



Plan Commission

Regular Meeting

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

Agenda

Monday, November 25, 2024

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **November 25, 2024 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

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

OR

You can also dial in using your phone.

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

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

Access Code: 154-883-285

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

Call to Order

1. Roll Call
2. Approval of the minutes of the October 28, 2024 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action for an extraterritorial 4-lot certified survey map at 1201 Wrightstown RD in Rockland (Parcel R-279).*
5. Consideration and possible action for a zoning map amendment from MX2 (Neighborhood Mixed-Use) to GX1 (Office-Residential Mix) at 314 N Broadway ST and 330 N Broadway ST (Parcels ED-870, ED-871).*
6. Discussion about site plans received since the October 2024 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderspersons

City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Brad Rymer, Vierbicher
Dabarto Properties LLC
Lauren Underhill, Witzytoo Holdings LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 25, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 28, 2024 Plan Commission meeting.

ATTACHMENTS:

- PC_Oct2024_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, October 28, 2024

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Commissioner Mark Higgins

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

Also present Development Services Director Daniel Lindstrom, City Planner Peter Schleinz.

2. Approval of the minutes of the September 23, 2024 Plan Commission meeting.

Ald. Hansen requested a change to be made in the minutes on Page 2. He noted that the following sentence needed to be corrected to state: Ald. Hansen asked for clarification on the location of the sign since the report states that is located on the west facade of the building. He requested that "west" be changed to "southeast". Ald. Hansen moved, seconded by Shane Raymaker, to approve the minutes with the suggested change. Upon vote, motion carried unanimously. Staff noted that the change would be made prior to the final minutes being published.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Aldersperson
SECONDER:	Shane Raymaker, Commissioner
AYES:	Jonathon Hansen, Mark Higgins, Shane Raymaker, Grant Schilling
EXCUSED:	James Boyd, Brenda Busch, Pamela Gantz

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

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action for an extraterritorial 2-lot certified survey map at 1845 Williams Grant DR in Lawrence (Parcel L-169-1).*

City Planner Peter Schleinz reviewed the extraterritorial CSM at 1845 Williams Grant Drive. Staff recommended approval of the CSM, subject to the one condition in the report. Grant Schilling moved, seconded by Ald. Hansen, to approve the CSM and forward it to the Common Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Grant Schilling, Commissioner
SECONDER:	Jonathon Hansen, Alderperson
AYES:	Jonathon Hansen, Mark Higgins, Shane Raymaker, Grant Schilling
EXCUSED:	James Boyd, Brenda Busch, Pamela Gantz

5. Consideration and possible action for a release of parts of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

City Planner Peter Schleinzi reviewed the easement release for 2051 Profit Place and 2000 Commerce Drive. The City is requesting the release of the easements that will allow for future development in the business park. Staff recommended approval of the easement releases and forwarding the recommendation to the Common Council. Mark Higgins moved, seconded by Shane Raymaker, to approve the request. Upon vote, motion carried unanimously.

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

6. Consideration and possible action for a new 12-foot-wide utility easement at the southern end of a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

City Planner Peter Schleinzi reviewed the new 12-foot utility easement at the southern end of a proposed discontinued part of Profit Place and 2000 Commerce Drive. Staff recommended approval of the new easement and forwarding the recommendation to the Common Council. Ald. Hansen moved, seconded by Grant Schilling, to approve the new easement. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Jonathon Hansen, Mark Higgins, Shane Raymaker, Grant Schilling
EXCUSED:	James Boyd, Brenda Busch, Pamela Gantz

7. Consideration and possible action for a new 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement, created for the City of De Pere for access and maintenance of a stormwater pond on the northwest side of 1862 Commerce DR (Parcel ED-344-101-5).*

City Planner Peter Schleinzi reviewed the request for a new 20-foot wide and 71.5-foot wide stormwater access and maintenance easement on the northwest side of 1862 Commerce Drive. Staff recommended approval of the stormwater access and maintenance easement and forwarding the recommendation to the Common Council. Ald. Gantz joined the meeting virtually before this item was voted on. Shane Raymaker moved, seconded by Grant Schilling, to approve the new access and maintenance easement. Upon vote, motion carried unanimously.

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

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

City Planner Peter Schleinz provided an update on the status of recently approved development projects since the September 2024 Plan Commission meeting. Ald. Hansen noted that the homes that were razed for the Northshore Bank project at 820 Main Avenue were documented and the photos have been saved in the City's archives. There were no further comments or questions.

RESULT:	DISCUSSED
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Adjournment

Ald. Hansen moved, seconded by Ald. Gantz, to adjourn at 7:12 pm.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 25, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

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

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: November 25, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

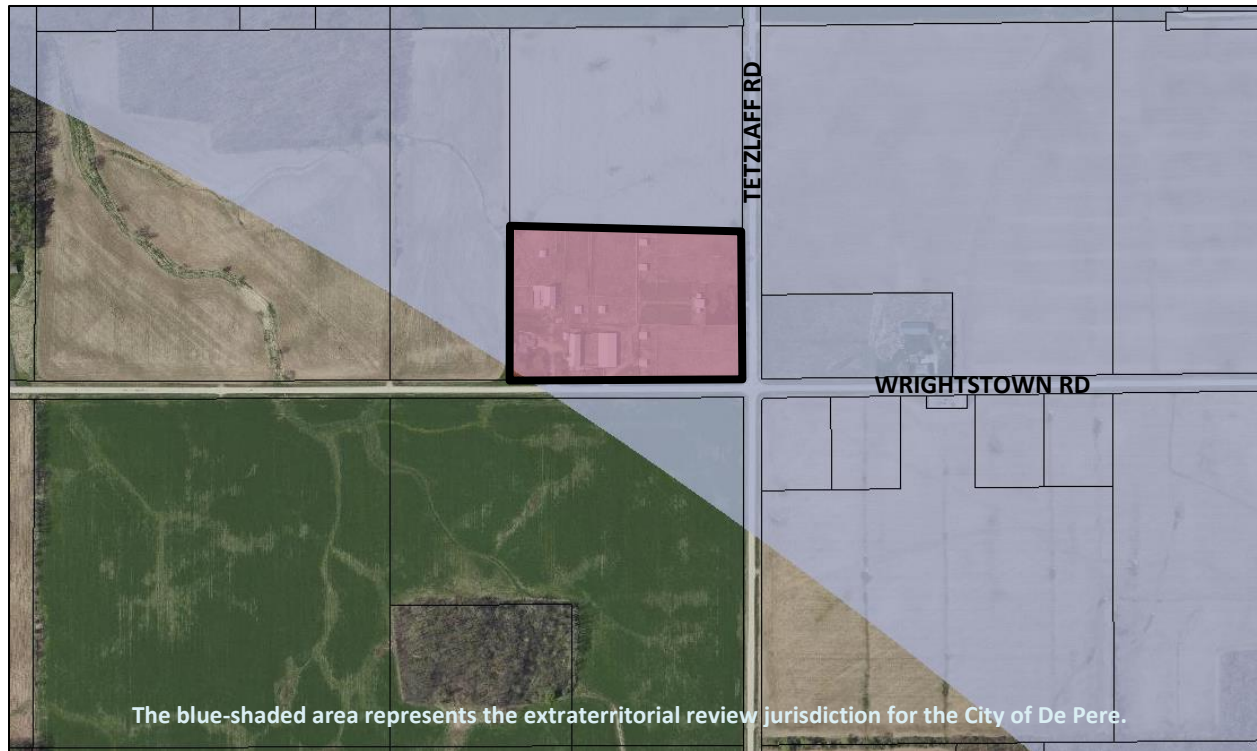
SUBJECT: Consideration and possible action for an extraterritorial 4-lot certified survey map at 1201 Wrightstown RD in Rockland (Parcel R-279).*

ATTACHMENTS:

- PC Report (DOCX)
- Preliminary CSM with Application - 12 Nov 2024 (PDF)

Item 4: Consideration and possible action for an extraterritorial 4-lot certified survey map at 1201 Wrightstown RD in Rockland (Parcel R-279).*

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.	
COMMON DESCRIPTION:	1201 Wrightstown RD, located northwest of the Wrightstown RD and Tetzlaff RD intersection in Rockland.	
ZONING:	ER-2, Estate Residential 2-Acre in Rockland.	
SURROUNDING LAND USES:	Agricultural to the north, south, east, and west.	
COMPREHENSIVE PLAN:	Residential in Rockland.	
APPLICANT/OWNER:	<u>Applicant</u> Brad Rymer Vierbicher 400 Security BL. STE 1 Green Bay, WI 54313	<u>Property Owner</u> Dabarto Properties LLC 801 Heritage RD, STE C De Pere, WI 54115
LAND USE HISTORY:	After a review of air photographs, the site had agricultural uses since 1938.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan,	

surrounding land uses, and desired development patterns.

- The proposed CSM is 13,700 feet (2.6 miles) south of the De Pere city limits.
- The proposed land division will create four residential lots.
- The site is located outside the sewer service area.
- The Rockland minimum acreage and frontage requirements are 2.0 acres and 150 feet. The De Pere minimum acreage and frontage requirements are 0.46 acres and 100 feet.

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

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

1. Meeting all other state and local regulations, including the City of De Pere, Village of Wrightstown, Town of Rockland, and Brown County Planning Commission.
2. Revise the City Clerk's name to reference "Carey E. Danen".



Planning/Zoning Application

Planning & Zoning Department

4.b

Submitted On:

Nov 12, 2024, 11:09AM EST

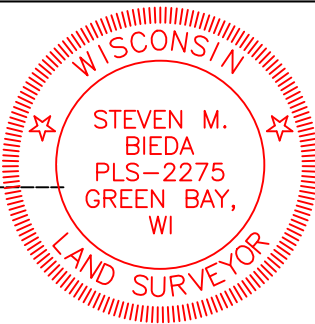
Parcel Number: (Include ALL parcels)	r-279
Nearest property address to the project site:	Street Address: 1201 wrightstown road City: Rockland State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	4
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	RR ER-10
Existing Site Land Uses:	Residential
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: Dirk Bartolazzi Last Name: Dabarto Properties LLC
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 801 Heritage Road Property Owner's Address:: Suite C City: DePere State: W Zip: 54115
Property Owner's Phone Number:	920-676-6475
Property Owner's Email Address:	bartolazzihomes@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes

Authorized Representative's Name:	First Name: Brad Last Name: Rymer	4.b
Authorized Representative's Business Name:	Vierbicher	
Authorized Representative's Phone Number:	920-434-9670	
Authorized Representative's Email Address:	brym@vierbicher.com	
Please attach 1 PDF copy of the CSM.	L-12328.pdf	
How do you plan on paying for your application?	Mail a check	
Total Due:	\$375.00	
Signature Data	First Name: Brad Last Name: Rymer Email Address: brym@vierbicher.com  Signed at: November 12, 2024 11:06am America/New_York	
User's Session Information	IP Address: 74.87.124.242 Referrer URL:	

Certified Survey Map

All of Lot 2, Volume 60, Certified Survey Maps, Page 133, Map Number 8522, Document Number 2696067, Brown County Records, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Graphic Scale: 1" = 150'



Steven M. Bieda
PLS-2275
September 3, 2024

North



Legend

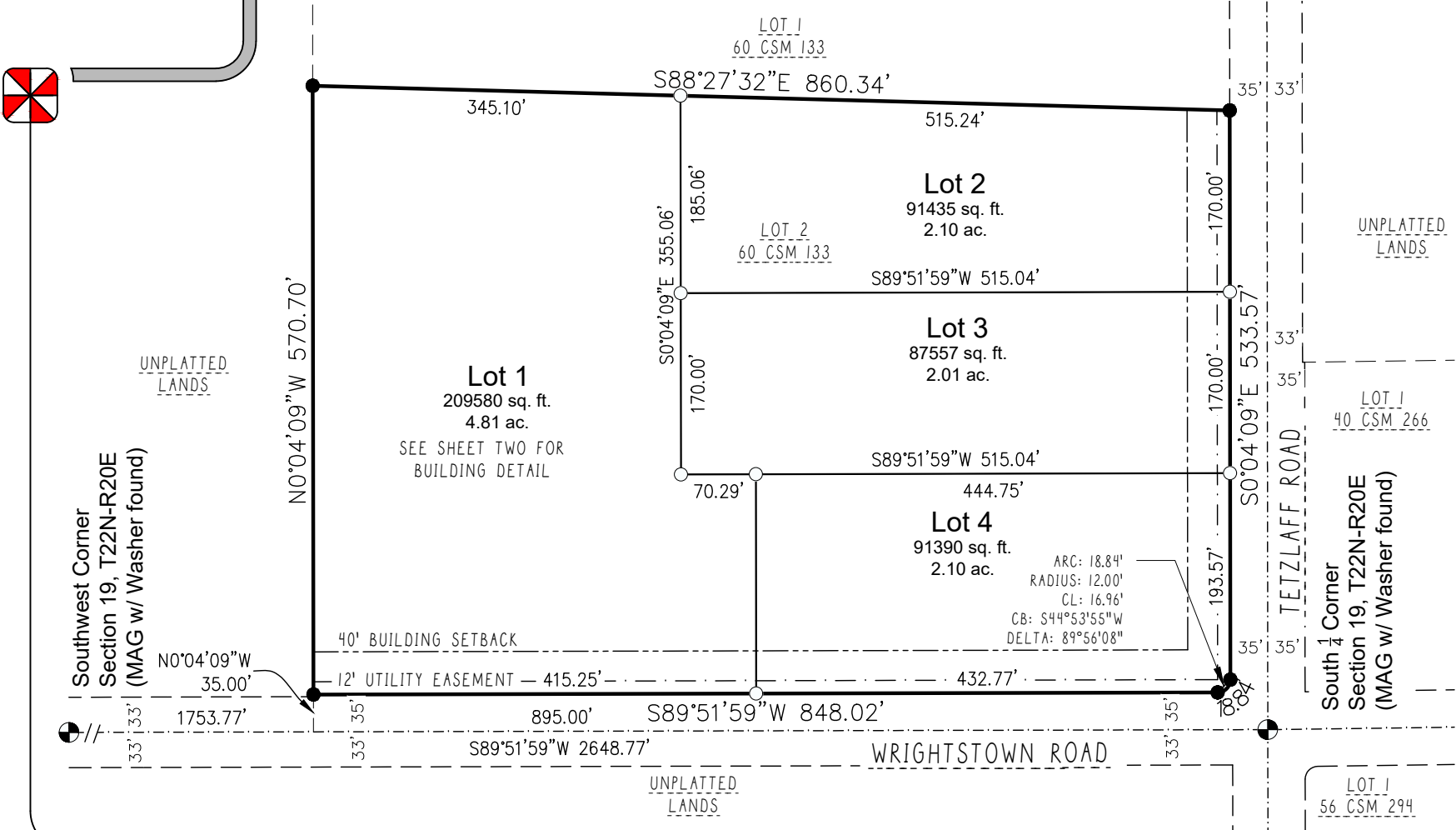
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊗ Brown County monument - type noted
- () recorded as bearing / distance

existing building

NOTES

Bearings referenced to the South line of the Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, assumed to be 89°51'59"W.

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



Sheet One of Four
Project No.: 240533
Drawing No.: L-12328
Fieldwork Completed: 09/05/24



vierbichler
planners | engineers | advisors

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

Client: Dabarto Properties LLC

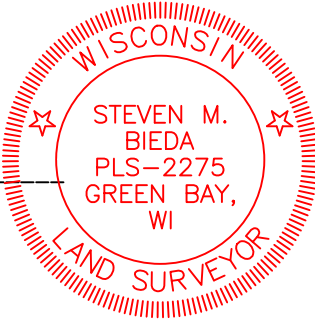
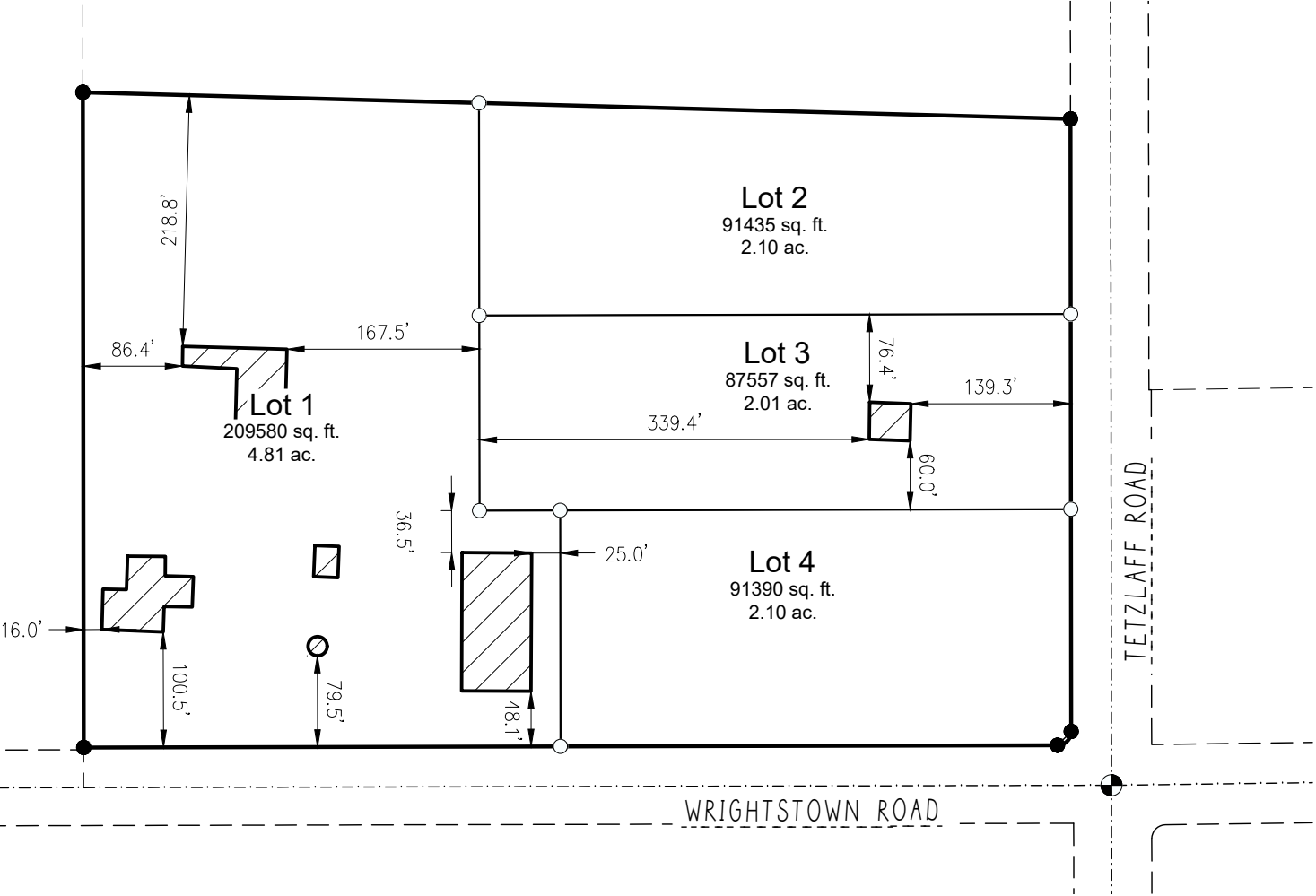
Tax Parcel: R-279
Drafted By: CPM
File: 240533CSM 082324.dwg
Data File: 240533.txt



Certified Survey Map

All of Lot 2, Volume 60, Certified Survey Maps, Page 133, Map Number 8522, Document Number 2696067, Brown County Records, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Graphic Scale: 1" = 150'



Steven M. Bieda
PLS-2275
September 3, 2024

Sheet One of Four

Project No.: 240533

Drawing No.: L-12328

Fieldwork Completed: 09/05/24



vierbichner
planners | engineers | advisors

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

Client: Dabarto Properties LLC

Tax Parcel: R-279

Drafted By: CPM

File: 240533CSM 082324.dwg

Data File: 240533.txt





Certified Survey Map

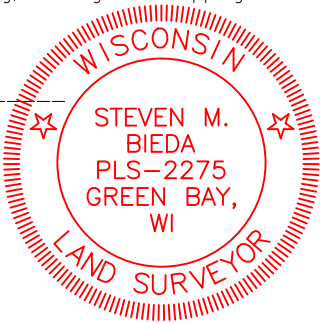
All of Lot 2, Volume 60, Certified Survey Maps, Page 133, Map Number 8522,
Document Number 2696067, Brown County Records, located in the Southeast $\frac{1}{4}$ of the
Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped All of Lot 2, Volume 60, Certified Survey Maps, Page 133, Map Number 8522, Document Number 2696067, Brown County Records, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

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

Steven M. Bieda
PLS-2275
September 3, 2024



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

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

Devin Yoder
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

Charles T. Mahlik Date
Brown County Deputy Treasurer

CERTIFICATE OF THE TOWN OF ROCKLAND

Approved for the Town of Rockland this ____ day of _____, 20__.

Julie Koenig
Town Clerk



All of Lot 2, Volume 60, Certified Survey Maps, Page 133, Map Number 8522, Document Number 2696067, Brown County Records, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Approved by the Common Council of DePere this _____ day of _____, 20__.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

In Witness Whereof, the said Dabarto 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.

My Commission Expires _____

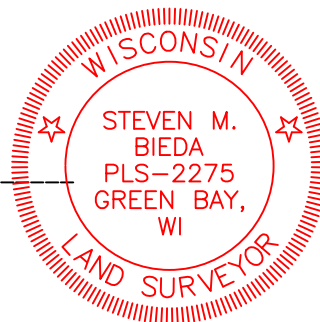
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

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

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.

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

Steven M. Bieda
PLS-2275
September 3, 2024



City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: November 25, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

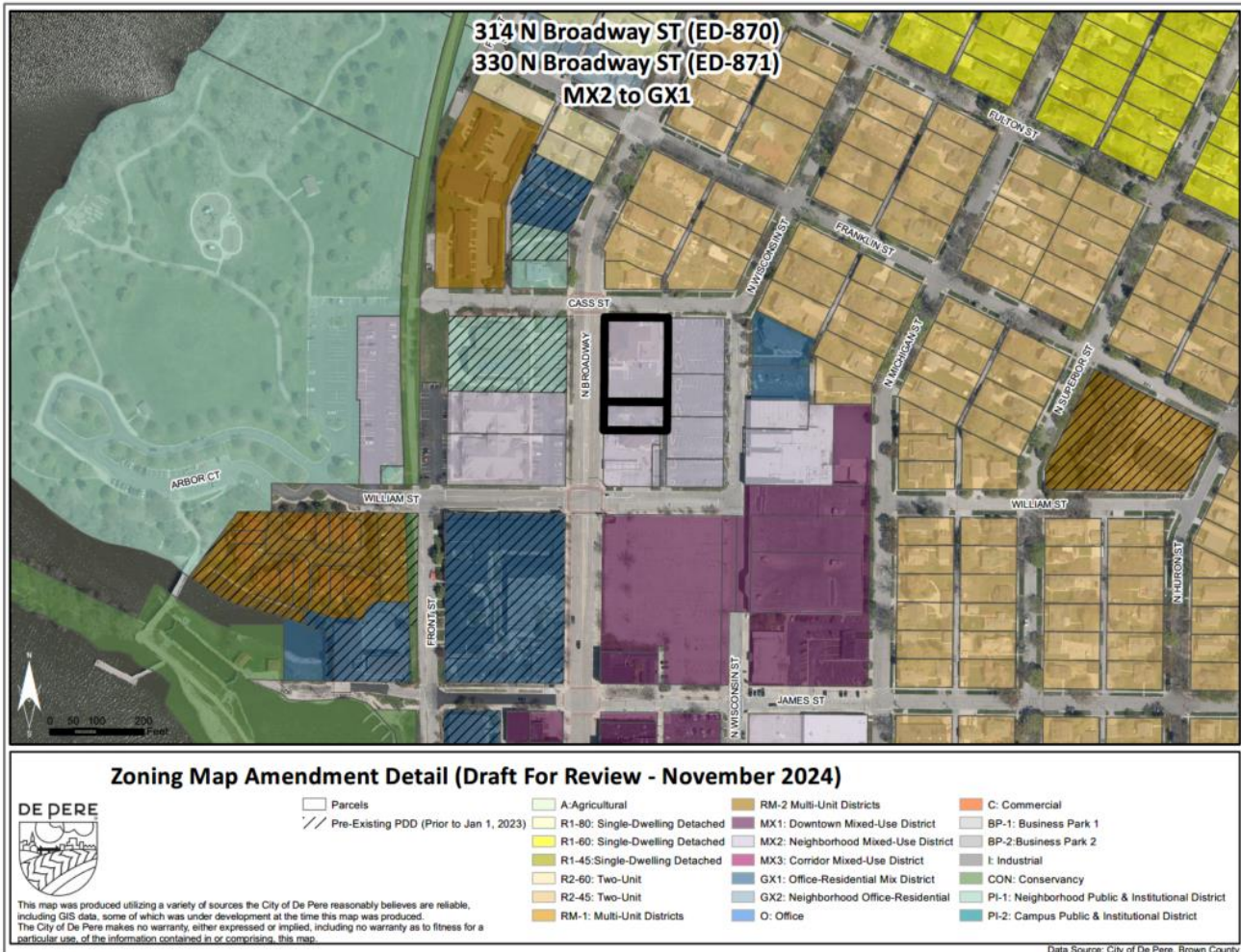
SUBJECT: Consideration and possible action for a zoning map amendment from MX2 (Neighborhood Mixed-Use) to GX1 (Office-Residential Mix) at 314 N Broadway ST and 330 N Broadway ST (Parcels ED-870, ED-871).*

ATTACHMENTS:

- PC Report - Zoning Map Amendment (DOCX)
- Zoning Map Amendment - Broadway (PDF)
- Application Form with submittal documents (PDF)

Item 5: Consideration and possible action for a zoning map amendment from MX2 (Neighborhood Mixed-Use) to GX1 (Office-Residential Mix) at 314 N Broadway ST and 330 N Broadway ST (Parcels ED-870, ED-871).*

SITE MAP



REQUESTED ACTION:	Zoning Map Amendment Request.
COMMON DESCRIPTION:	314 N Broadway ST and 330 N Broadway ST, located southeast of the N Broadway ST and Cass ST intersection.
SURROUNDING LAND USES:	Church (PI-1), businesses (GX1), and multi-unit residential (GX-1) to the north and east. Detached and two-unit houses (R2-45) to the south and east. City Hall/Police/Fire and park to the south and west.
COMPREHENSIVE PLAN:	Commercial.
APPLICANT / OWNERS:	<u>Authorized Representative and Property Owner</u> WITZYTOO HOLDINGS LLC ATTN: Lauren Underhill 4500 Oak Ridge Ct De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the residential site developed for commercial uses, originally as a bank and parking lot, in the 1980's.

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

Existing Zoning District

When the new Zoning Map and Zoning Ordinance were adopted in January 2023, the subject property was placed into an MX2 District as the best fit for an existing one-story tall storefront building with an office use that was located at the edge of the downtown and adjacent to residential neighborhoods; however, the MX2 District regulations allowed for offices on the second floor or above only. Since the office use was already existing on the first floor, the use was allowed to remain as a nonconforming use.

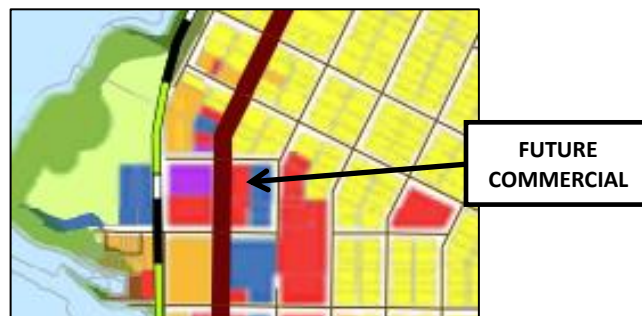
- The nonconforming status allows the existing office use to remain but prohibits the existing office use from further expansions on the basement floor and the first floor.

The petitioner is interested in potentially expanding the office use and adding a funeral or mortuary uses for companion pets (crematorium). Both uses are prohibited in the existing building; however, if the zoning district was approved to change to GX1, the uses become allowed by right.

Surrounding Land Uses

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

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning District changes from MX2 to GX1, then 35 residential, public and civic, commercial, industrial, recycling, and agricultural uses are permitted with 5 conditional uses. The permitted uses are identified in Zoning Ordinance Article VII and summarized in Table 7-1.

The site is near a proposed redevelopment site that is located to the southeast, and across the street from White Pillars Museum and the library across the street to the left.

The site is vehicle accessible with street frontage on N Broadway ST and Cass ST. There are developed sidewalks along the street frontage, but not dedicated bicycle lanes.

NEIGHBOR OUTREACH

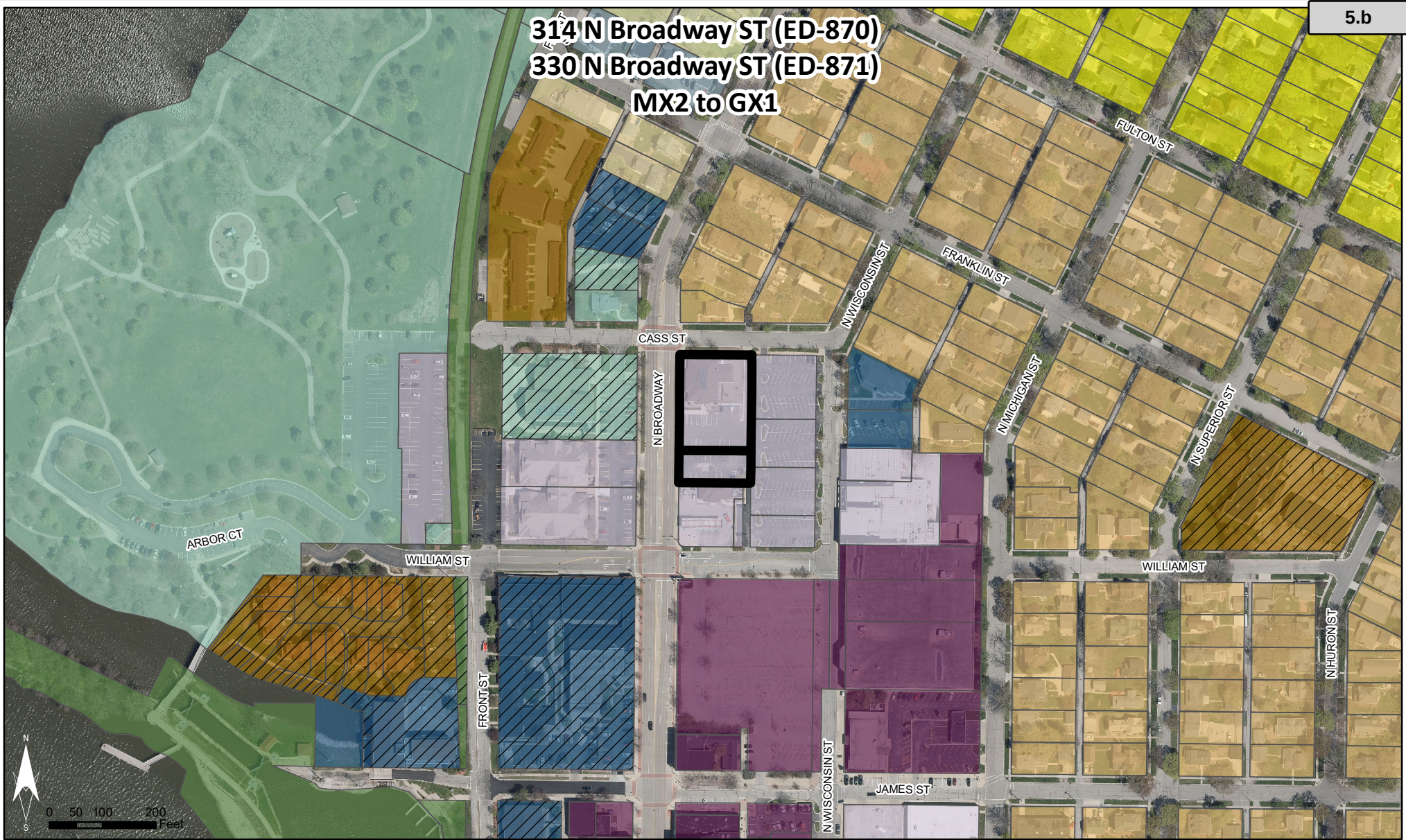
Staff notified all City property owners within 300 feet of the subject area about the application via mail. The authorized representative also reached out to nearby property owners.

At the time this report was written, one public comment or concern was made to staff about the zoning map amendment. The comment related to clarification about the amendment process and the potential for future development, but did not include a support or objection to the request. 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 MX2 (Neighborhood Mixed-Use) to GX1 (Office-Residential Mix) at 314 N Broadway ST and 330 N Broadway ST. A zoning map amendment must comply with the following:

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



Zoning Map Amendment Detail (Draft For Review - November 2024)



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.

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



Planning/Zoning Application

Planning & Zoning Department

5.c

Submitted On:

Oct 18, 2024, 12:08PM EDT

Parcel Number: (Include ALL parcels)	ED871, ED870
Nearest property address to the project site:	Street Address: 330 N Broadway St City: DePere State: W Zip: 54115
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	MX2
Proposed De Pere Zoning Districts:	GX1
Existing Site Land Uses:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: Lauren Last Name: Underhill
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	9209186800
Property Owner's Email Address:	lminten@hotmail.com
Is someone processing the project for the property owner as their authorized representative?	No
Please attach an EXHIBIT MAP with the zoning boundary.	Exhibit Map.pdf
Please attach a WORD DOCUMENT with the boundary legal description.	Legal Description.pdf
How do you plan on paying for	

your application?		Online with a credit card	5.c
Total Due:		\$350.00	
Signature Data	First Name: Lauren		
	Last Name: Underhill		
	Email Address: lminten@hotmail.com		
			
	Signed at: October 18, 2024 12:03pm America/New_York		
User's Session Information		IP Address: 104.191.161.224	
		Referrer URL:	

EXHIBIT A – LEGAL DESCRIPTION**PARCEL A:**

Lots Ten (10), Eleven (11) and Twelve (12), Block Twenty-one (21), according to the recorded PLAT OF DEPERE, in the City of DePere, East Side of Fox River, Brown County, Wisconsin and part of vacated alley adjacent Easterly thereof.

Address: 330 North Broadway Street

Tax Key No. ED-871

PARCEL B:

Lot Nine (9), Block Twenty-one (21), according to the recorded PLAT OF DEPERE, in the City of DePere, East Side of Fox River, Brown County, Wisconsin and part of vacated alley adjacent Easterly thereof.

Address: 314 North Broadway Street

Tax Key No. ED-870

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: November 25, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Site Plan Reviews Memo - November 2024 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: November 25, 2024

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

Summary:

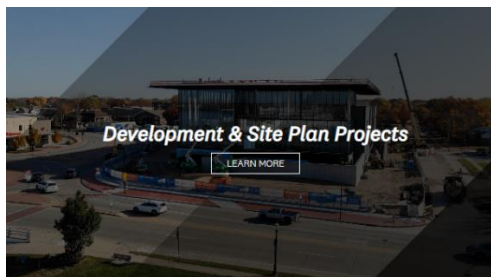
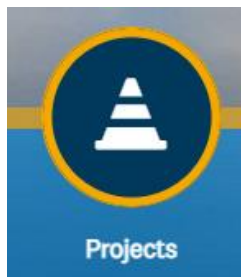
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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

Development and Site Plan Projects are Available Online

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

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



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

Development and Site Plan Information Available

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

Staff Recommendation

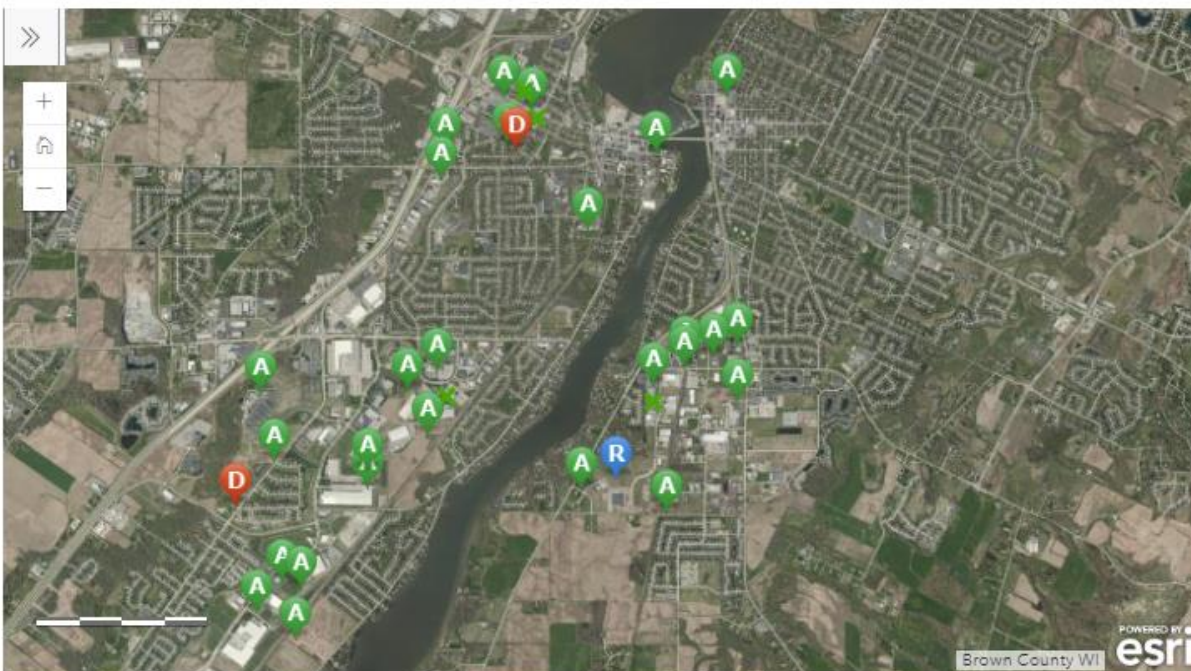
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on November 14, 2024.

Development & Site Plan Projects

This page includes a linked Project Map with the locations of recent development and site plan projects in the City of De Pere that are either being revised by the developer (D), under staff review (R), recently approved (A), recently completed (green X), or recently denied (red X). For additional information about a specific project, access to developer contact information, and site plans, click on the project in the List of Projects.

Project Map



List of Projects

Developer Revising Plans:

- 850 Morning Glory LN - New De Pere Housing Authority Building
- 2108-2118 Lawrence DR - New Green Bay Nursery

Projects that are Under Staff Review:

- 2000 Commerce DR - New Amerilux Buildings

Projects that are Recently Approved:

- 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
- 1121 Grant ST - Country Visions Facade Maintenance
- 310 N Wisconsin ST - Saltbox Tile & Stone Gallery Facade Replacement
- 1404 Enterprise DR - New Contractor Warehouses
- 803 Main AV - New Caribou Coffee
- 2121 American BL - New Robinson Metal Loading Docks and Pavement
- 820 Main AV - New North Shore Bank
- 850 Morning Glory LN - New De Pere Housing Authority Generator
- 1840 S Broadway ST - New Valley Cabinet
- 2005 Venture AV - New Massman Corporate INC
- 290 Reid ST - New St. Norbert College Schneider School of Business
- 600 Heritage RD - Belmark Plant 1 Addition
- 925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation
- 2257 American BL - Bayside Machine Building Addition
- 2211 American BL - Nicolet Real Estate Addition
- 1768 W Matthew DR - New Wolter INC
- 1100 Employers BL - Preserve Development Refuse Enclosure 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:

- 1775 E Matthew DR - Schreiber Foods Concrete Pad and Screening
- 201 N Ninth ST - Two Birds Bakery Cafe Fence
- 1862 Commerce DR - New Belmark Plant 8

Projects that are Recently Denied:

- None

Additional Project Status 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 - 07 Nov 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 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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

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

New 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 - 09 Oct 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 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
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[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 - Sep 24, 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.](#)

Two Birds Bakery Cafe Fence

Address: 201 N Ninth ST

Parcel Number: WD-709-3-4

City Funding: TID 13

Developer or Authorized Representative: Barry Peters, Two Birds Bakery Cafe'

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 05, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued	Project Completed - Oct 1, 2024 (C)
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[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
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[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
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[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
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[Click here to see the site plan and developer contact information.](#)

New Green Bay Nursery

Address: 2108-2118 Lawrence DR

Parcel Number: WD-L281-1

City Funding: TID 15

Developer or Authorized Representative: Tanner Wojcik, Vierbicher

Project Status:
(C) indicates Completed Step

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

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

New De Pere Housing Authority Generator

Address: 850 Morning Glory LN

Parcel Number: WD-86-5

City Funding: No

Developer or Authorized Representative: David Johnson, Architects Group LTD

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 26, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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
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[Click here to see the site plan and developer contact information.](#)**Belmark Plant 1 Addition**

Address: 600 Heritage RD

Parcel Number: ED-F0096, ED-F0095, ED-D29-1

City Funding: TID 10

Developer or Authorized Representative: Carolyn Adler, McMahon Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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.](#)

New Caribou Coffee

Address: 803 Main AV

Parcel Number: WD-84-3, WD-84

City Funding: No

Developer or Authorized Representative: Brandon Robaidek, Robert E. Lee and Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - 30 Jul 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - 28 Oct 2024 (C)
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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.](#)

Schreiber Foods Concrete Pad and Screening

Address: 1775 E Matthew DR

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

City Funding: No

Developer or Authorized Representative: Paul Stimpson, Schreiber Foods

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 5, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Oct 30, 2024 (C)
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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 - 06 Dec 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 Belmark Plant 8

Address: 1862 Commerce DR

Parcel Number: ED-344-101-5

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Nov 15, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 30, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

Preserve Development Refuse Enclosure Addition

Address: 1100 Employers BL

Parcel Number: WD-D0031

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

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

Creekside Christian Montessori Fence Addition

Address: 421 Lawrence DR

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

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) indicates Completed Step

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

MSC Master Plan - Including Fuel Tank Renovation

Address: 925 S Sixth ST

Parcel Number: WD-142

City Funding: City Project

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - 22 Jan 2023 (C)	Common Council Approved - Mar 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Wolter INC

Address: 1768 W Matthew DR

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Address: 820 Main AV

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (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 - 10 Oct 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.](#)

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

Bayside Machine Building Addition

Address: 2257 American BL

Parcel Number: WD-1371

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, Robert E Lee & Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved - Jan 23, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

<i>New Waterview Heights Apartments</i>							
Address: 410-416 Willie Mays Cl							
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.							

-END-