



Plan Commission

Regular Meeting

Agenda

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

Tuesday, May 27, 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 **May 27, 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 April 28, 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 3-lot extraterritorial CSM at 2609 Lawrence DR in Lawrence (Parcel L-480-2).*
 5. Consideration and possible action for a 2-lot CSM at 215 N Broadway ST (Parcel ED-861).
 6. Discussion about site plans received since the April 2025 Plan Commission meeting and review of the status of recently approved development projects.
 7. 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 Manager

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Troy Hewitt, Robert E. Lee & Associates

Turriff Scott P & Janelle R Revocable Trust

FBS Investment Group LLC



City of De Pere, Wisconsin

I.2

Request for Plan Commission Action

MEETING DATE: May 27, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the April 28, 2025 Plan Commission meeting.
RECOMMENDED ACTION: Approval

ATTACHMENTS:
PC_Apr2025_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, April 28, 2025

7:00 PM

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

I. Call to Order

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 Schlein, and members of the public.

2. Approval of the minutes of the March 24, 2025 Plan Commission meeting.

RESULT:	Approved
MOVER:	Jonathon Hansen
SECONDER:	Grant Schilling
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling
NAYS:	None

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 to revoke 13 expired, unused, or unneeded Conditional Uses on the St. Norbert College campus that were issued between 2010-2020 (Resolutions #20-60, #18-53, #16-83, #16-01, #15-134, #15-88, #15-77, #15-76, #14-128, #14-107, #14-85, #11-22, #10-130).*

City Planner Peter Schlein reviewed the request to revoke 13 conditional uses on the St. Norbert College campus. A memo to the Plan Commission summarized the reason for revoking each conditional use. Representatives from St. Norbert College were aware of and supported revoking the conditional uses. Staff recommended revoking the conditional uses and forwarding the recommendation to Common Council for a public hearing and final decision. Mark Higgins moved, seconded by Ald. Perock, to

revoke the conditional uses. Upon vote, motion carried unanimously.

RESULT:	Approved
MOVER:	Mark Higgins
SECONDER:	Devin Perock
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling
NAYS:	None

5. Consideration and possible action to increase the maximum height of two wall signs in the MX1 District from 20-feet to no more than 59-feet 10-inches, and below the parapet, for a proposed new five-story building at 215 N Wisconsin ST (Parcel ED-861).

City Planner Peter Schleinzi reviewed the request. He stated that staff was concerned because the true final measurements and location of the signs are not provided with the request. Peter noted that the applicant is not in attendance at the meeting. Mark Higgins questioned why the sign permit has not been submitted with the request. Grant Schilling also questioned why the information is not more concrete. Mayor Boyd stated that he is not comfortable with such a large change from 20 feet to 59 feet. Ald. Hansen stated that he feels the sign looks better aesthetically right under the parapet rather than 20 feet up. Development Services Director Daniel Lindstrom added that when you are not allowed to go to the maximum building height, typically they place the sign after the first floor. He clarified that there is a difference between urban hotels in a downtown with pedestrian scale signage, and suburban hotels, and this is an urban hotel in De Pere's downtown. Mayor Boyd moved, seconded by Ald. Perock to deny the request. Upon vote, motion carried unanimously.

RESULT:	Failed
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	None
NAYS:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling

6. Consideration and possible action on a major design exception from Zoning Ordinance Section 114-33(3)(d) Table 3-3, related to minimum primary frontage principal entrances at 215 N Broadway ST (Parcel ED-861).

City Planner Peter Schleinzi reviewed the major design exception. The request is to allow one primary entrance for a proposed hotel instead of three primary entrances. Mark Higgins moved, seconded by Mayor Boyd, to approve the major design exception. Upon vote, motion carried unanimously.

RESULT:	Approved
MOVER:	Mark Higgins
SECONDER:	James Boyd
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling
NAYS:	None

7. Consideration and possible action on a major design exception from Zoning Ordinance Sections 14-86(7) related to surfacing, 14-88(2)(b) related to setbacks, and 14-89(2)(d) and (e) related to trucking and transportation terminal screening requirements, until the construction of part of the southern bypass (a.k.a. GV-15) is complete at 2121 American BL (Parcel WD-D0074-1).

City Planner Peter Schleinzi reviewed the major design exception. It is a three part exception with the following parts:

Part 1 - temporary gravel surface.

Part 2 - for the location of the gravel surface to be located within a setback right-of-way.

Part 3 - The use of a 4-foot screening and no landscaping (metal panel screen and retaining wall).

Mayor Boyd moved, seconded by Shane Raymaker, to approve the major design exception. Mark Higgins asked about adding the staff suggestion that is in the report. Both Mayor Boyd and Shane were in agreement with adding the staff suggestion as part of the motion. The suggestion is that the site must be paved and screened, according to the site plan, within six months of the completion of the adjacent southern bypass (GV-15) or within six months of the southern bypass (GV-15) being terminated as a project if for some reason the project is not completed.

RESULT:	Approved
MOVER:	James Boyd
SECONDER:	Shane Raymaker
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling
NAYS:	None

8. Consideration and possible action for April 2025 amendments to Municipal Code Chapter 14 (Zoning Ordinance) and the Official Zoning Map.*

City Planner Peter Schleinzi reviewed the amendments. He said it has been about a year since the last set of amendments were approved. He highlighted a few of the major amendments, which included the following: Page 8 shows table 9-1, metal panel regulations for MX districts; on page 10, any HVAC units located in the street side frontage must be screened; awnings, canopies and marquees were re-located out of the sign standards section and into its own section; removed courtesy notices to neighbors for PDD removals and conditional use removals; cremation services as a separate stand alone use in the code. Mark Higgins moved, seconded by Brenda Busch, to approve the amendments and Official Zoning Map, and forward to Common Council for a final decision. Upon vote, motion carried unanimously.

RESULT:	Approved
MOVER:	Mark Higgins
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Mark Higgins, Devin Perock, Shane Raymaker, Grant Schilling
NAYS:	None

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

City Planner Peter Schleinzi provided an update on the status of recently approved development projects since the last meeting. Ald. Hansen asked about the hotel site plan. Staff noted that some metal was

changed to stucco. and the brick color changed from cream to dark brown. There were no other comments.

10. Adjournment.

Mayor Boyd moved, seconded by Brenda Busch to adjourn the meeting at 8 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

I.3

Request for Plan Commission Action

MEETING DATE: May 27, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: 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
RECOMMENDED ACTION: Public Comments

ATTACHMENTS:
None



City of De Pere, Wisconsin

I.4

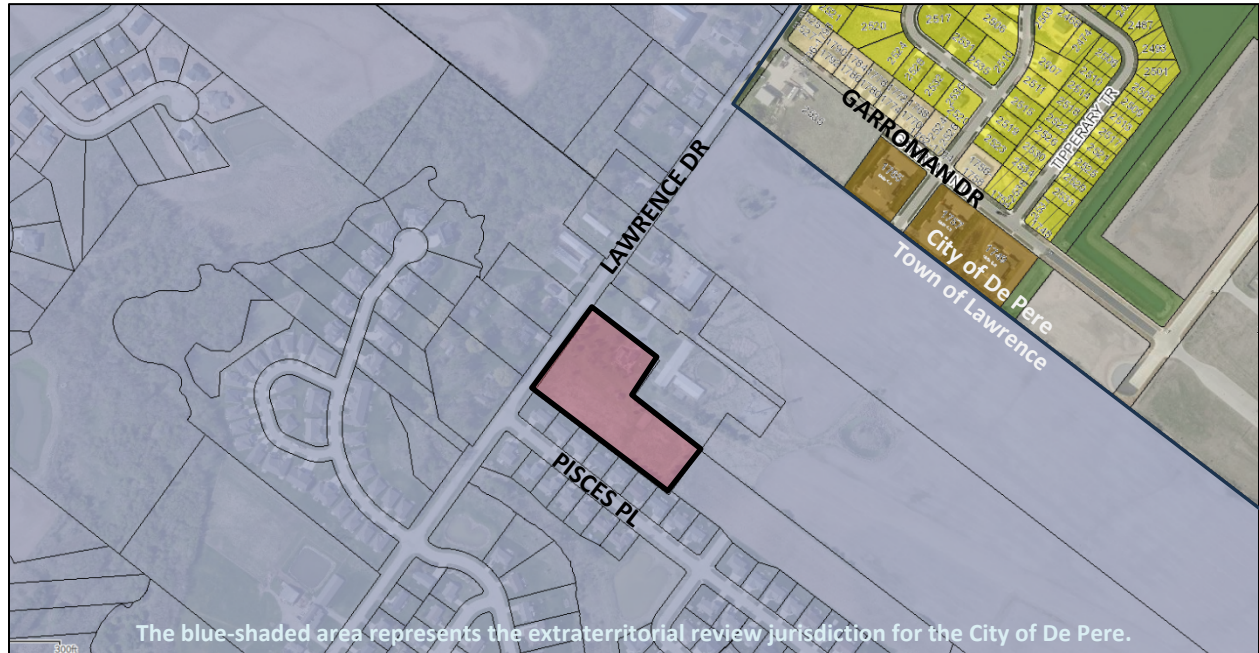
Request for Plan Commission Action

MEETING DATE: May 27, 2025
DEPARTMENT: Development Services
FROM: Peter Schlein, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 3-lot extraterritorial CSM at 2609 Lawrence DR in Lawrence (Parcel L-480-2).*
RECOMMENDED ACTION: Approval

ATTACHMENTS:
PC Report, Application and Preliminary CSM - 28 Apr 2025

Consideration and possible action for a 3-lot extraterritorial CSM at 2609 Lawrence DR in Lawrence (Parcel L-480-2).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File ECSM 25-03).
- COMMON DESCRIPTION:** 2609 Lawrence DR in Lawrence, 5220 BLK CTH X, located south from the Lawrence DR and Garroman DR intersection.
- ZONING:** A-1:Agricultural in Lawrence. In process of being rezoned to R-1 Residential District in Lawrence.
- SURROUNDING LAND USES:** Agricultural and developing residential to the north and east.
Residential to the south and west.
- COMPREHENSIVE PLAN:** Residential in Lawrence.
- APPLICANT / OWNERS:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|---------------------------------------|
| Troy E Hewitt, PLS | Turriff Scott P & Janelle R Revocable |
| Robert E Lee & Associates INC | Trust |
| 1250 Centennial Centre BL | 2609 Lawrence DR |
| Hobart, WI 54155 | De Pere, WI 54115-9198 |
- LAND USE HISTORY:** After a review of air photographs, the site has been an agricultural use since 1938, with one residence added in the 1990'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 1-3 are proposed residential lots.
- Future developments to the east of proposed Lots 1-2 include a future street connecting to Lawrence DR. It is suggested that a future street be shown on the CSM.
- The Lawrence minimum acreage and frontage requirements are 0.28 acres and 100 feet. The De Pere minimum acreage and frontage requirements are 0.18 acres and 75 feet.

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

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

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

1. Meeting all other state and local regulations, including the Town of Lawrence, City of De Pere, and Brown County Planning Commission.
2. Future developments to the east of proposed Lots 1-2 include a future street connecting to Lawrence DR. It is suggested that a future street be shown on the CSM.
3. Update the utility easement along Lawrence Drive to include language allowing all public utilities to use the easement.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

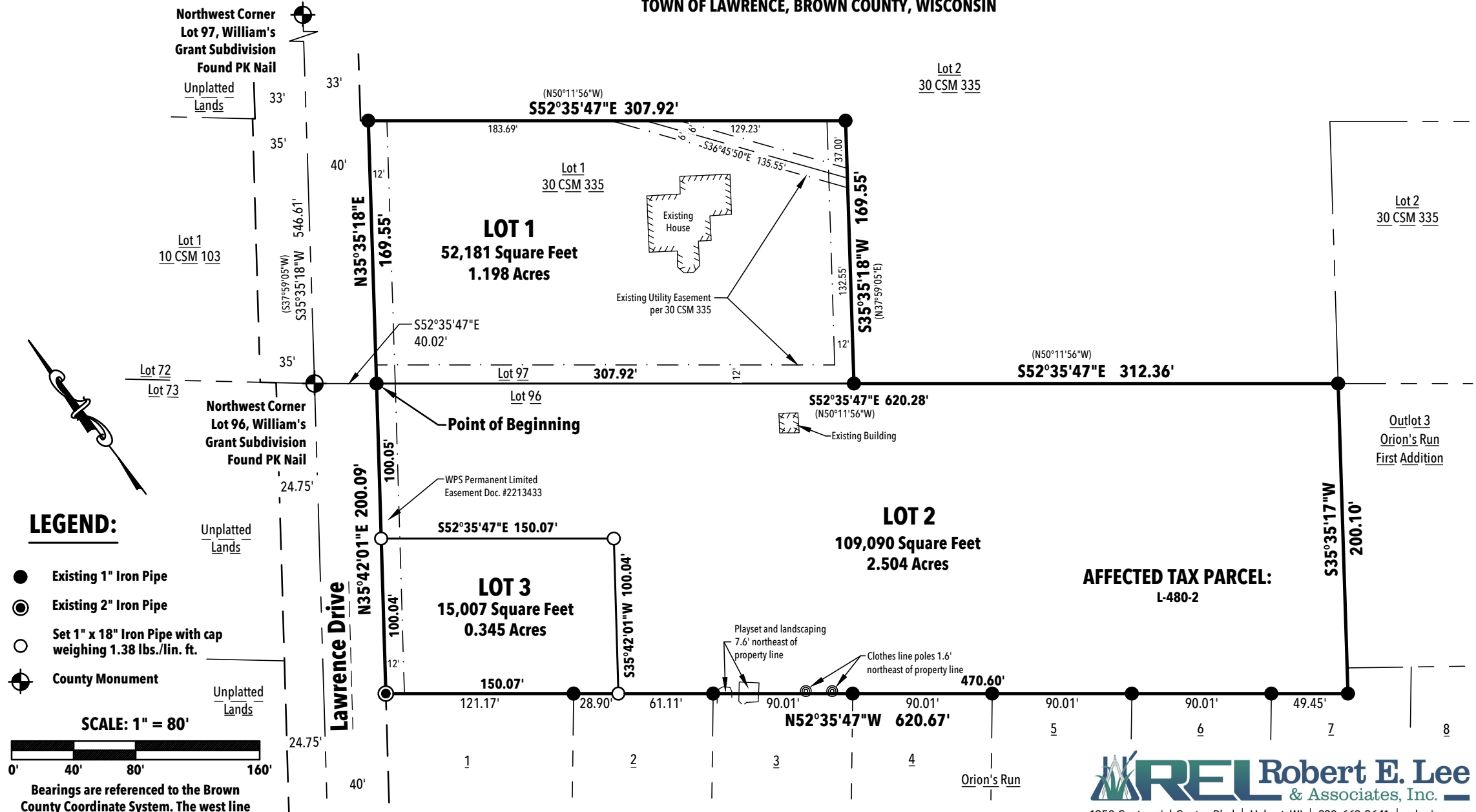
Apr 28, 2025, 12:20PM EDT

Parcel Number: (Include ALL parcels)	L-480-2
Nearest property address to the project site:	Street Address: 2609 LAWRENCE DR City: DE PERE State: W Zip: 54115-9198
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	3
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	Town of Lawrence
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural Residential
Proposed Site Land Uses:	Undeveloped/Vacant/Agricultural Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Madeline Last Name: Buhrandt
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-217-9601
Property Owner's Email Address:	turriffm24@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Troy Last Name: Hewitt
Authorized Representative's	

Business Name:	Robert E Lee & Associates, Inc
Authorized Representative's Phone Number:	920-662-9641
Authorized Representative's Email Address:	thewitt@releeinc.com
Please attach 1 PDF copy of the CSM.	Preliminary CSM_4-23-25.pdf
How do you plan on paying for your application?	Mail a check
Total Due:	\$375.00
Signature Data	<p>First Name: Troy Last Name: Hewitt Email Address: thewitt@releeinc.com</p> <div style="text-align: center; margin-top: 20px;">  </div> <p>Signed at: April 28, 2025 12:19pm America/New_York</p>
User's Session Information	IP Address: 24.106.22.82 Referrer URL:

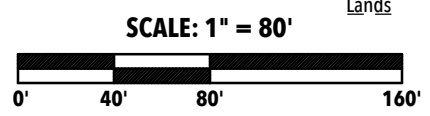
CERTIFIED SURVEY MAP

PART OF LOT 1, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683,
 BROWN COUNTY RECORDS, BEING PART OF LOT 97, WILLIAM'S GRANT SUBDIVISION AND PART OF LOT 96, WILLIAM'S GRANT SUBDIVISION,
 TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



LEGEND:

- Existing 1" Iron Pipe
- ⊙ Existing 2" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- ⊕ County Monument



Bearings are referenced to the Brown County Coordinate System. The west line of Lot 97 bears S35°35'18"W.

AFFECTED TAX PARCEL:
L-480-2

REL Robert E. Lee & Associates, Inc.

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

R:\6500\6588\6588001\dwg\6588001_csm.dwg

CERTIFIED SURVEY MAP

PART OF LOT 1, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, BROWN COUNTY RECORDS, BEING PART OF LOT 97, WILLIAM'S GRANT SUBDIVISION AND PART OF LOT 96, WILLIAM'S GRANT SUBDIVISION, TOWN OF LAWRENCE, 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 part of Lot 1, Volume 30 of Certified Survey Maps, Page 335, Map Number 4776, Document Number 1418683, Brown County Records, being part of Lot 97, William's Grant Subdivision and part of Lot 96, William's Grant Subdivision, Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Lot 97; thence S35°35'18"W, 546.61 feet on the west line of said Lot 97 to the northwest corner of said Lot 96; thence S52°35'47"E, 40.02 feet on the north line of said Lot 96 to the east right of way of Lawrence Drive, the POINT OF BEGINNING; thence N35°35'18"E, 169.55 feet on said east right of way to the north line of said Lot 1; thence S52°35'47"E, 307.92 feet on said north line to the northeast corner of said Lot 1; thence S35°35'18"W, 169.55 feet on the east line of said Lot 1 to the southeast corner thereof; thence S52°35'47"E, 312.36 feet on said north line of Lot 96; thence S35°35'17"W, 200.10 feet on the west line of Outlot 3, Orion's Run First Addition, Volume 23 of Plats, Page 98, Document Number 2661337, Brown County Records and continuing on a west line of Lot 7, Orion's Run, Volume 23 of Plats, Page 49, Document Number 2569645 to a north line of said Lot 7; thence N52°35'47"W, 620.67 feet on the north line of said Lot 7 and continuing on the north line of Lot's 6, 5, 4, 3, 2 and 1 of said Orion's Run to said east right of way; thence N35°42'01"E, 200.09 feet on said east right of way to the Point of Beginning.

Said parcel contains 176,278 Square Feet (4.047 Acres) of land more or less.

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, Chapter 267 of the Town of Lawrence Municipal Code and Brown County Planning Commission in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2025.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the property 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.

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

CERTIFIED SURVEY MAP

PART OF LOT 1, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683,
BROWN COUNTY RECORDS, BEING PART OF LOT 97, WILLIAM'S GRANT SUBDIVISION AND PART OF LOT 96, WILLIAM'S GRANT
SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE

As Owner's, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped 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:

TOWN OF LAWRENCE
CITY OF DE PERE
BROWN COUNTY PLANNING COMMISSION

Scott P. Turriff Date

Janelle R. Turrif Date

as Trustees of the Scott P. Turriff and Janelle R. Turriff Revocable Trust dated September 15, 2014

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, the above named Scott P. & Janelle R. Turriff, 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

PART OF LOT 1, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, BROWN COUNTY RECORDS, BEING PART OF LOT 97, WILLIAM'S GRANT SUBDIVISION AND PART OF LOT 96, WILLIAM'S GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 2025.

Devin Yoder
Senior Planner

TOWN BOARD APPROVAL CERTIFICATE

Approved by the Town of Lawrence this _____ day of _____, 2025.

Cindy Kocken, Clerk-Treasurer

CITY OF DE PERE EXTRA TERRITORIAL APPROVAL CERTIFICATE

Approved by the City of De Pere Common Council on _____ day of _____, 2025.

Carey E. Danen, City Clerk

Date

TREASURER'S CERTIFICATE

As Brown County Deputy 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 (L-480-2) as of the date listed below.

Raymond Suennen
Brown County Treasurer

Date



City of De Pere, Wisconsin

I.5

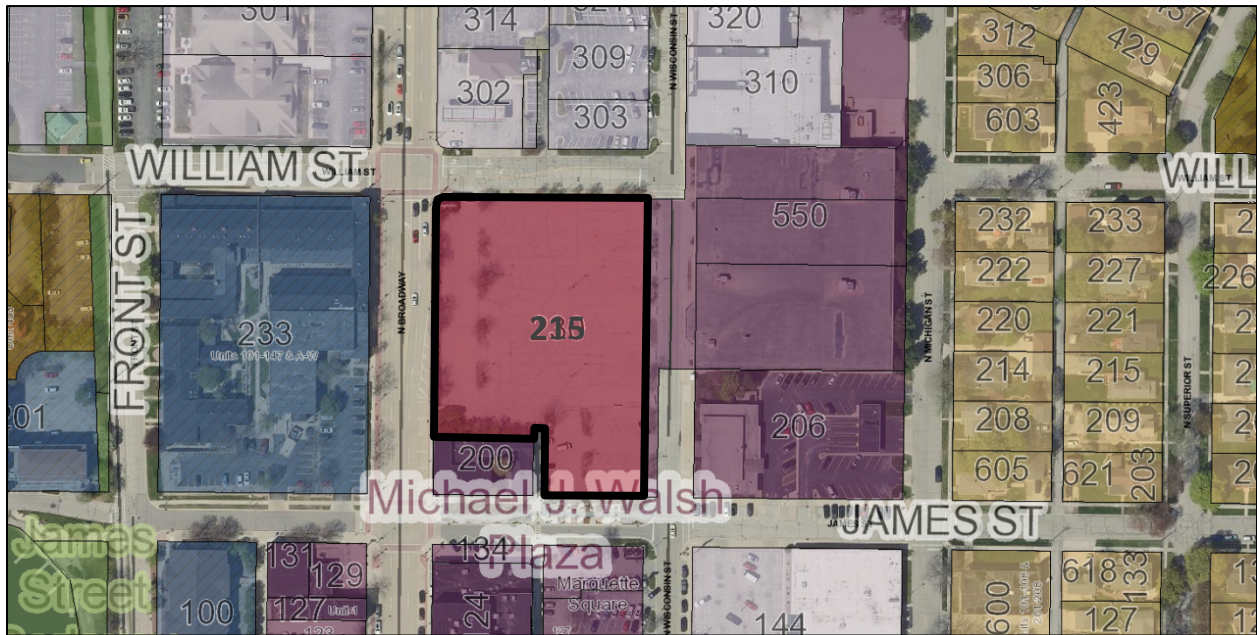
Request for Plan Commission Action

MEETING DATE: May 27, 2025
DEPARTMENT: Development Services
FROM: Peter Schlein, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 2-lot CSM at 215 N Broadway ST (Parcel ED-861).
RECOMMENDED ACTION: Approval

ATTACHMENTS:
PC Report, Application and Preliminary CSM - 21 Apr 2025

Consideration and possible action for a 2-lot CSM at 215 N Broadway ST (Parcel ED-861).

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File CSM 25-03).
- COMMON DESCRIPTION:** 215 N Broadway ST, northwest from the N Wisconsin ST and James ST intersection.
- ZONING:** MX1 (Downtown Mixed-Use District).
- SURROUNDING LAND USES:** Developed and developing mixed uses (MX1, MX2, MX3) to the north, south, east, and west.
- COMPREHENSIVE PLAN:** Transportation and Utilities (adjacent to Commercial).
- APPLICANT / OWNERS:**
- | | |
|----------------------------------|--------------------------|
| <u>Authorized Representative</u> | <u>Property Owner</u> |
| Troy E Hewitt, PLS | FBS Investment Group LLC |
| Robert E Lee & Associates INC | 2257 American BL |
| 1250 Centennial Centre BL | De Pere, WI 54115-8490 |
| Hobart, WI 54155 | |
- LAND USE HISTORY:** After a review of air photographs, the area has been developed 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.
- Lots 1 and 2 are proposed to develop with mixed uses. Lot 1 is for a

five-story hotel and Lot 2 is for future development.

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

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

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

1. Meeting all other state and local regulations, including the City of De Pere and Brown County Planning Commission.
2. Add the following language to the CSM as a 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 reference, "...Plan Commission..." instead of "...Common Council...".



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Apr 21, 2025, 11:39AM EDT

Parcel Number: (Include ALL parcels)	ED-861
Nearest property address to the project site:	Street Address: 215 N BROADWAY ST 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:	MX1
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural Commercial
Proposed Site Land Uses:	Commercial
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 230 DEVELOPMENT PARTNERS LLC Last Name: JASON TADYCH
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 3032 AUTUMN LEAVES CIRCLE City: GREEN BAY State: W Zip: 54313
Property Owner's Phone Number:	9202774739
Property Owner's Email Address:	jason@tip-llc.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: TROY

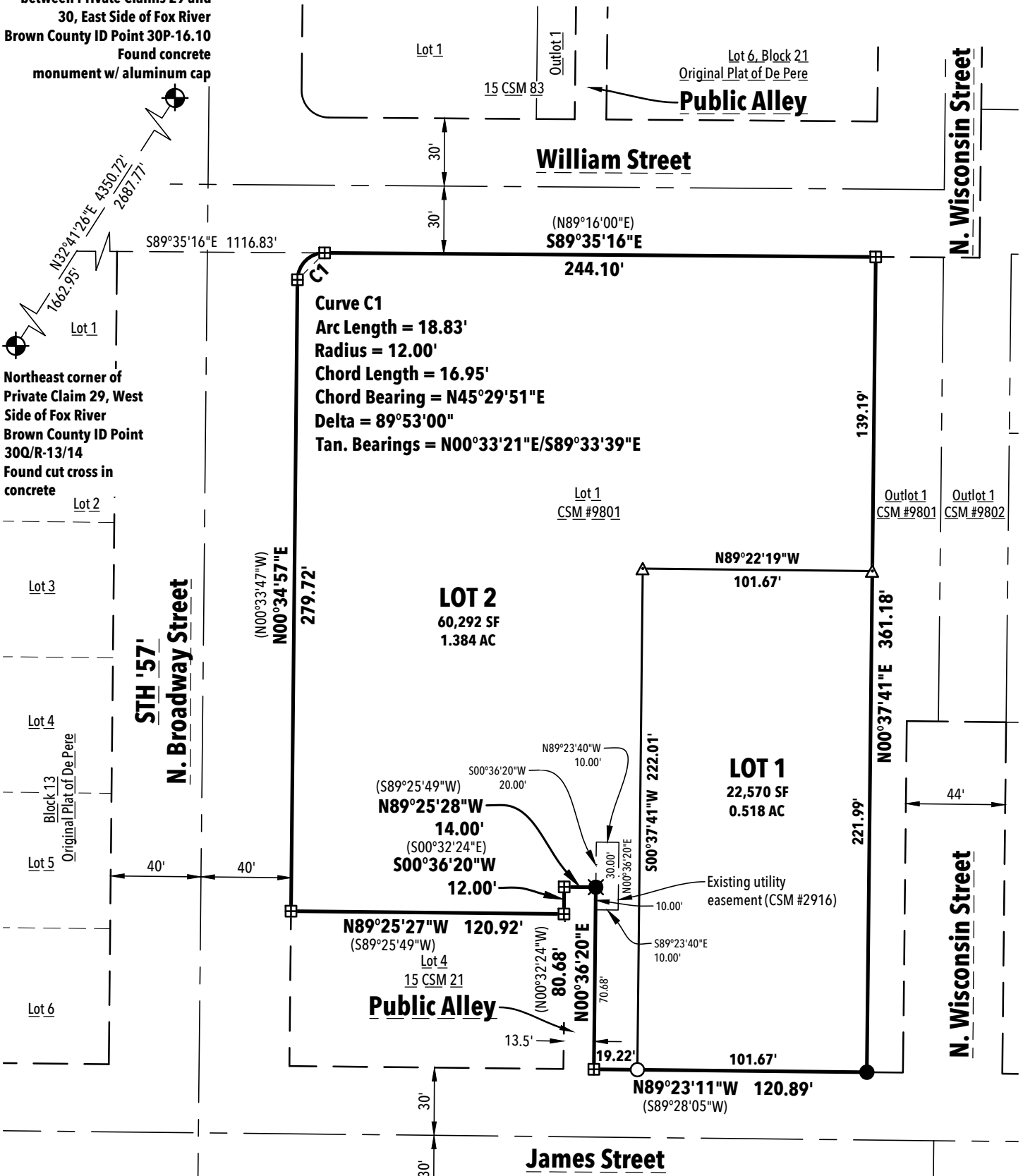
Name:	Last Name: HEWTT
Authorized Representative's Business Name:	Robert E. Lee & Associates, Inc.
Authorized Representative's Phone Number:	920-662-9641
Authorized Representative's Email Address:	thewitt@releeinc.com
Please attach 1 PDF copy of the CSM.	Prelim CSM_4-18-25.pdf
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00
Signature Data	<p>First Name: TROY Last Name: HEWTT Email Address: thewitt@releeinc.com</p>  <p>Signed at: April 21, 2025 11:38am America/New_York</p>
User's Session Information	IP Address: 24.106.22.82 Referrer URL:

CERTIFIED SURVEY MAP

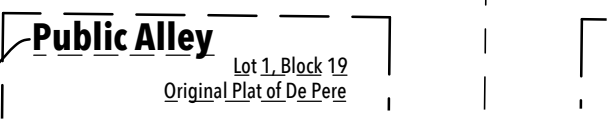
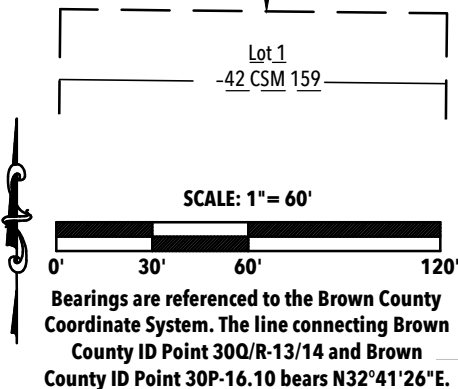
ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9801, DOCUMENT NUMBER 3075334,
LOCATED IN PART OF PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE,
BROWN COUNTY, WISCONSIN

Meander corner on the line
between Private Claims 29 and
30, East Side of Fox River
Brown County ID Point 30P-16.10
Found concrete
monument w/ aluminum cap

Northeast corner of
Private Claim 29, West
Side of Fox River
Brown County ID Point
30Q/R-13/14
Found cut cross in
concrete



- LEGEND:**
- Set 1" x 18" Iron Pipe w/ Cap weighing 1.13 lbs./lin. ft.
 - Existing 1" Iron Pipe
 - ⊞ Existing Cut Cross in Concrete
 - ⊙ Existing 1/2" Iron Rod
 - △ Set Mag Nail
 - ⊙ County PLSS Monument
 - () Record bearing or distance



AFFECTED PARCEL:
ED-861

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET 1 OF 4

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9801, DOCUMENT NUMBER 3075334, LOCATED IN PART OF PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, 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 Lot 1, Certified Survey Map Number 9801, Document Number 3075334, located in part of Private Claim 32, East Side of the Fox River, City of De Pere, Brown County, Wisconsin.

Said parcel contains 82,862 Square Feet (1.902 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: 4/17/2025

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.

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 9801, DOCUMENT NUMBER 3075334, LOCATED IN PART OF PRIVATE CLAIM 32,
EAST SIDE OF THE FOX RIVER, 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

De Pere 230 Development Partners, 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 LOT 1, CERTIFIED SURVEY MAP NUMBER 9801, DOCUMENT NUMBER 3075334, LOCATED IN PART OF PRIVATE CLAIM 32,
EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CITY OF DE PERE APPROVAL CERTIFICATE

Approved by the City of De Pere Common Council 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



Request for Plan Commission Action

MEETING DATE: May 27, 2025
DEPARTMENT: Development Services
FROM: Peter Schlein, City Planner/Zoning Administrator
SUBJECT: Discussion about site plans received since the April 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: May 27, 2025

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

Summary:

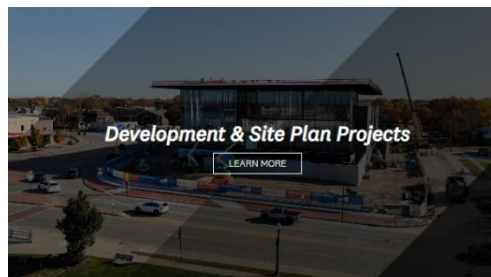
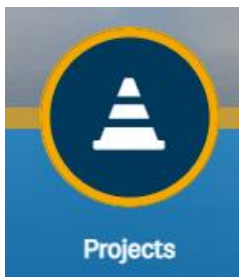
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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](#)

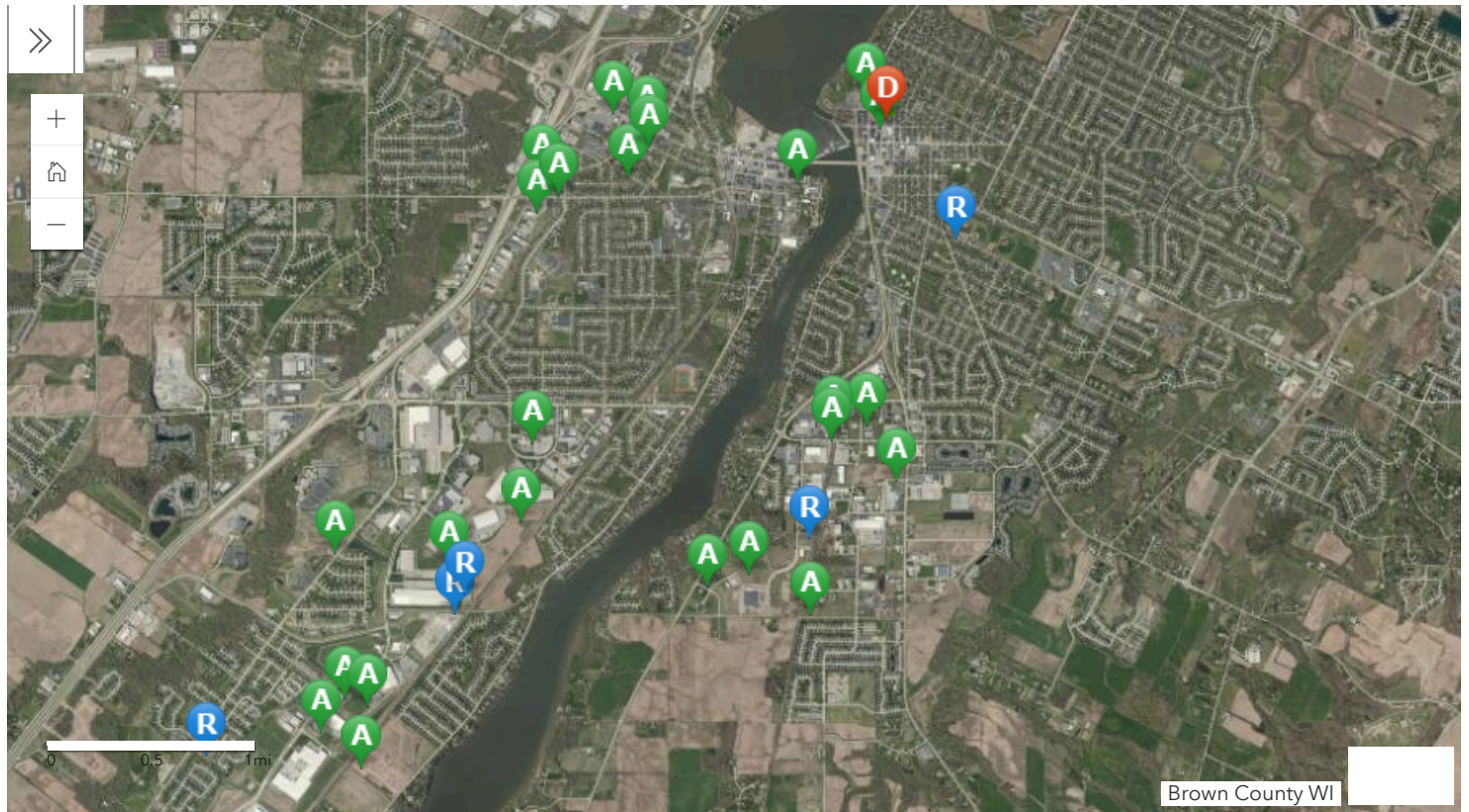
Page last updated on May 19, 2025.

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:

- [550 William ST - New 550 West Mixed Use](#)

Projects that are Under Staff Review:

- [2121 American BL - New Robinson Parking Lot](#)
- [1891 Commerce DR - Bedford Paper Addition](#)
- [435 S Washington ST - Dickinson Elementary Re-Pavement](#)
- [2385 Lawrence DR - Draco New Pavement and Screening](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Recently Approved:

- [215 N Wisconsin ST - New Towneplace Suites Hotel](#)
- [805 Main AV - Dollar Tree Facade Replacement](#)
- [403-409 N Broadway ST - White Pillars Expansion](#)
- [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](#)
- [1221 Grant ST - Country Visions Facade Maintenance](#)
- [2000 Commerce DR - New Amerilux Buildings](#)
- [675 Heritage RD - Belmark Plant 5 Vestibule Addition](#)
- [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](#)
- [411 Destiny DR - Destiny Church Addition](#)

- [1414 Builders CT - New Badgerland Supply Warehouse](#)
- [1405 Enterprise DR - New Contractor Warehouses](#)
- [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:

- [2107 American BL - New Robinson Metal Driveway](#)
- [2121 American BL - New Robinson Metal Loading Docks and Pavement](#)
- [310 N Wisconsin ST - Saltbox Tile & Stone Gallery Facade Replacement](#)

Projects that are Recently Denied:

- None

Additional Project Status Information

New Robinson Metal Parking Lot							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1041-1, WD-1041-2							
City Funding: Partially in TIF 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 (€)	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.							

Bedford Paper Addition							
Address: 1891 Commerce DR							
Parcel Number: ED-344-102-4							
City Funding: TIF 10							
Developer or Authorized Representative: Brandon Robaidel, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (€)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Dickinson Elementary Re-Pavement							
Address: 435 S Washington ST							
Parcel Number: ED-321, ED-335, ED-1436-1							
City Funding: No							
Developer or Authorized Representative: Jesse Becker, Point of Beginning							
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.							

Dollar Tree Facade Replacement							
Address: 805 Main AV							
Parcel Number: WD-84-3							
City Funding: No							
Developer or Authorized Representative: Donna Elliott, RRMM Architects							
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 (€)	Site Plan Approved - Apr 09, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New 550 West Mixed Use							
Address: 550 William ST							
Parcel Number: ED-875-1							
City Funding: TIF 18							
Developer or Authorized Representative: Brandon Robaidek, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Draco New Pavement and Screening							
Address: 2385 Lawrence DR							
Parcel Number: WD-L487							

City Funding: No							
Developer or Authorized Representative: Brandon Robaidek, 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	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Towneplace Suites Hotel							
Address: 215 N Wisconsin ST							
Parcel Number: ED-861							
City Funding: TIF 18							
Developer or Authorized Representative: Brandon Robaidek, 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 - May 16, 2025 (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 Warehouse Southeast Access Drive							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1041-1, WD-1041-2							
City Funding: Partially in TIF 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Robinson Metal Transportation Terminal & Outdoor Storage							
Address: 450 Fortune AV							
Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043							
City Funding: TIF 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-752							
City Funding: No							
Developer or Authorized Representative: Bob Mach, 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 - Apr 02, 2025 (C)	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: TIF 12							
Developer or Authorized Representative: Mike Van Vreede, Fox City Builders							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 07, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

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

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

New De Pere Housing Authority Building							
Address: 850 Morning Glory LN							
Parcel Number: WD-86-5							
City Funding: No							
Developer or Authorized Representative: David Johnson, Architects Group LTD							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 16, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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

Dunkin' Facade Replacement							
Address: 950 Main AV, Unit A							
Parcel Number: WD-709-1							
City Funding: TIF 13							
Developer or Authorized Representative: Erik Valiulius, MRV Architects INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Saltbox Tile & Stone Gallery Facade Replacement							
Address: 310 N Wisconsin ST							
Parcel Number: ED-878							
City Funding: TIF 18							
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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Apr 14, 2025 (C)
Click here to see the site plan and developer contact information.							

New Amerilux Buildings							
Address: 2000 Commerce DR							
Parcel Number: ED-3103							
City Funding: TIF 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: TIF 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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Apr 14, 2025 (C)
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.							

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 (C)	Project Completed - Apr 14, 2025 (C)
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 Massman Corporate INC							
Address: 2005 Venture AV							
Parcel Number: WD-D0076							
City Funding: TIF 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
Click here to see the site plan and developer contact information.							

Destiny Church Addition							
Address: 1205 Lawrence DR							
Parcel Number: ED-F0081-1							
City Funding: No							
Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Nicolet Real Estate Addition							
Address: 2211 American BL							
Parcel Number: WD-1375							
City Funding: No							
Developer or Authorized Representative: Colin Meisel, Project Manager, Ruekert & Mielke INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Dec 06, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Creekside Christian Montessori Fence Addition							
Address: 421 Lawrence DR							
Parcel Number: WD-0209, WD-0209-1							

City Funding: No							
Developer or Authorized Representative: Thomas Barrett, Vice President							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New North Shore Bank							
Address: 820 Main AV							
Parcel Number: WD-534, WD-535, WD-536, WD-533-1							
City Funding: No							
Developer or Authorized Representative: Michael Leidig, EIT, Robert E Lee and Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Preserve Development Clubhouse							
Address: 1600 N Honeysuckle CI							
Parcel Number: WD-D0034-1							
City Funding: TIF 15							
Developer or Authorized Representative: Bill Kingston, Developer, Preserve Development LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 11, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Sustana Fibers Flash Dryer System Addition							
Address: 1751 W Matthew DR							
Parcel Number: WD-364-D-526							
City Funding: No							
Developer or Authorized Representative: Dan Bassindale, Sustana Solutions							
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 Treml, 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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