:

	L

FISHER & ASSOCIATES, LLC
Architects / Planners
N13454 RAIL SAN | LAKE ROAD CRIMITT WI

PH (920) 532-9199
rtfisher@fisherandassociatesllc.com

PROJECT INFO:

PROACTIVE  **SOLUTIONS** USA, LLC

1768 MATTHEW DRIVE
DEPERE , WI

SALES:	
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GREG
QUEST:

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ISD

401

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Page 41 of 79

ProActive Solutions USA, LLC (PAS) is a cutting-edge chemical manufacturing company specializing in farm-to-fork facility sanitation programs, taking immense pride in its role as a beacon of food safety. ProActive Solutions USA, LLC custom chemical solutions are second to none and ensure optimal ingredients for food manufacturing plants and production facilities. ProActive Solutions USA, LLC can elevate plant operations and efficiencies and is recognized as a proven and trusted partner in maintaining a sanitary environment.

ProActive Solutions USA, LLC utilizes its renowned chemical sanitation and food safety expertise to provide a wide range of cleaning products, animal health solutions, hygiene items, sanitizers, and disinfectants for the food manufacturing and animal health industries. We take pride in consistently delivering high-quality products and services that exceed the health and hygiene needs of dairy farm animals and food manufacturing facilities.

ProActive Solutions USA, LLC sets the industry standard in farm-to-fork sanitation excellence and proudly partners with Wisconsin food industry benchmarks such as Sargento Cheese, Jack Links, and Brakebush (to name a few) to provide quality products and service to assist them in their continued success.

ProActive Solutions USA, LLC currently operates two manufacturing facilities located in Green Bay, Wisconsin, and Savage, Minnesota. ProActive Solutions USA, LLC also maintains two product warehouses in Allentown, PA, and Nampa, ID, to support and supply customers.

ProActive Solutions USA, LLC positions itself above our competition in many ways. Our Midwest values, work ethic, and highly engaged Customer Service Support model ensure customer retention, attraction, and satisfaction. We deliver customized, solution-driven services such as Cleaning Chemicals, Processing Chemicals, Application Equipment, Technical Consulting, and Sanitation Supplies. ProActive Solutions USA, LLC has a transportation division that allows us to help our customers meet their sustainability initiatives (we pick up our empty containers for reconditioning & recycling). We have developed innovative cleaning chemistries designed to help food manufacturers reduce water usage, boost production, and lower utility costs. Many of our Wisconsin-based food manufacturers utilize these products to achieve their sustainability goals.

ProActive Solutions USA, LLC business model is comprised of 45% Food Plant activity, 30% Commodity activity, 22% Farm & Ag activity and 3% PPE activity.

ProActive Solutions USA, LLC has a 2 to 5% market share compared to national competitors in our food plant sanitation business, (Ecolab-MN based, Hydrite Chemical – Milwaukee based, Zep – GA based, Zee – TN based, Kersia – Europe, ChemStation – Ohio based). PAS is considered a mid-size supplier in this market segment. We have had excellent YoY growth for the past 5 years due to our reputation as a high-value, competitive alternative to the large competitors. For our animal health and hygiene business, ProActive Solutions USA, LLC has less than 3% of the market share in the USA in dairy, poultry, swine, and pet. In Wisconsin, our market share is 4 to 6% in dairy farms and less than 3% in poultry, swine, and pets.

ProActive Solutions USA, LLC has done community outreach programs such as food collections and drives for the local homeless shelter, Fox Cities Down Syndrome Annual Walk, and Brown County Benevolent group as well. ProActive Solutions USA, LLC covers 60% of the cost of employee's health and dental benefits, has a 401k match \$0.25 on the \$1.00 up to 10% of their gross. We also provide the Health Reimbursement Account to help offset up to 50% of the medical insurance deductible. All our employees receive a \$75,000 life insurance policy which includes Long Term Disability at no cost to them. We also provide EAP programs through both our medical and life insurance provider, which helps to cover common issues within our employee group. We have several appreciation meals throughout the year including an annual visit from the Gourmet Corn Yucatan Cuisine food truck – which is something our employees really love. We also have some fun giveaways throughout the year including opportunities to attend Packer games and other events around the city of Green Bay. ProActive Solutions USA, LLC USA employs approximately 60 full-time employees at both facilities with forty-four employees employed in WI.

As ProActive Solutions USA, LLC continues to grow, senior leadership is extremely sensitive to maintaining the values, work ethic, and Customer Service Support model that has made our customers and our team successful.

ProActive Solutions USA, LLC, is owned 100% by Douglas L. Storhoff. He has been in the chemical and sanitation industry for 40 plus years.

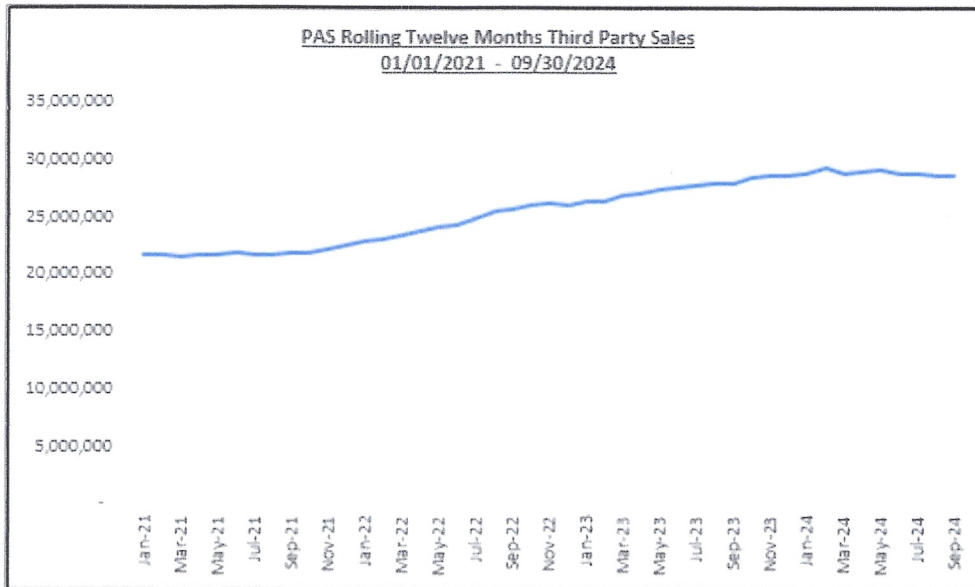
ProActive Solutions USA, LLC is looking to relocate its green bay operations to an existing building located at 1776 Matthew Dr, De Pere, WI 54115. This facility is approximately 100,000 square feet consisting of 80,000 square feet for operations, raw materials and finished goods storage. Office space will consist of 20,000 square feet of offices, conference rooms, cafeterias, and locker room for the employees.

ProActive Solutions USA, LLC currently occupies three buildings at 301 Bridge Street. The current Bridge Street site property consists of parcels totaling 1.718-acres, which are improved with three free-standing industrial buildings, including a one-story 9,204-square foot shop (Building 1), a one-story 15,287-square foot office/shop (Building 2), and a part one and two-story 42,242-square foot office/shop with partial basement (Building 3). Structural components for all three buildings consist of a poured concrete slab foundation, a masonry exterior, and a flat rubber membrane roof.

The new location will eliminate the need to transfer raw materials and finished goods items from one building to another to utilize the receiving/shipping bays. The new location will also create one centralized, organized location to store more raw materials (utilizing economies of scale on purchasing), and more centralized finished goods storage, which will facilitate large batch sizes. The new property will allow for the following improvements to our operations, which will benefit our associates, customers, vendors, and community:

- The new location will allow all our operations to be under one roof, compared to the current three separate buildings.
- The property will allow for larger mixing tanks, raw material tanks, finished product holding tanks, and automated process controls. This will reduce our associates' physical handling of chemicals, creating a safer work environment. The larger raw material tanks will also reduce our vendors' bulk tanker deliveries.
- The new location will allow our operations to convert to electric lift trucks instead of propane lift trucks, which will lower our carbon footprint.
- The new location will allow for a more linear process flow for our operations versus the current state. Raw materials and packaging will be on one floor at the front end of the process.
- The new location will allow our office team to be under one roof, creating an even better collaborative work environment.
- The new location will allow us to expand into new manufacturing markets (e.g., food-grade chemical packaging and manufacturing), which our customers have been asking us to do. This will also allow us to stay proactive in aligning with industry trends.
- The new location will allow us to host Food Safety Symposiums at our home office.
- The new location will allow us to increase our bulk chemical delivery capabilities, which reduces carbon footprint with container purchases.

ProActive Solutions USA, LLC net sales were \$21,982,594 in 2020, \$22,132,531 in 2021, \$25,898,936 in 2022, \$28,628,992 in 2023 and approximately \$30,000,000 in 2024. Seventy-five percent of these sales were attributed to the Green Bay, Wisconsin facility.



ProActive Solutions USA, LLC manufacturing production in the Green Bay facility in 2020 was 13,031,504 pounds produced, in 2021 was 12,675,732 pounds produced, in 2022 was 12,948,512 pounds produced, in 2023 was 14,676,333 pounds produced and in 2024 was 16,104,267 pounds produced.

Promising industry growth is outlined in the following releases from [Research and Markets - Market Research Reports](#) (Reference (*Attachment B*) for reports)

- July 2024 analysis on growth and demand in Antiseptic & Disinfectants
- August 2024 analysis on the global growth in Pulp and Paper chemicals
- December 2023 analysis on the global growth in the PPE market for Food Processing industry
- March 2024 analysis on the global growth of PPE disposable protective clothing markets.

With the increased production opportunities afforded to ProActive Solutions USA, LLC in the new facility, we are confident we can add an additional ten family-sustaining professional positions in customer service, operations, transportation/logistics, sales reps, drivers, and human resources.

ProActive Solutions USA, LLC is a very integral supply chain partner to the Wisconsin Dairy Industry. We are a proud supplier member of the Wisconsin Cheese Makers Association, Midwest Food Processors Association and others. Our Wisconsin based dairy manufacturers such as Klondike Cheese, Henning's Cheese, Cedar Crest Ice Cream, Marathon Cheese, Sargento Cheese, Nasonville Dairy, Westby Cooperative, etc. depend on ProActive Solutions' high quality cleaning products and technical expertise to exceed their food safety goals. For the Wisconsin Dairy Farmer, our manufactured teat dips, cleaning products, and technical expertise help them achieve their milk quality goals. A healthy and sustained Wisconsin Dairy Industry is vital to a successful Wisconsin economy. The new property will ensure that our customers and future customers will receive continued cleaning and sanitation excellence that will help sustain the Wisconsin Dairy Industry.



ProActive Solutions USA, LLC strives to be the benchmark of excellence in the industries we serve. We do this by providing sustainable solutions to our customers, vendors and associates. We have an obligation to be stewards for food safety, employee safety and environmental sustainability.

Sincerely,

The Management Staff of ProActive Solutions USA, LLC



City of DePere
335 S. Broadway
De Pere, WI 54115

February 28, 2025

Attention: Peter Schlein

RE: Conditional use permit to allow Proactive Solutions Inc. to operate an industrial use in business park zoning.

Proactive Solutions Inc. is planning to relocate its current downtown Green Bay operations to an existing 88,800 s.f. manufacturing facility located 1768 Matthew Dr, De Pere, WI 54115

The current owner is:
Sperber Harry Family Revocable Trust
812 Piccadilly Circle
Sacramento, CA 95864-6123
Attn: Harry Sperber

The zoning for the property is Business Park -2 which is 1,050 feet from residential. The proposed use is industrial high impact because the use is a Hazardous H-4 building that requires a conditional use in this zoning district.

Proactive Solutions is a well-established chemical manufacturer currently located in the City of Green Bay. See the included letter for more information about the business.

We are proposing a change of use from a repair garage to an H-4 manufacturing facility.

The facility will have primary business hours of from 7 AM until 5 PM, for office, shipping and receiving operations. There may be second or third shifts for production and maintenance, but shipping and receiving will not occur during those times.

The maximum anticipated number of employees is approximately 40 per shift. There are approximately 80 parking spaces on the site.

The facility blends primarily liquid chemicals, and packages them for wholesale sale. The process does not generate noise or odors outside of the building because the process is primarily a closed pipe system.

The existing exterior parking, paving, landscaping and lighting will remain.

The loading dock areas are within the building or facing south away from the residential area. The existing exterior bulk tank loading area will remain with the paving being replaced to provide a new containment loading pad. Vehicles and equipment with backup alarms using only low frequency back-up alarms that meet OSHA safety standards.

The existing outdoor storage area on the south side of the building is currently not fenced but a fence will be installed if the area is needed for storage. There will be 2 exterior bulk tanks that are approximately 8'-0" diameter and 14'-0" tall as double-walled tanks located within the existing 10' tall dumpster enclosure area.

This facility will have all of the operations within the building. The interior will be altered to provide separate spaces for bulk tank materials, mixing and packaging materials, and warehousing. Each area will have liquid tight floors and containment as part of the operation protocols as regulated by the FDA, EPA, DOT, Homeland Security, other federal and state regulatory agencies, and the International Building Code requirements.

 **FISHER & ASSOCIATES, LLC**

Architects/Planners W13654 Balsam Lake Road Crivitz WI 54114 Phone: 920-376-0007

This facility has an existing building-wide sprinkler system. The domestic water line is metered off that sprinkler line. The facility is designed to use approximately ---- gallons per day. The sanitary line usage will be for sanitary facilities and for equipment cleaning and rinsing of containers. All processed water will be tested and neutralized prior to discharge. The sanitary district will monitor and receive regular reports on discharge as we do at our current facility.

The operation of this facility will not negatively impact the surrounding properties because the building was designed for maneuvering with semi-truck access around the building for good access to multiple sides of the building so that all truck maneuvering can occur on the site.

Key Points:

1. No detriment to the public health, safety, or general welfare.

The operation of this facility will not negatively impact the surrounding properties because the operations is with the existing building without discharge or odors and the facility is being altered to meet current regulatory standards for operations and building codes

2. Surrounding properties will not be substantially affected

The operation will not affect surrounding properties because the hour of operation will be similar to the pervious use and the exterior of the building and the site use will remain the same

3. Normal improvement of surrounding properties will not be affected

The operation will not change the use of the or the arrangement of the site

4. Adequate utilities, roads, drainage, etc. will, or have been provided

The building will use the existing utilities that exist to the site and the building

5. On-and offsite traffic congestion has been addressed

There will be no change to the traffic circulation. The existing parking and truck access will remain

6. This conditional use complies with regulations of zoning ordinances

The facility is existing and will be maintained to meet appropriate zoning ordinances

Please feel free to contact Proactive solutions or myself with any questions that you may have.

Sincerely,

Richard J. Fisher, A.I.A.
Senior Project Architect



FISHER & ASSOCIATES, LLC

Architects/Planners W13654 Balsam Lake Road Crivitz WI 54114 Phone: 920-376-0007

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will be not be substantially impaired or diminished by the establishment, maintenance or operation of the proposed conditional use;
3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;
4. That adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;

FISHER & ASSOCIATES, LLC

Architects/Planners W13654 Balsam Lake Road Crivitz WI 54114 Phone: 920-376-0007

5. That adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and
6. That the conditional use complies with all other applicable regulations of this zoning ordinance.

The details that were included with the conditional use application covered elements like identifying what the following would be proposed to be:

- Limited hours of operation
- Restricted noise levels (provide for day and for night)
- Restricted light levels
- Making sure loading docks and related flashing safety lights are out of view to adjacent residential
- Outdoor storage areas in rear only and properly screened
- Vehicles and equipment with backup alarms using only low frequency back-up alarms that meet OSHA safety standards.
- Ensure location is 1,000 feet from residential zones, historic sites and districts, public and private elementary schools/secondary schools/nursery schools/daycare centers, religious/non-secular assembly uses, public park/parkways,
- Include an inventory of the surrounding areas and population. It will be needed by the zoning administrator for review with the Plan Commission.

.1500 GAL / HOUR

ProActive Solutions USA LLC

Narrative

Operations

ProActive Solutions USA, LLC is a chemical company that manufactures and blends cleaning chemicals, sanitizers, disinfectants and animal health products for the Dairy Farmers, Hog Industry, Poultry Industry and Food Industries. They are taking raw chemicals or materials and blending those into specialty cleaning compounds. None of their production involves using reactors, pressurized vessels or steam for heat. They create products for cleaning, sanitizing or disinfecting. They'll help set up and monitor the sanitation programs at food plants, beverage plants, pharmaceutical plants and dairy farms. Their main location is in Green Bay, WI with a branch location in Savage, MN. They ship their own products throughout the Midwest via their Pro Transportation fleet. Raw chemicals are shipped into their warehouses and stored under GMP practices. The Green Bay facility is ISO Certified. Their operations are heavily regulated by the FDA, EPA, DOT, Homeland Security, Customer and Vendor audits. Their annual revenues exceed \$31 million in sales. They have approximately 55 employees.

The ProActive Solutions USA, LLC business breaks down into four categories including:

- 1.) Food Plant (45%) - Dairy, Meat, Poultry, Beverage, Pharmaceutical industries.
- 2.) Commodities (30) – Industrial Commodities and Food ingredients that they sell.
- 3.) Ag Business (22%) – Cleaners, Sanitizers, Disinfectants sold to the Ag Industry.
- 4.) Maintenance and Shipping Supplies (3%) – PPE, Solvents, Janitorial, etc. sold.

Their diversified company handles a wide variety of needs in the food industry from "farm to fork."

Opportunity

This is a long-standing client of Ansay and Associates who has made huge strides in safety initiatives in the last 2 years to improve processes. We have 100% support from Owner/ CFO that makes safety the number one priority. This has allowed us to make major improvements in both safety and quality assurance. They have hired (Within the



last year) a new VP of Quality Assurance who is working in conjunction with their safety director to conduct GMP Assessments (Daily) to ensure safe practices are now part of every aspect of every task/building/shift.

They are looking for other options from carriers that they can partner with for a mutual long-term successful relationship. Service, safety, support and communication all key elements in this decision-making process.

Ownership

Doug Storhoff 100% Ownership

ProActive Solutions USA, LLC is the parent company and was formed in 2012 after the owner, Doug Storhoff purchased Chaska Chemical Company in Savage, MN. Doug had purchased Pro Chemical in 2002. He has spent his entire career of 40 plus years in the chemical industry. They also have a transportation division, Pro Transport LLC, that they use to coordinate shipments for their customer base and vendor pickups.

ProActive Solutions USA LLC

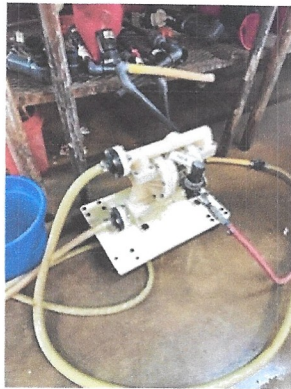
Narrative

Safety

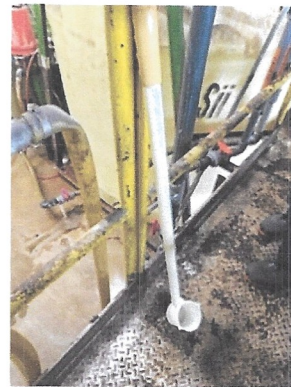
ProActive Solutions, USA is a chemical company manufacturer and blender of cleaning chemicals, sanitizers, disinfectants and animal health products for the Dairy Farmer, Hog Industry, Poultry Industry and the Food Industries. They are taking raw chemicals and blending those into specialty cleaning compounds.

The product (chemicals) are stored and inventoried in sections of the warehouse. Batch tickets are produced for each order and reviewed for stock prior to pulling product. Once the ticket is reviewed and the appropriate solutions/ mixes are determined forklifts are utilized to pull the product. Pumps are utilized to access the solutions from the containers. These pumps are set to pull solutions from the original container into new containers. Staff are donned with PPE during this process. Once the mixture is complete, a Sample Batch is taken by using a cup (Picture Below) to collect sample. The sample is run through a computer to QA the product. If the solution passes it is ready to be moved, via forklift, to shipping/receiving area of warehouse.

All containers are rinsed prior to and after use during mixture via water pump. See pic below. This process is a very wet environment but kept controlled well both before and after process with floor squeegee mop. All excess water is pushed to floor drain to mitigate STF hazards. Cords are pushed to side away for bins out of work area while rinsing to eliminate STF hazards.



Water Pump



Sample stick/cup

Totes for orders – Each batch ticket defines type of tote for order. See photos below for tote types.

All totes are washed/rinsed prior to filling order. Full rinse x 3.



275 Crate Tote Gray Metal
Red Bottom – Sulfuric Acid



330 APR Blue or Black Bottom Tote Scale



***NOTE: NEVER stack anything that is not identical.



330 APT Black Bottom
Cage



220 APT Red Bottom



Left side 330 Metal

Cage

Right side 275 Metal



Powder Drum 100/300/500



5 Gal Powder

ProActive Solutions USA LLC

Narrative



Lines are controlled by hooks to ensure STF exposures are reduced on the work floor surface.



Floor Squeegee used to control water in rinse area

Safety

Safety is a high priority for ProActive. Given the nature of their business, ProActive Solutions has a robust safety program including lockout/tag-out, hazardous material handling, general safety, personal protective equipment (PPE), evacuation and emergency plans, etc.

In 2023 ProActive Solutions implemented a GMP (Good Manufacturing Processes) program that has been added to their quality assurance process. This GMP is conducted daily. The GMP is an internal safety audit of every building – at any given time during production. The report/ findings are written up, same day, and the corrective action is executed within 24/48 hours. This process has greatly improved everyday safety. Please see attached copy of GMP Assessment dated 10-4-2023.

****NOTE:** Daily photos of areas of opportunity are submitted in the daily GMP report.

In the last year 2023, ProActive Solutions and Ansay Loss Control has also teamed up to review and develop New Hire Safety Orientation training, Job Safety Analysis (JSA'S) and reviews of past injuries all to better understand exposures and controls. We have 100% support from the executive team on safety initiatives and will continue to work on goals in 2023-24.

Due to the chemicals being stored and mixed at ProActive Solutions, they are audited by Homeland Security. They have an internal process (Chemical-Terrorism Vulnerability Information CVI)

Attached is their Audit and CFATS Audit requirements.

Website

<http://proactivesolutionsusa.com/>

PROACTIVE **SOLUTIONS**[®] USA, LLC

SHEET INDEX

TS - TITLE SHEET
G1.1 - GENERAL INFORMATION
SP1.0 - OVERALL SITE PLAN
A1.0 - EXISTING FLOOR PLAN
A1.01 - EXISTING SECOND FLOOR PLAN
A1.1 - GRADE LEVEL FLOOR PLAN
A1.2 - SECOND FLOOR PLAN

OCCUPANCY: H-4 PRIMARY USE (BUT ALSO F-1, S-1, AND B TYPE CONSTRUCTION). (B NON-PROTECTED METAL FRAME) FULLY SPRINKLED PER NFPA II THE OFFICE AND SECOND FLOOR ARE SEPARATED FROM THE H-4 USE BY A 1 HOUR FIRE BARRIER FOR THE ORIGINAL CONSTRUCTION. THERE IS ALSO FIRE RATED SEPARATION SEPARATING THE BULK STORAGE AREA AND THE FLAMMABLE COMBUSTIBLE STORAGE ROOM	EXISTING BUILDING AREA FIRST FLOOR LEVEL 80,843 S.F. SECOND FLOOR OFFICE 21,485 S.F.
PROJECT AREA CHANGE OF USE / ALTERATION AREA 59,420 S.F.	

PROJECT:	PROACTIVE SOLUTIONS LLC	DESIGNER OF RECORD:
ADDRESS:	1768 MATTHEW DRIVE CITY OF PERE, WI 54115	ARCHITECT: FISHER & ASSOCIATES LLC ARCHITECTS/PLANNERS H5654 BALDAM LAKE RD. GRIVIZ, WISCONSIN 54114 P/3(20) 376-0007
OWNER:	SPERBER HARRY FAMILY REVOCABLE TRUST 812 PICCADILLY CIRCLE SACRAMENTO, CALIFORNIA 95825	CONTACT: RICHARD J. FISHER AIA
CONTACT:	DOUG STORHOFF DOUG@PROACTIVESOLUTIONSUSA.COM 800-274-7161	
TENANT:	PROACTIVE SOLUTIONS 301 BRIDGE STREET GREEN BAY, WI 54303	
CONTACT:	DOUG STORHOFF DOUG@PROACTIVESOLUTIONSUSA.COM 800-274-7161	

RELEASED FOR CUP APPROVAL 2/28/25
PRELIMINARY DESIGN 2/18/25

PROJECT INFO:

LINE8: PROPOSED BUILDING ALTERATIONS:

PROACTIVE
SOLUTIONS^{USA}, LLC
1768 MATTHEW DRIVE
DEPERE, WI

DRAWN BY:

RJF

SHEET NO.:

ARBEITSTNO.:

2500

● 股本在 100 元以上

TS

REVISIONS:

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FISHER & ASSOCIATES, LLC
Architects / Planners
916 CEDAR STREET DE PERE, WI 5415
Ph: (920) 532-4191 Fax: (920) 532-4119
rfshene@fisherandassociatesllc.com

SMET
CONSTRUCTION SERVICES

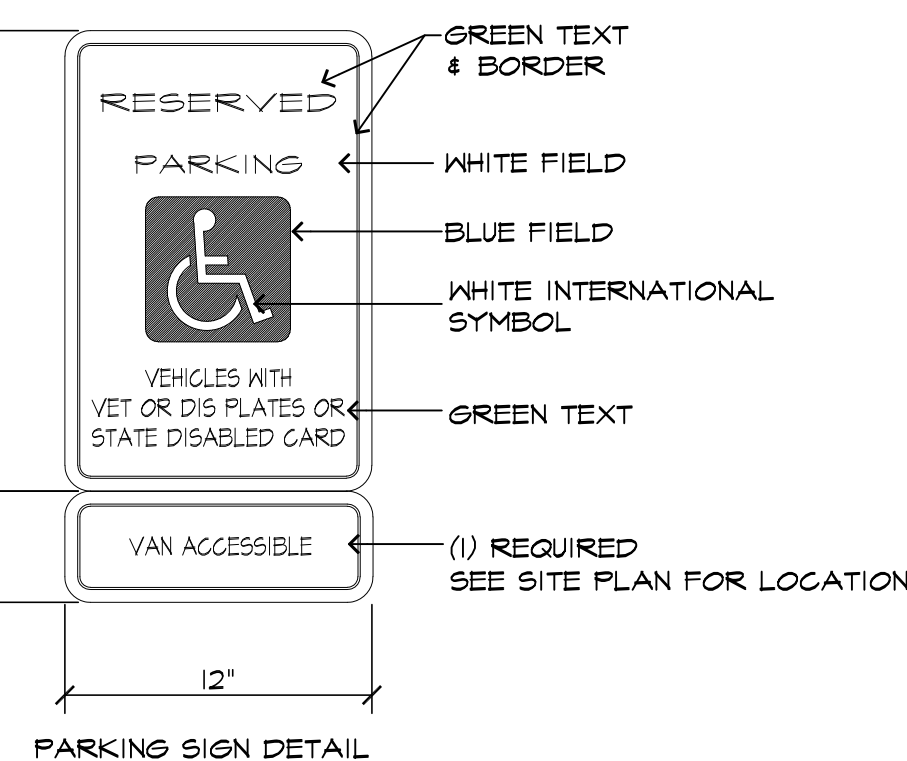
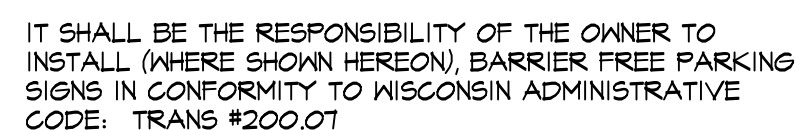
OUR REPUTATION IS BUILDING

SMET CONSTRUCTION SERVICES CORP. • DESIGN/BUILD/FINANCE

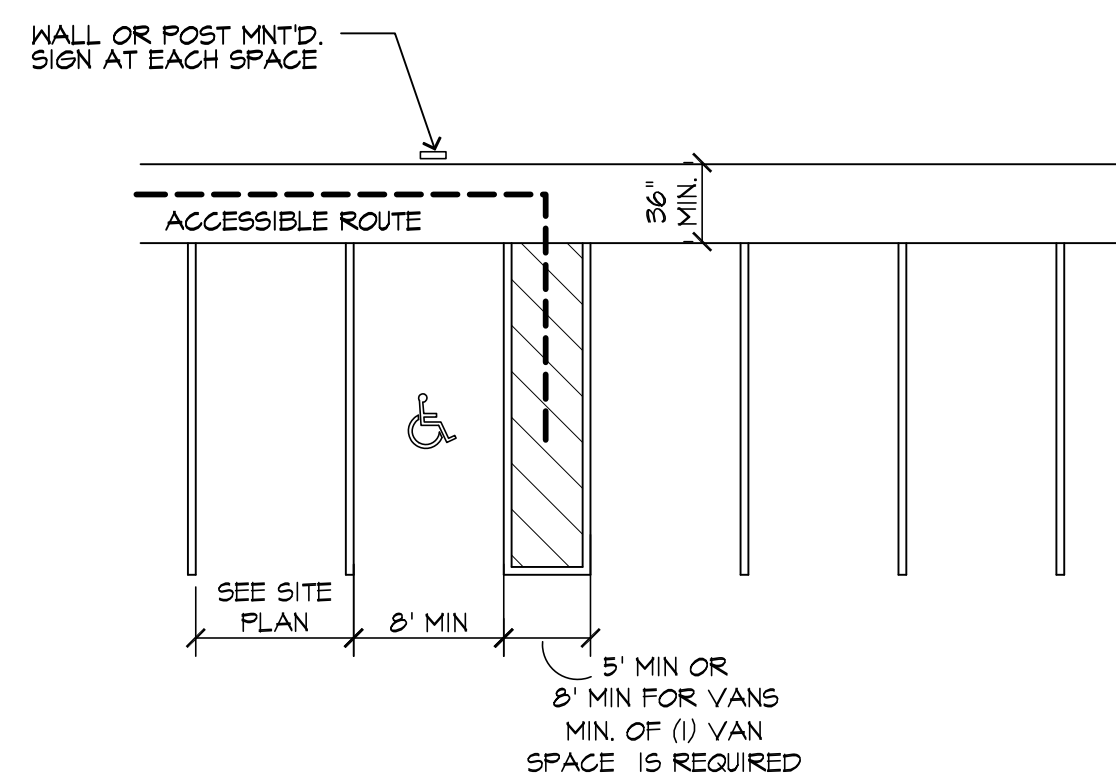
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CORPORATE OFFICE
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DEPERE, WI 54115

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(920) 592-3831
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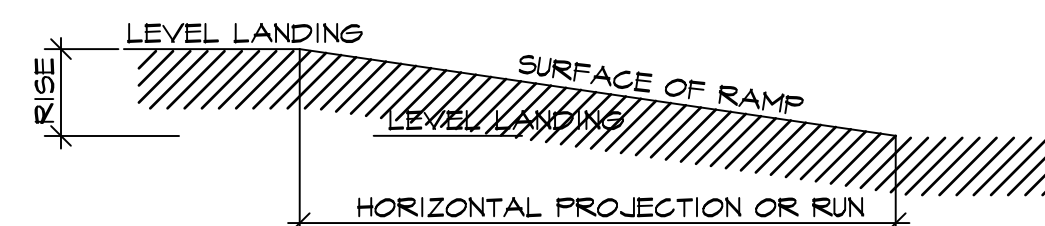
NOT TO SCALE



THE MAXIMUM SLOPE AT PARKING SPACES IS 1:50 (4.6.2)

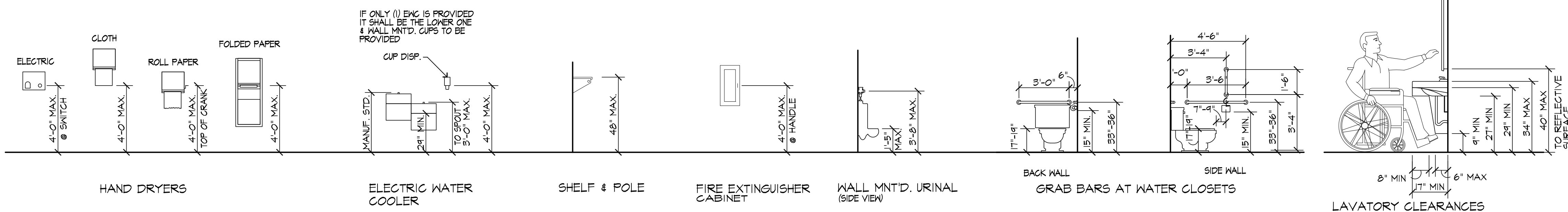
405.1 GENERAL.
ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE
GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP
AND SHALL COMPLY WITH 405.

SLOPE AND RISE.
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.(760MM) (SEE FIG. 16). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES MUST HAVE SLOPES AND RISES AS ALLOWED IN 405.2 IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

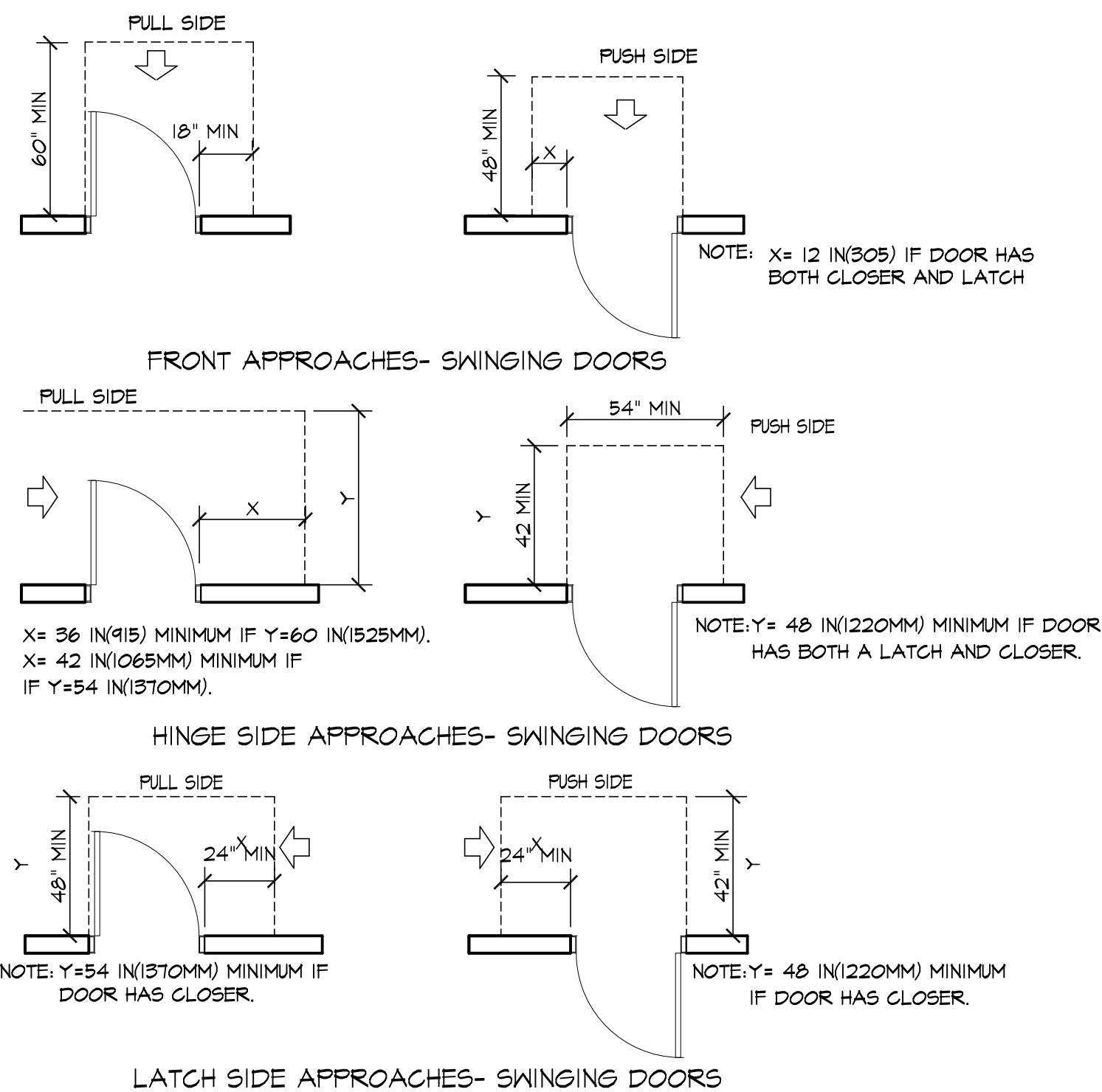


	<u>MAXIMUM RISE</u>	<u>MAXIMUM HORIZONTAL PROJECTION</u>
<u>SLOPE</u>	<u>IN.</u>	<u>FT.</u>
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

NO SCALE

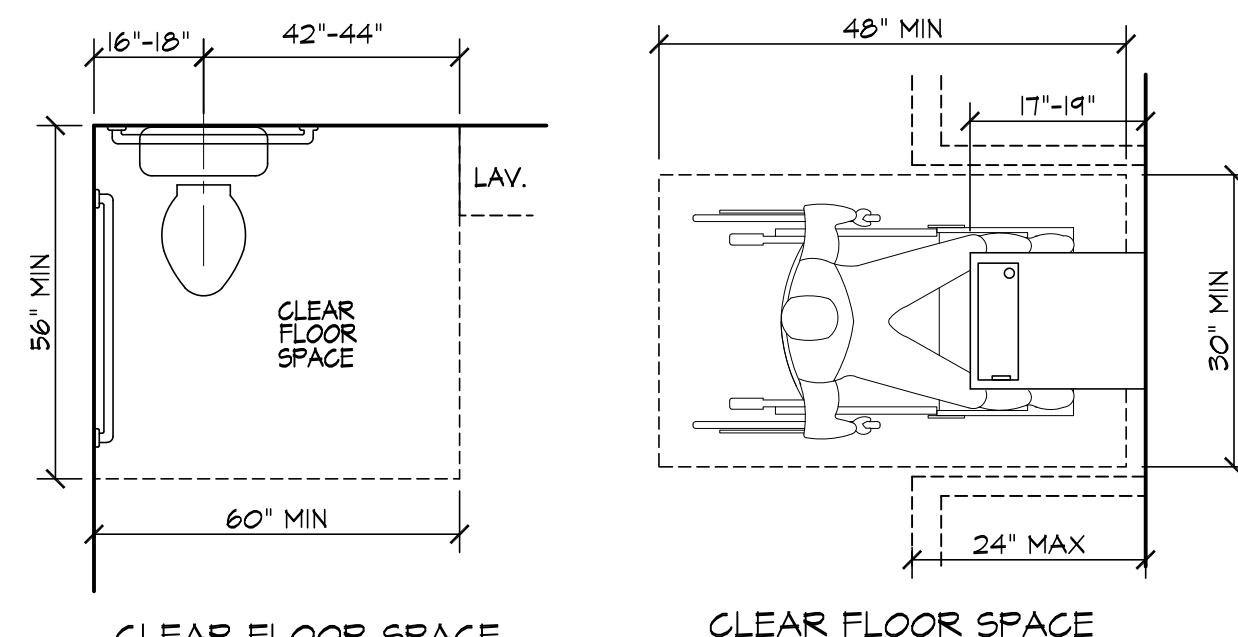


NOT TO SCALE



NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES.

NO SCALE



CLEAR FLOOR SPACE

CLEAR FLOOR SPACE

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8000 PROFIT PLACE
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[illegible]

FISHER & ASSOCIATES, LLC
Architects / Planners
W3654 BALSAM LAKE ROAD, GRIVITZ, WI
Ph: (420) 532-9199
rfisher@fisherandassociatesllc.com

INFO: **PROPOSED BUILDING ALTERATIONS:**

PROACTIVE SOLUTIONS^{USA}, LLC

1768 MATTHEW DRIVE
DEPERE, WI

DRAWN BY:	SALES
RJF	GREG
SMET NO.:	G
-	
ARCHT. NO.:	
25003	
DATE:	
2/18/25	



A1.0

1768 MATTHEW DRIVE
DEPERE, WI

Architects / Planners
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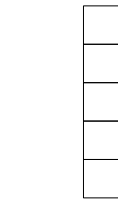
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CONSTRUCTION SERVICES

OUR REPUTATION IS BUILDING

FAX

FM
FM



NORTH

A circular arrow pointing upwards, indicating North.

A1.1

PROACTIVE
SOLUTIONS USA, LLC
1768 MATTHEW DRIVE
DEPERE, WI

SALES:
GREG

A

A

FISHER & ASSOCIATES, LLC
Architects / Planners
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A1.2

1768 MATTHEW DRIVE
DEPERE, WI

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City of De Pere, Wisconsin

I.8

Request for Plan Commission Action

MEETING DATE: March 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Discussion about site plans received since the February 2025 Plan Commission meeting and review of the status of recently approved development projects.
RECOMMENDED ACTION: Discussion

ATTACHMENTS:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

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

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

Summary:

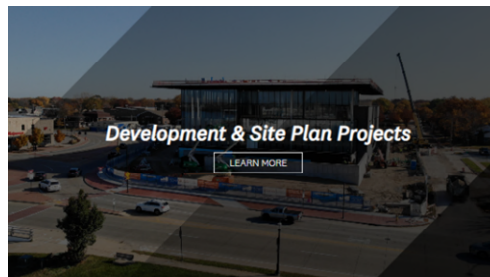
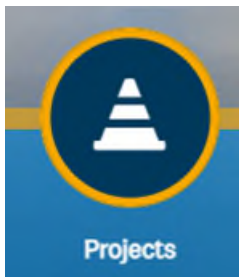
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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

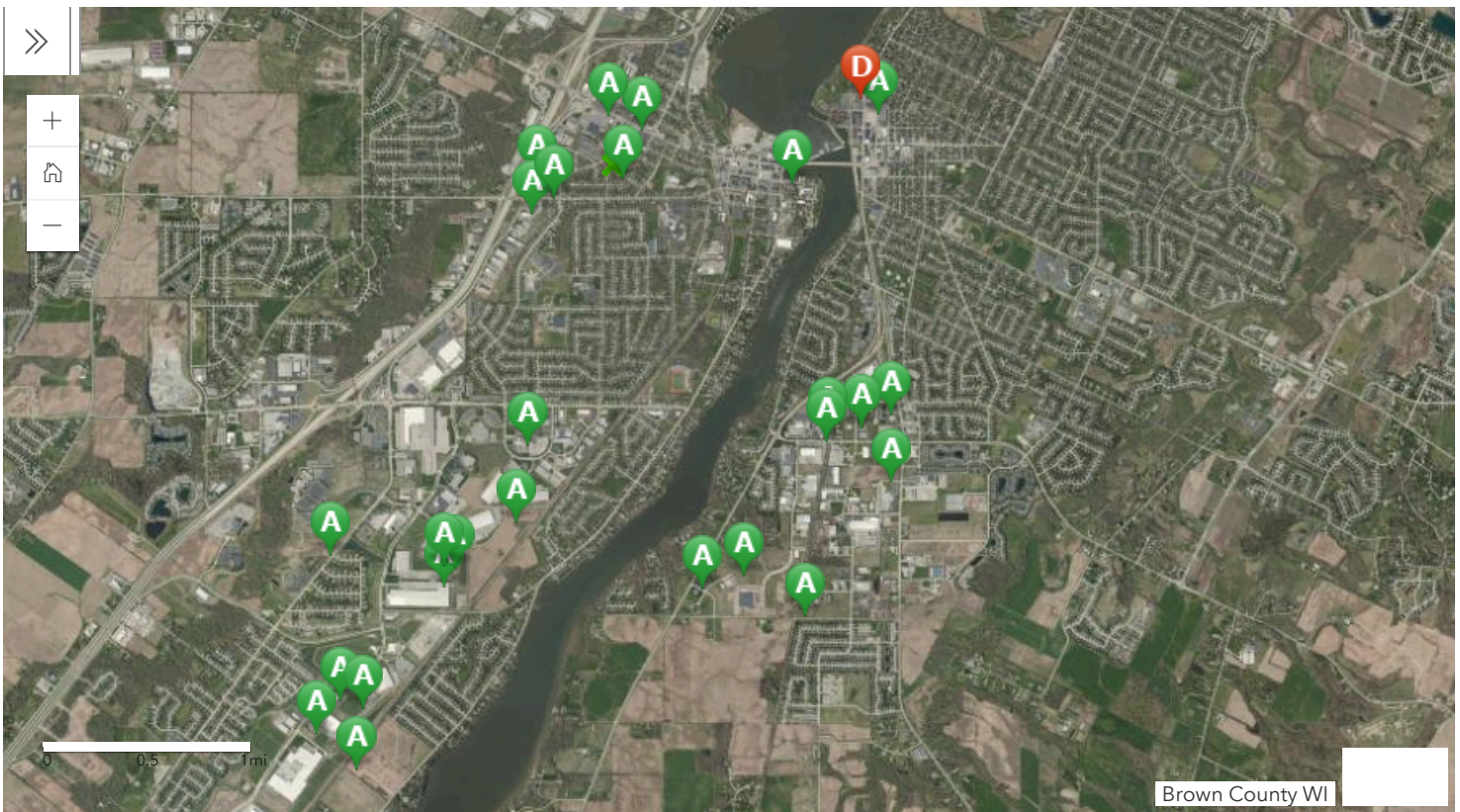
1. [Home](#)
2. [Government](#)
3. [General / Shared](#)
4. [Projects in the City of De Pere](#)
5. [Development & Site Plan Projects](#)

Page last updated on March 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:

- [403-409 N Broadway ST - White Pillars Expansion](#)

Projects that are Under Staff Review:

- None

Projects that are Recently Approved:

- [450 Fortune AV - New Robinson Metal Transportation Terminal & Outdoor Storage Area](#)
- [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](#)
- [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](#)
- [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:

- [850 Morning Glory LN - New De Pere Housing Authority Generator](#)

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 (C)	Plan Commission Review (C)	Site Plan Approved - Mar 05, 2025 (C)	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	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
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[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
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[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
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[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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Mar 11, 2025 (C)
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.](#)

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

Destiny Church Addition

Address: 1205 Lawrence DR

Parcel Number: ED-F0081-1

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (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
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[Click here to see the site plan and developer contact information.](#)

Nicolet Real Estate Addition

Address: 2211 American BL

Parcel Number: WD-1375

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Dec 06, 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.](#)**New North Shore Bank****Address: 820 Main AV**

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)**New Preserve Development Clubhouse****Address: 1600 N Honeysuckle 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.](#)**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.							

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