



Plan Commission

Regular Meeting

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

Agenda

Monday, October 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 **October 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 September 22, 2025 Plan Commission meeting.
 3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC
 4. Consideration and possible action for a 2-lot certified survey map at 647 Foxview AV (Parcel WD-76-1).
 5. Consideration and possible action for a 4-lot extraterritorial certified survey map at 2400 BLK French RD in Lawrence (Parcel L-454-3, L-2078).*
 6. Consideration and possible action on a major design exception from Zoning Ordinance Section 14-22(3)(d) Table 2-3, related to the maximum building height for an accessory building at 1156 Tanager TR (Parcel ED-124-I-57).

7. Consideration and possible action for a zoning map amendment from O (Office District) to RM-2 (Multi-Unit [7+ units] District) at 1100 BLK Employers BL (Parcel WD-D0031-1).*
8. Consideration and possible action for the Annexation of Lawrence Parcel L-481.*
9. Consideration and possible action for the Annexation of Rockland Parcels R-29-1, R-39, R-110, and R-114.*
10. Consideration and possible action for October 2025 amendments to Municipal Code Chapter 14 (Zoning Ordinance).*
11. Discussion about site plans received since the September 2025 Plan Commission meeting and review of the status of recently approved development projects.
12. 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

Steven M. Bieda, PLS, Vierbicher

Wisco Short Term Rentals LLC

Douglas E Woelz, PLS, McMahon Associates INC

Town of Lawrence

Breanna M Conard

Troy E Hewitt, PLS, Robert E Lee & Associates INC

Preserve Development LLC

Allison Buckley, COO & General Counsel, Radue Homes INC

Kathy P Vanpay



City of De Pere, Wisconsin

I.2

Request for Plan Commission Action

MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Kelly Barker, Administrative Assistant
SUBJECT:	Approval of the minutes of the September 22, 2025 Plan Commission meeting.
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:
PC_Sep2025_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, September 22, 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, Jonathon Hansen

Absent:

Excused: Grant Schilling, Devin Perock

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, Assistant City Attorney Eric Erdman, and members of the public.

2. Approval of the minutes of the August 25, 2025 Plan Commission meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

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

There were no public comments.

4. Consideration and possible action for a 3-lot and 1-outlot certified survey map at 1100 Employers BL (Parcels WD-D0031, WD-364-D-502).*

City Planner Peter Schleinz reviewed the CSM. Staff recommended approval of the CSM, subject to the conditions in the report. Ald. Hansen moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathon Hansen
SECONDER:	Mark Higgins
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

5. Consideration and possible action for a 2-lot extraterritorial certified survey map at 2200 BLK Beck WY in Lawrence (Parcel L-451-4).*

City Planner Peter Schleinzi reviewed the extraterritorial CSM in the Town of Lawrence. Staff recommended approval of the CSM subject to the conditions in the report. Mark Higgins moved, seconded by Shane Raymaker, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Higgins
SECONDER:	Shane Raymaker
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

6. Consideration and possible action on a 44-lot and 1-outlot extraterritorial preliminary plat of Rock Ridge Estates at 2200 BLK Beck WY in Lawrence (Parcels part of L-451-1, L-452-5).*

City Planner Peter Schleinzi reviewed the preliminary plat in the Town of Lawrence. Staff recommended approval of the plat, subject to the conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the plat and forward it to Common Council. Upon vote, motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

7. Consideration and possible action for a new 10-foot-wide utility easement at 300 BLK Main AV (Parcels WD-917-1, WD-917-2).*

City Planner Peter Schleinzi reviewed the request for a new utility easement. Mayor Boyd moved, seconded by Shane Raymaker, to approve the new easement. Upon vote, motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Shane Raymaker
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

8. Consideration and possible action for a zoning map amendment to remove PDD overlays from 105 parcels, generally located east from Lawrence DR, south from Bridge Port LN, and north from Daytona Speedway.*

City Planner Peter Schleinzi reviewed the zoning map amendment. Staff recommended approval of the request, subject to the conditions in the report. Staff received comments from one resident who had questions. Ald. Hansen moved, seconded by Mayor Boyd, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathon Hansen
SECONDER:	James Boyd
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

9. Consideration and possible action for a conditional use of Type B Home Occupation in a R2-45 (Two-Unit) District at 600 Lewis ST (Parcel ED-936).*

City Planner Peter Schleinz reviewed the conditional use request and explained the difference between Type A and Type B home occupations. The major difference between Type A and Type B home occupations is that for Type B, household residents use their home as a place of work and either one non-residential employee or customer comes to the site. The specific home occupation is gunsmithing related to gun repair and online sales. A conditional use is required for a customer coming to the site. Peter explained that all Type A and Type B home occupations are subject to 9 regulations, which are outlined in the agenda packet. There are also supplemental regulations for Type B home occupations. Staff recommended approval of the conditional use request subject to the conditions in the report. Peter noted that all property owners within 300 feet were notified of the request, which meets the notification requirement. Mark Higgins asked if there is any monitoring of the conditional use. Development Services Director Daniel Lindstrom explained that the City uses a complaint-based system so if the residents have complaints, the City will investigate the complaints. If a violation existed, then the conditional use could be revoked. The applicant, Dan Farnsworth addressed the commission. He explained that he wants to maintain safety protocols. All discharge and function checks will be held at the Shiocton Shooting range, with nothing being done in the City limits. Mayor Boyd suggested that he reach out to his neighbors to address their questions and concerns. Ald. Hansen asked the applicant if his business is registered with the state. Mr. Farnsworth replied yes. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. There were several people in the audience who wished to speak. Christopher Thompson, superintendent of the Unified School District addressed the commission. He is concerned with the proximity of the business to Foxview and Dickinson Schools, as well as to the De Pere Police & Fire Departments and the Mulva Cultural Center. Next, resident Nicole Slavin spoke. She is concerned with the idea of self reporting and feels like there should be a better way of monitoring. Next to speak was Eban Erhard. His first issue is with the cleanliness and appearance of the property itself. He is troubled by the "I will" statements made by the applicant and the enforcement of the statements. He also has a concern with the proximity to the schools and students who walk to school and have to walk past the house. He also mentioned the school safety zone regulation and questioned why the rule does not apply to this business. Mayor Boyd thanked the speakers for their comments. He moved, seconded by Brenda Busch, to go back to regular session. Upon vote, motion carried unanimously.

Staff addressed the comments made. Development Services Director Daniel Lindstrom explained the School Safe Zone regulation. The Federal Possession of Firearms in School Zones Law 18 U.S.C. § 922(q) and Wisconsin State Statutes 948.605, makes it illegal to knowingly possess a firearm in a school zone, which includes school grounds and areas within 1,000 feet of schools. However, there are notable exceptions to this rule. For instance, firearms that are unloaded and securely locked in a container within a vehicle are exempt. In this case, both the business owner and the customer would have to follow those stipulations. Addressing the self-reporting aspect, staff does not conduct City-wide conditional use permit checks since it is not in the City ordinance. An ordinance change would have to be directed by the Common Council to change the code to a proactive inspection of all conditional use permits. On the complaint about the appearance of the property, the owner has owned the property for a few months now. As a complaint driven government, staff noted that any complaints about the property should follow the complaint process through the See-Click-Fix complaint portal. Any complaints received will be addressed. Development Services Director Daniel Lindstrom clarified that the complaint regarding the property maintenance of the property should be kept separate from the use of the conditional use permit.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Shane Raymaker
AYES:	James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen

10. Discussion about the Community Living Arrangement use in the De Pere Zoning Ordinance Article VII, and potential Zoning Ordinance revisions to clarify the use.

Recently, City staff received an inquiry about a 55-unit community living arrangement (assisted living facility) in a C district. The community living arrangement use is permitted in all residential and mixed use districts but not in the C district. This request prompted staff to review the Zoning Ordinance, including the number of facility residents and the permitted zoning districts. Because of the potential need for changes, staff would like to have a conversation about community living arrangements with the Plan Commission. While this is a discussion only item, staff is seeking directions from Plan Commission to direct them to do one of the following:

1. Leave the community living arrangement section of the Zoning Ordinance unchanged.
2. Revise the community living arrangement section of the Zoning Ordinance, as presented, as soon as possible.
3. Revise the community living arrangement section of the Zoning Ordinance; however, wait and make the changes with other revisions that are made periodically/annually.

After further discussion, the Plan Commission members were in agreement to make an immediate change rather than wait.

11. Discussion about the proposed Comprehensive Plan Update Draft Chapters - Places (Land Use, Housing, Downtown).

This is the second of four discussions with the Plan Commission, to go over the Places Chapter of the Comprehensive Plan Update. The Places Chapter consists of Land Use, Housing, Downtown. For the future land use map, staff would like to discuss three specific areas. The first is the empty lot owned by St Anne's Church, which is located at 347 S Libal Street. The empty lot is currently zoned as PI-1, neighborhood public institutional district. The steering committee believes commercial is the correct zoning for the empty lot. The Plan Commission members stated that they are not completely opposed to a commercial use on the property, if the right conditions existed. Development Services Director Daniel Lindstrom stated that this would be a stand-alone item brought back to the Plan Commission in the future if St. Anne's wants to address it again. The next parcel up for discussion is the parcel on Lawrence Drive next to St Mark's Lutheran Church. The steering committee would like to see this parcel as commercial/commercial redevelopment. This category provides the most flexibility and includes multi-family and mixed used. Discussion followed and the Plan Commission was in agreement with this decision. The third area of discussion was for the Southeast Area Plan, which is being modeled after a town center. The steering committee and staff are recommending this type of zoning for this area. The Plan Commission agreed with this recommendation for the Southeast Area. The next step would be to schedule a meeting with the De Pere property owners in this area for discussion.

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

City Planner Peter Schlein provided an update on the status of recently approved development projects since the last meeting. Ald. Hansen had questions about the Techtron Tube site plan regarding the driveway expansion and the planting of some trees. There were no other questions or comments.

13. Adjournment.

Mayor Boyd moved, seconded by Ald. Hansen, to adjourn the meeting at 8:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

I.4

Request for Plan Commission Action

MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Peter Schleinz, City Planner/Zoning Administrator
SUBJECT:	Consideration and possible action for a 2-lot certified survey map at 647 Foxview AV (Parcel WD-76-1).
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report, Application and Preliminary CSM - 24 Sep 2025

Consideration and possible action for a 2-lot certified survey map at 647 Foxview AV (Parcel WD-76-1).

SITE MAP



REQUESTED ACTION:	Certified Survey Map Approval (File CSM 25-05).	
COMMON DESCRIPTION:	647 Foxview AV, east from the Foxview AV and Fort Howard AV intersection.	
ZONING:	R1-45 (Single-Dwelling Detached District).	
SURROUNDING LAND USES:	One-unit residential (R1-45) to the north, south, and west. Fox River to the east.	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family), Environmentally Sensitive Area.	
APPLICANT / OWNERS:	<u>Authorized Representative</u> Steven M. Bieda, PLS Vierbicher 400 Security BL, STE 1 Green Bay, WI 54313	<u>Property Owner</u> Wisco Short Term Rentals LLC 414 E Walnut ST, STE 220 Green Bay, WI 54301
LAND USE HISTORY:	After a review of air photographs, the area developed in the 1960'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. • Lot 1 is for an existing one-unit residential house.	

- Lot 2 is for a proposed one-unit residential house.

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. Provide a 20 foot utility and storm water management easement along the north property line of Lot 2 from the cul-de-sac to the Fox River. Engineering will need to review the language for approval prior to recording.
3. Add the existing easement that runs across the property for the sanitary sewer near the Fox River.
4. Provide a 12 foot utility easement along the back of the right-of-way. Engineering will need to review the language for approval prior to recording.



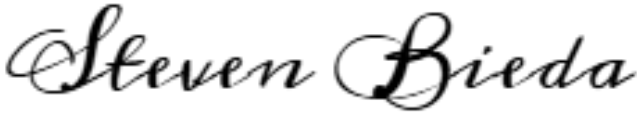
Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Sep 24, 2025, 05:24PM EDT

Parcel Number: (Include ALL parcels)	WD-76-1
Nearest property address to the project site:	Street Address: 647 Foxview Ave City: De Pere State: WI 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:	R1-45
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: Michael Last Name: Coppens
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 414 E Walnut St Property Owner's Address:: STE 220 City: Green Bay State: WI Zip: 54301
Property Owner's Phone Number:	920-562-0307
Property Owner's Email Address:	mcoppens@orspecialists.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Steven Last Name: Bieda
Authorized Representative's Business Name:	Vierbicher

Authorized Representative's Phone Number:		(920)434-9670
Authorized Representative's Email Address:		sbie@vierbicher.com
Please attach 1 PDF copy of the CSM.		L-12537.pdf
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$375.00
Signature Data	First Name: Steven Last Name: Bieda Email Address: sbie@vierbicher.com	
	 Signed at: September 24, 2025 5:23pm America/New_York	
User's Session Information		IP Address: 74.87.124.242 Referrer URL:

Certified Survey Map

Part of Lot 102 of recorded plat "Assessors Subdivision of Lands in the City of Nicolet",
(Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), being located
in Private Claim 27, West Side of the Fox River, City of De Pere, Brown County, Wisconsin



North



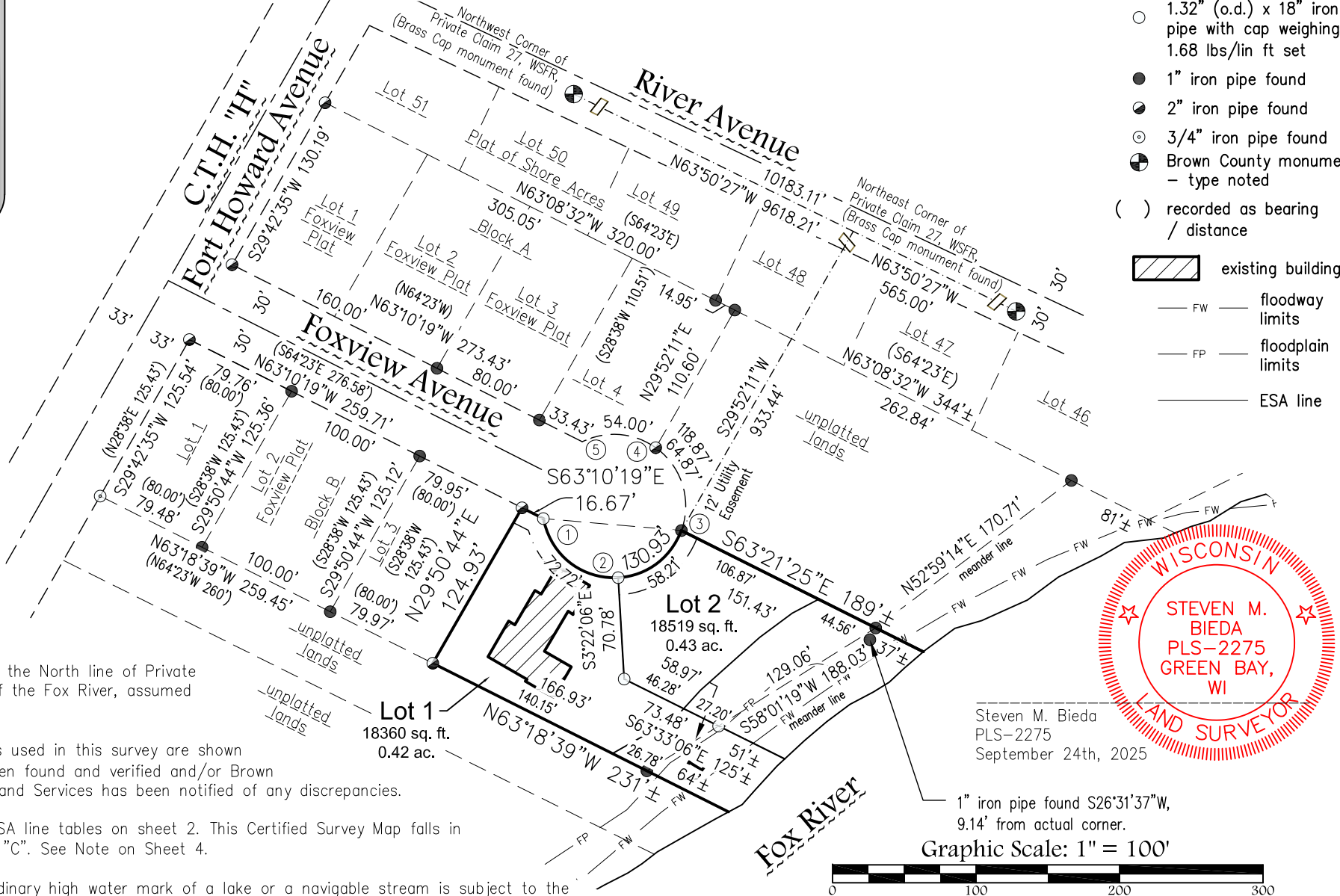
NOTES

Bearings referenced to the North line of Private Claim 27, West Side of the Fox River, assumed to be N63°50'27"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.

See Curve Date and ESA line tables on sheet 2. This Certified Survey Map falls in Airport Zoning District "C". See Note on Sheet 4.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- 3/4" iron pipe found
- ⊙ Brown County monument - type noted
- () recorded as bearing / distance
- ▨ existing building
- FW — floodway limits
- FP — floodplain limits
- ESA line

Sheet One of Five

Project No.: 250634

Drawing No.: L-12537

Fieldwork Completed: 09/16/25



vierbicher
planners | engineers | advisors

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

Client: WISCO Short Term Rentals

Tax Parcel: WD-76-1

Drafted By: NDK

File: 250634 CSM.dwg

Data File: 250634.txt



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	130.93'	50.00'	96.60'	S85°03'27"E	150°02'16"	S10°02'36"E & N19°55'08"E
1-2	72.72'	50.00'	66.48'	S51°42'12"E	83°19'45"	N86°37'39"E
2-3	58.21'	50.00'	54.98'	N53°16'40"E	66°42'31"	—
3-5	118.87'	50.00'	92.79'	N48°11'09"W	136°12'33"	S63°42'35"W & N19°55'08"E
3-4	64.87'	50.00'	60.41'	S17°14'48"E	74°19'52"	N54°24'44"W
4-5	54.00'	50.00'	51.41'	N85°21'05"W	61°52'41"	—

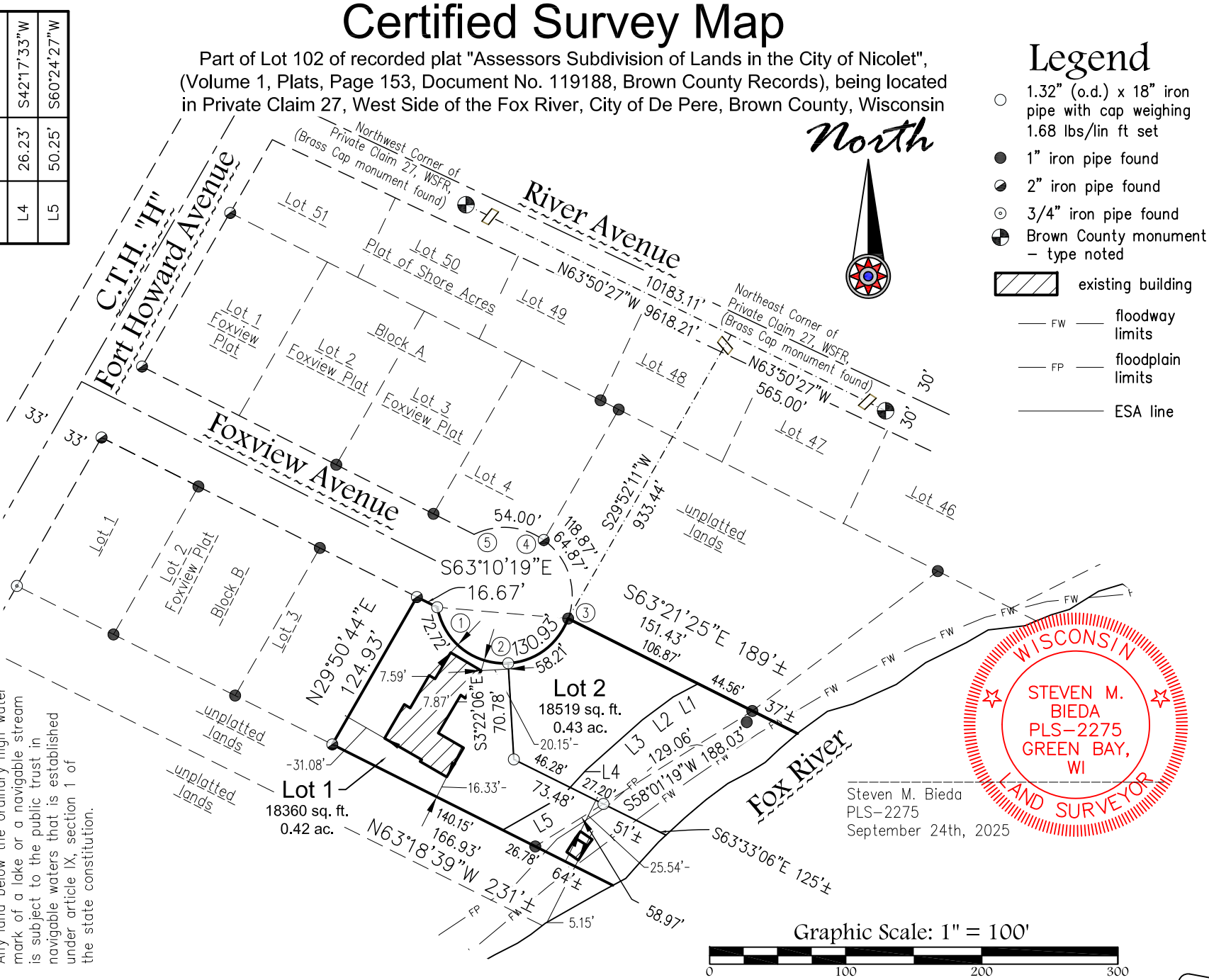
NOTES

Bearings referenced to the North line of Private Claim 27, West Side of the Fox River, assumed to be N63°50'27"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.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Line Table		
Line #	Length	Direction
L1	20.69'	S62°07'06"W
L2	28.26'	S53°21'36"W
L3	55.30'	S48°18'50"W
L4	26.23'	S42°17'33"W
L5	50.25'	S60°24'27"W





SURVEYOR'S CERTIFICATE

CERTIFICATE OF THE CITY OF DE PERE

CERTIFICATE OF THE CITY OF DE PERE TREASURER

Page 16 of 91



CERTIFICATE OF THE BROWN COUNTY TREASURER

NOTES

RESTRICTIVE COVENANTS



Certified Survey Map

Part of Lot 102 of recorded plat "Assessors Subdivision of Lands in the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), being located in Private Claim 27, West Side of the Fox River, City of De Pere, Brown County, Wisconsin.

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, (corporate name) mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat and does hereby consent to the above certificate of WISCO SHORT TERM RENTALS LLC, Owners of said lands.

Witness the hand and seal of,

_____, _____, _____
(signature) (print title) (date)

(print name)

Personally came before me this ____ day of _____, _____, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF _____] SS.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

WISCO SHORT TERM RENTALS LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said corporation caused the land on this plat to be surveyed, divided and mapped as represented hereon. WISCO SHORT TERM RENTALS LLC, does further certify that this Certified Survey Map is required S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF DE PERE
BROWN COUNTY PLANNING COMMISSION

In Witness Whereof, the said Golden Ventures LLC has caused these presents to be signed by these officers _____ on this ____ day of _____, 20____.

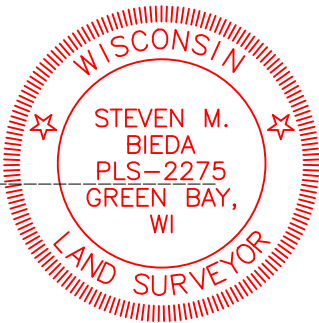
- WISCO SHORT TERM RENTALS LLC
Member

Personally came before me this ____ day of _____, 20____, the above named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
September 24th, 2025





City of De Pere, Wisconsin

L5

Request for Plan Commission Action

MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Peter Schleinz, City Planner/Zoning Administrator
SUBJECT:	Consideration and possible action for a 4-lot extraterritorial certified survey map at 2400 BLK French RD in Lawrence (Parcel L-454-3, L-2078).*
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report, Application and Preliminary CSM - 21 Oct 2025

Consideration and possible action for a 4-lot extraterritorial certified survey map at 2400 BLK French RD in Lawrence (Parcel L-454-3, L-2078).*

SITE MAP



REQUESTED ACTION:	Certified Survey Map Approval (File ECSM 25-05).	
COMMON DESCRIPTION:	2400 BLK French RD, southeast of the French RD and Lawrence PKWY intersection.	
ZONING:	B-1: Business/Commercial District in Lawrence.	
SURROUNDING LAND USES:	Developing business to the north. Developing outdoor recreation to the south. I-41 to the east. Residential to the west.	
COMPREHENSIVE PLAN:	Business/Commercial in Lawrence.	
APPLICANT / OWNERS:	<u>Authorized Representative</u> Douglas E Woelz, PLS McMahon Associates INC 1445 McMahon DR Neenah, WI 54956	<u>Property Owner</u> Town of Lawrence 2400 Shady CT De Pere, WI 54115
LAND USE HISTORY:	After a review of air photographs, the site has been an agricultural use since 1938.	

STAFF REVIEW:

When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- Lots 1-2 do not have development plans.
- Lot 3 is a proposed private baseball development.
- Lot 4 is an existing Lawrence lift station garage.
- The Lawrence minimum acreage and frontage requirements are 0.3 acres and 100 feet. The De Pere minimum acreage and frontage requirements are 0.2 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.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

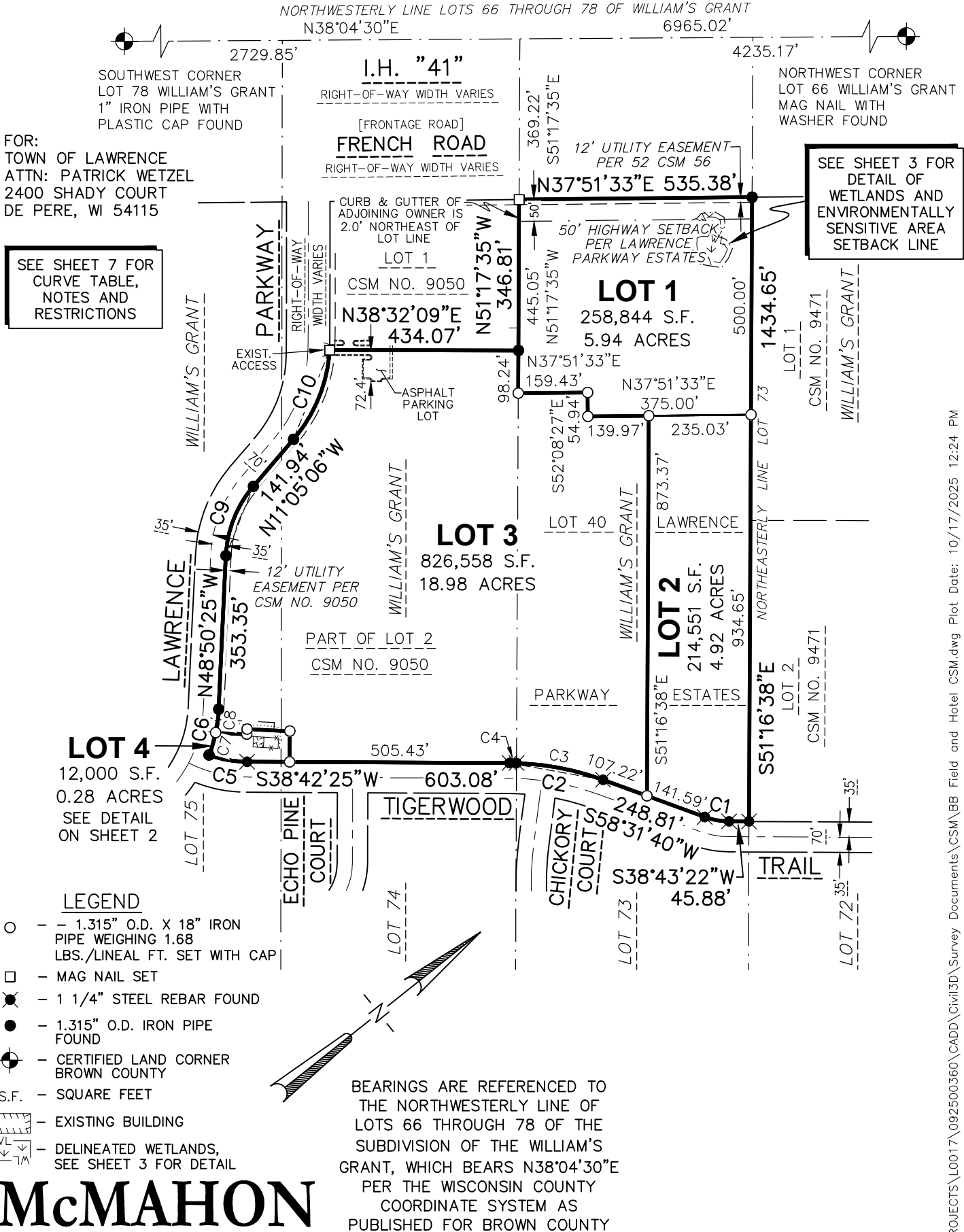
Oct 21, 2025, 10:35AM EDT

Parcel Number: (Include ALL parcels)	L-2078 and L-454-3
Nearest property address to the project site:	Street Address: 2350 Lawrence Parkway City: DePere State: WI 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:	B1 Business Commercial
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
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: Town of Last Name: Lawrence
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2400 Shady Court City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	920-347-3710
Property Owner's Email Address:	patrickw@lawrencewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Douglas Last Name: Woelz

Authorized Representative's Business Name:	McMahon Associates
Authorized Representative's Phone Number:	920-751-4200
Authorized Representative's Email Address:	dwoelz@mcmgrp.com
Please attach 1 PDF copy of the CSM.	2025-10-17_4-Lot CSM ISA-BaseballField.pdf
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00
Signature Data	First Name: Douglas Last Name: Woelz Email Address: dwoelz@mcmgrp.com  Signed at: October 21, 2025 10:33am America/New_York
User's Session Information	IP Address: 67.53.157.66 Referrer URL:

CERTIFIED SURVEY MAP SHEET 1 OF 7

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



DRAFTED BY: AMY M. SEDLAR

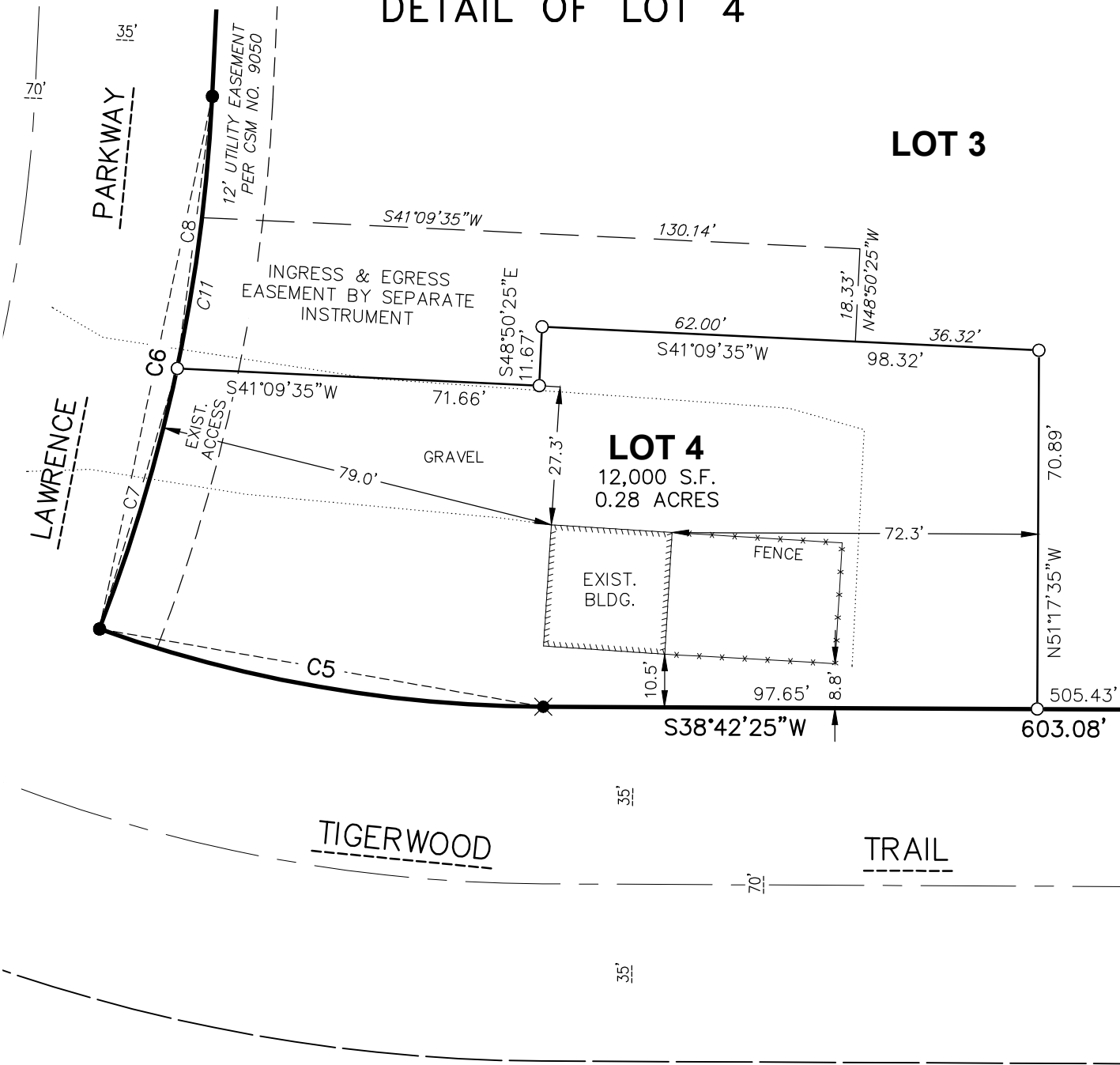
osedlar, W:\PROJECTS\LO017\092500360\CADD\Civil3D\Survey Documents\CSM\BB Field and Hotel CSM.dwg Plot Date: 10/17/2025 12:24 PM

CERTIFIED SURVEY MAP

SHEET 2 OF 7

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

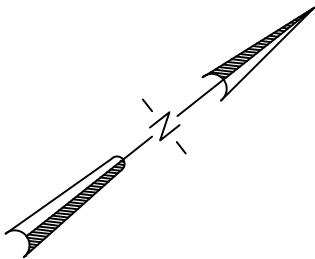
DETAIL OF LOT 4



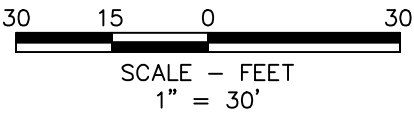
LEGEND

- - 1.315" O.D. X 18" IRON PIPE WEIGHING 1.68 LBS./LINEAL FT. SET WITH CAP
- ✕ - 1 1/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- S.F. - SQUARE FEET
- ▨ - EXISTING BUILDING

SEE SHEET 7 FOR CURVE TABLE



BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF LOTS 66 THROUGH 78 OF THE SUBDIVISION OF THE WILLIAM'S GRANT, WHICH BEARS N38°04'30"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY



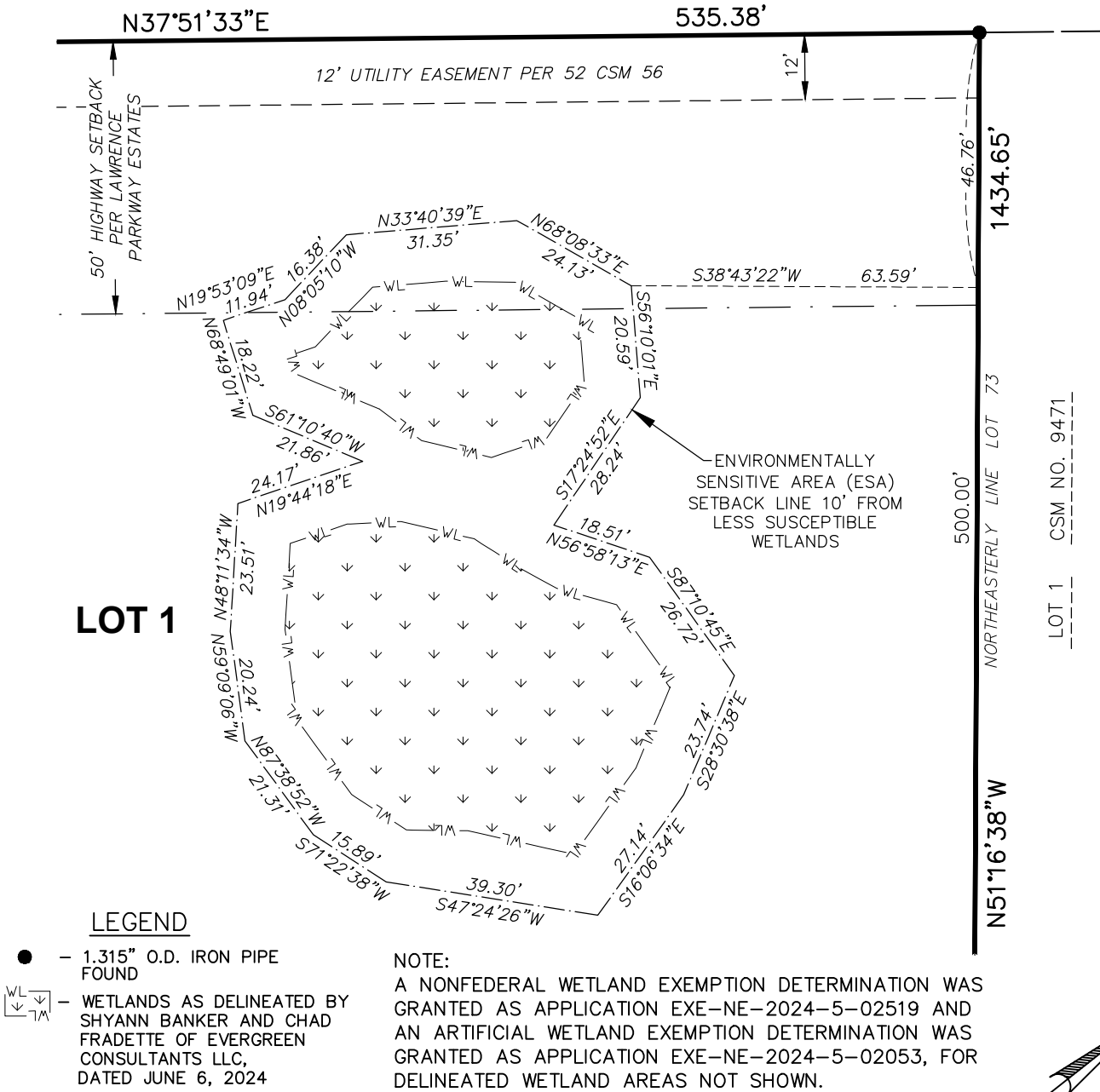
CERTIFIED SURVEY MAP

SHEET 3 OF 7

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

DETAIL OF WETLANDS AND ENVIRONMENTALLY SENSITIVE AREA

[FRONTAGE ROAD]
FRENCH ROAD
RIGHT-OF-WAY WIDTH VARIES



CERTIFIED SURVEY MAP

SHEET 4 OF 7

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 40 of Lawrence Parkway Estates, recorded in Volume 24 of Plats on Pages 130-132 as Document No. 2890155, being part of Lot 73 of the recorded plat of the Subdivision of The William's Grant; and part of Lot 2 of Certified Survey Map No. 9050, recorded as Document No. 2858277, being part of Lots 74 and 75 of the recorded plat of the Subdivision of The William's Grant; all in the Town of Lawrence, Brown County, Wisconsin containing 1,311,953 square feet (30.12 acres) of land and more fully described as follows:

Commencing at the Southwest corner of Lot 78 of said recorded plat of the Subdivision of The William's Grant; Thence N38°04'30"E, 2729.85 feet along the Northwesterly line of Lots 66 through 78 of said Subdivision of The William's Grant to the Southwest corner of Lot 73 of said plat; Thence S51°17'35"E, 369.22 feet along the Southwesterly line of said Lot 73 to the Southeasterly right-of-way line of French Road (frontage road to I.H. "41") and the Point of Beginning; Thence N37°51'33"E, 535.38 feet along said Southeasterly right-of-way line to the Southwesterly corner of Certified Survey Map No. 9471 recorded as Document No. 3004248 and the Northeasterly line of Lot 73 of said Subdivision of The William's Grant; Thence S51°16'38"E, 1434.65 feet along said Northeasterly line of Lot 73 and the Southwesterly of said Certified Survey Map No. 9471 to the Southeasterly corner thereof and the Northwesterly right-of-way line of Tigerwood Trail; the next six courses are along said Northwesterly right-of-way line of Tigerwood Trail; Thence S38°43'22"W, 45.88 feet to the start of a 165.00 foot radius curve to the right; Thence 57.03 feet along the arc of said curve having a 56.75 foot chord which bears S48°37'31"W; Thence S58°31'40"W, 248.81 feet to the start of a 635.00 foot radius curve to the left; Thence 219.67 feet along the arc of said curve having a 218.58 foot chord which bears S48°37'03"W; Thence S38°42'25"W, 603.08 feet to the start of a 265.00 foot radius curve to the right; Thence 89.48 feet along the arc of said curve having a 89.05 foot chord which bears S48°22'47"W to the Northeasterly right-of-way line of Lawrence Parkway and the end of the said six courses and the start of a 335.00 foot radius curve to the left; the next five courses are along said Northeasterly right-of-way line of Lawrence Parkway; Thence 108.07 feet along the arc of said curve having a 107.60 foot chord which bears N39°35'56"W; Thence N48°50'25"W, 353.35 feet to the start of a 265.00 foot radius curve to the right; Thence 174.62 feet along the arc of said curve having a 171.48 foot chord which bears N29°57'46"W; Thence N11°05'06"W, 141.94 feet to the start of a 350.00 foot radius curve to the left; Thence 225.02 feet along the arc of said curve having a 221.16 foot chord which bears N29°30'12"W to the Southwesterly corner of Lot 2 of said Certified Survey Map No. 9050 and the end of the said five courses; Thence N38°32'09"E, 434.07 feet along the Northwesterly line of said Lot 2 to the Northwesterly corner thereof; Thence N51°17'35"W, 346.81 feet along the Southwesterly line of Lot 40 of said Lawrence Parkway Estates to the Southeasterly right-of-way line of French Road (frontage road to I.H. "41") and the Point of Beginning

That I have made this survey by the direction of the Owner of said lands.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Town of Lawrence and Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this ____day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

SHEET 5 OF 7

TOWN OF LAWRENCE APPROVAL

Dr. Lanny J. Tibaldo, Town Chairperson	Date
--	------

Cindy Kocken, Town Clerk _____ Date _____

Carey E. Danen, City Clerk Date

County Treasurer	Date
Raymond F. Suennen	

Devin Yoder, Senior Planner,
Brown County Planning Commission

SHEET 6 OF 7

OWNER'S CERTIFICATE

Town of Lawrence
City of De Pere
Brown County Planning Commission

Cindy Kocken
Town Clerk

My commission expires _____

CERTIFIED SURVEY MAP

SHEET 7 OF 7

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130–132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	165.00'	019°48'18"	57.03'	S48°37'31"W	56.75'	S38°43'22"W	S58°31'40"W
C2	635.00'	019°49'15"	219.67'	S48°37'03"W	218.58'	S58°31'40"W	S38°42'25"W
C3	635.00'	018°21'19"	203.43'	S49°21'01"W	202.56'		
C4	635.00'	001°27'56"	16.24'	S39°26'23"W	16.24'		
C5	265.00'	019°20'45"	89.48'	S48°22'47"W	89.05'	S38°42'25"W	S58°03'10"W
C6	335.00'	018°28'58"	108.07'	N39°35'56"W	107.60'	N30°21'27"W	N48°50'25"W
C7	335.00'	009°11'45"	53.77'	N34°57'19"W	53.71'		
C8	335.00'	009°17'13"	54.30'	N44°11'48"W	54.24'		
C9	265.00'	037°45'18"	174.62'	N29°57'46"W	171.48'	N48°50'25"W	N11°05'06"W
C10	350.00'	036°50'10"	225.02'	N29°30'12"W	221.16'	N11°05'06"W	N47°55'17"W
C11	335.00'	005°10'05"	30.22'	N42°08'14"W	30.21'		

LOT 1 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

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.

RESTRICTIVE COVENANTS:

ESA:

LOT 1 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10–30 FEET OF LESS SUSCEPTIBLE WETLANDS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

LOT DRAINAGE: 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. GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.



City of De Pere, Wisconsin

I.6

Request for Plan Commission Action

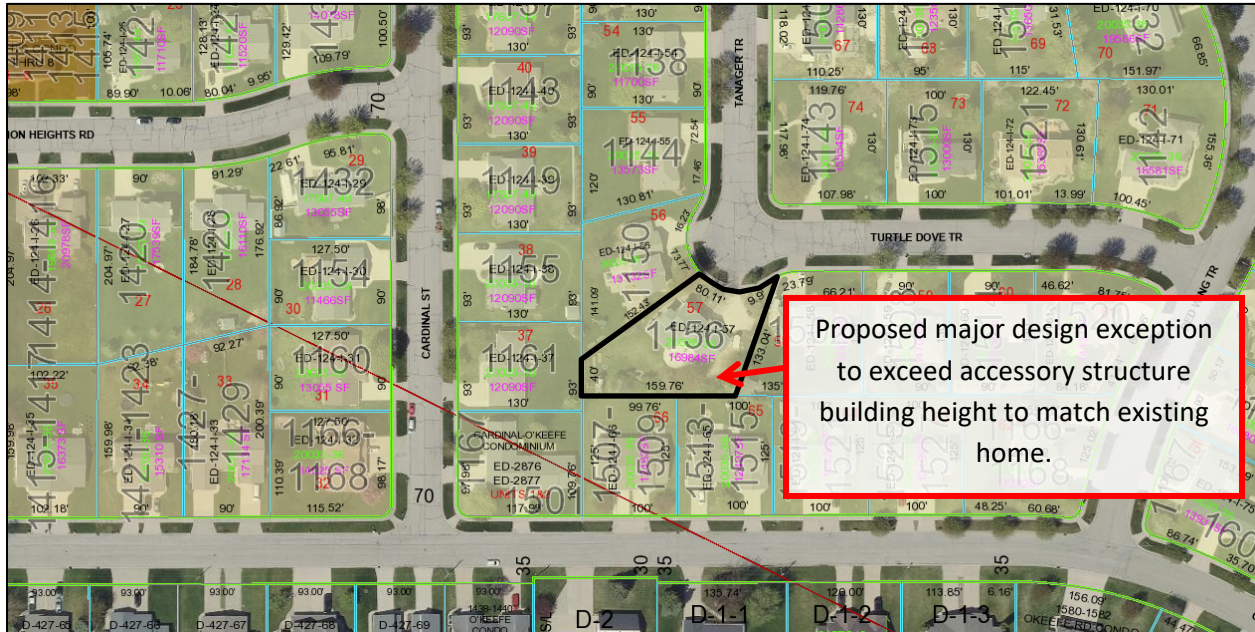
MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Peter Schleinz, City Planner/Zoning Administrator
SUBJECT:	Consideration and possible action on a major design exception from Zoning Ordinance Section 14-22(3)(d) Table 2-3, related to the maximum building height for an accessory building at 1156 Tanager TR (Parcel ED-124-I-57).
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report - Major Design Exception, PA_ACC

Consideration and possible action on a major design exception from Zoning Ordinance Section 14-22(3)(d) Table 2-3, related to the maximum building height for an accessory building at 1156 Tanager TR (Parcel ED-124-I-57).

SITE MAP



REQUESTED ACTION: Major Design Exception. (File DE 25-05)

Zoning Ordinance 14-33(3)(d) Table 3-3 [Façade & Cap Requirements] requires maximum building height to be no more than 20 feet and less than the height of the principal building. The request is to allow a 776 square foot accessory building that was inadvertently approved by the City at 26 feet tall to remain at 26 feet. The accessory building has been partially constructed.

COMMON DESCRIPTION: 1156 Tanager TR, south of the Tanager TR and Turtle Dove TR knuckle.

ZONING: R1-80 (Single-Dwelling Detached District, minimum 80 feet of frontage).

SURROUNDING LAND USES: One-unit residential (R1-80) to the north, east, and west.
Two-unit residential (R1-80) to the south.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family).

APPLICANT/OWNER: Applicant and Property Owner
Breanna M Conard
1156 Tanager TR
De Pere, WI 54115-3218

LAND USE HISTORY: The area developed with residential uses in the 1990's. The house was built on the property in the early 2000's.

STAFF REVIEW:

Recent Site Plans

An accessory building permit application was submitted to the City on August 20, 2024. The application included a request for a 776 square foot, 26-foot-tall accessory building in the rear yard of the existing 26.5-foot-tall house. The accessory building included two garage stalls with a restroom, an upstairs office/storage room, and rooflines and design that complement the existing principal building.

An accessory building permit was issued on September 10, 2024. Construction of the building was underway, and in October 2025, the applicant informed staff about the revision needed for the approved plan because the trusses for the roof were larger than the original plan. It was at this time that planning and zoning staff recognized the height of the building exceeded 20 feet in the approved plan.

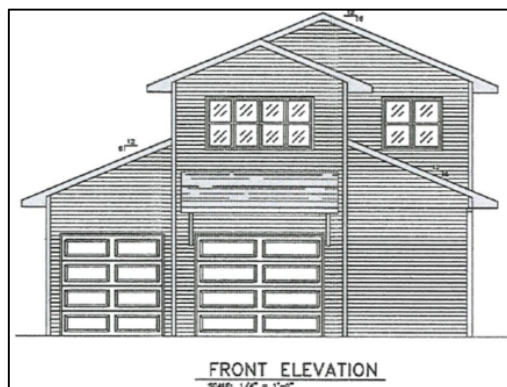
Major Design Exception Request: Maximum accessory building height is increased from 20 feet to 26 feet.

The accessory building is under construction and is located in the rear yard. The height of the accessory building is required to be 20 feet high or less.

The purpose for the accessory building maximum height requirement is to retain the residential feel of a neighborhood with accessory buildings that do not appear taller than the principal building.

- The height of the accessory building is prohibited, per Zoning Ordinance 14-22(3)(d) Table 2-2 [Maximum Building Height] because the maximum allowed height is 20 feet.

Due to the accessory building already being partially constructed, to meet the height regulations, the construction would need to be terminated and ultimately removed.



Proposed 26 foot tall Accessory Building.



Front of 26.5 foot tall primary structure.

Requirement for Plan Commission Review

Plan Commission review is required for variations to maximum building height requirements. The request is considered a major design exception for relief from strict compliance with the regulations of Article II (Residential Districts).

To assist the Plan Commission review, the 2024 permit and application materials are attached to this report. To minimize report redundancy, the Zoning Ordinance Section 14-125 *Intent* and the *burden of Proof or Persuasion* requirements are summarized with the “Recent Site Plans” section of this report.

Criteria for Review

The Plan Commission’s decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
 - a. Intent statement: The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation’s intended purpose and consistency with the comprehensive plan.
2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and

-
3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

REVIEW PROCESS:

Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition and then makes a final decision of approval or denial.

Note: The Plan Commission may approve, approve with modifications, or deny the request. Any design exception approvals will be incorporated into the site plan review process that is facilitated by staff.

CITY OF DE PERE

335 S Broadway
De Pere, WI 54115-2526
PH 920-339-4053 FAX 920-330-9491
dpbldg@deperewi.gov

>200 D/T ACCESSORY BLDG PERMIT

PERMIT #: 241649

DATE ISSUED: 9/10/2024

EXPIRATION DATE: 9/10/2025

JOB ADDRESS: 1156 TANAGER TR
PARCEL ID: ED-124-I-57
SUBDIVISION: COUNTRYSIDE 1ST ADD
ARCHITECT:
TIF DISTRICT:

LOT: 57
BLOCK:
ZONING: R-1
STATE PL APP #
FLOOD PLAIN:

ISSUED TO: BREANNA CONARD
ADDRESS: 1156 TANAGER TR
CITY, STATE ZIP: DE PERE WI 54115
PHONE: 920-371-4691

CONTRACTOR: BREANNA CONARD
ADDRESS: 1156 TANAGER TR
CITY, STATE ZIP: DE PERE
PHONE:

OCCUPANCY: 1 - SINGLE FAMILY
WORK: D/T ACCESSORY BLDG > 200 SQ FT
VALUATION: \$ 30,000.00

SQ FT 776.00
WORK NATURE: GARAGE
FOUNDATION: SLAB ON GRADE

PROJECT DESCRIPTION: DETACHED GARAGE TO BE CONSTRUCTED FOR A SINGLE FAMILY DWELLING.

PROJECT CONDITIONS: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2016 WI UNIFORM DWELLING CODE AND MUNICIPAL ZONING CODES. 2. BUILDINGS SHALL NOT BE CONSTRUCTED IN DESIGNATED UTILITY AND/OR DRAINAGE EASEMENTS. 3. ACCESSORY BUILDINGS SHALL BE LOCATED WITHIN THE REAR YARD ONLY.

FEE CODE	DESCRIPTION	AMOUNT
BLD-03H4	D/T ACCESSORY BUILDINGS >200 SQ FT	\$ 75.00
	TOTAL	\$ 75.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 12 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 12 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I EXPRESSLY GRANT THE BUILDING INSPECTOR OR THE INSPECTOR'S AUTHORIZED AGENT PERMISSION TO ENTER THE PREMISES FOR WHICH THIS PERMIT IS SOUGHT AT ALL REASONABLE HOURS AND FOR ANY PROPER PURPOSE TO INSPECT THE WORK WHICH IS BEING DONE.

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK ACCORDING TO THE ABOVE DESCRIPTION AND THE PLANS AND SPECIFICATIONS SUBMITTED HERewith. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE AS DESCRIBED AND THAT I WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE UNITED STATES, THE STATE OF WISCONSIN AND THE CITY OF DE PERE.

FEES SHALL BE DOUBLED IF WORK IS COMMENCED PRIOR TO OBTAINING A PERMIT. THIS APPLICATION MUST RECEIVE FINAL APPROVAL BEFORE BUILDING IS OCCUPIED.

ON FILE

09-10-24

(SIGNATURE OF CONTRACTOR, OWNER OR AUTHORIZED AGENT)

DATE

UPON SIGNATURE OF AN AUTHORIZED MEMBER OF THE BUILDING INSPECTION DEPARTMENT THIS BECOMES A PERMIT TO CONDUCT THE ABOVE DESCRIBED WORK IN ACCORDANCE WITH ALL EXISTING LAWS, ORDINANCES AND REGULATIONS.

(INSPECTOR)

DATE

09-10-24

979670

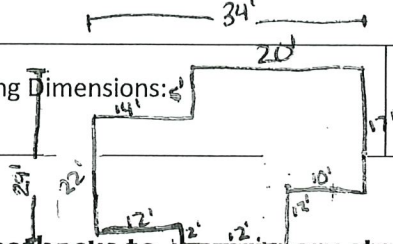
CERTIFICATION #

City of De Pere 335 S. Broadway De Pere, WI 54115 (920) 339-4053 dpbldg@deperewi.gov		ACCESSORY BUILDING PERMIT Application and Record	Permit #: <u>241649</u> Fee: <u>75.00</u> Receipt #: <u>196105</u> Date: <u>9-13-24</u>
PROJECT LOCATION		GENERAL CONTRACTOR	
Owner's Name: <u>Breanna Greetan (Conard)</u>		Company Name:	
Address: <u>1156 Tanager Trail DePere</u>		Address:	
Phone #: <u>(920) 371-4691</u>		Phone #:	
E-mail: <u>Breanna@PaulConardConstruction.com</u>		E-mail:	
Parcel #: <u>ED-124-I-57</u>	Lot #: <u>57</u>	Zoning: <u>Residential</u>	Dwelling Contractor Credential: Dwelling Contractor Qualifier Credential:
PROJECT INFORMATION			
Square Footage: <u>776</u>		Cost of Construction: <u>30,000</u>	
Type of work to be done: <u>Detached garage</u>			
Please include building plan(s). Show all setback measurements as required for the project.			
SUBCONTRACTORS (if applicable)			
Electrical: <u>Geyer Electric LLC</u>		Accessory buildings shall not be located in utility or drainage easements. HVAC: <u>Vans</u>	
Plumbing: <u>Lindquist Plumbing</u>			
CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS			
101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur: (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.			
APPLICANT'S STATEMENT		PERMIT APPROVAL	
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinances of the City of De Pere, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the City of De Pere, Wisconsin.		Upon signature of an authorized member of the Building Inspection Division, this becomes a permit to conduct the above described work in accordance with all existing laws, ordinances, and regulations.	
Signature: <u>[Signature]</u> Date: <u>8/20/24</u>		Inspector: <u>[Signature]</u> Date: <u>9-10-24</u> Certification #: <u>979670</u>	

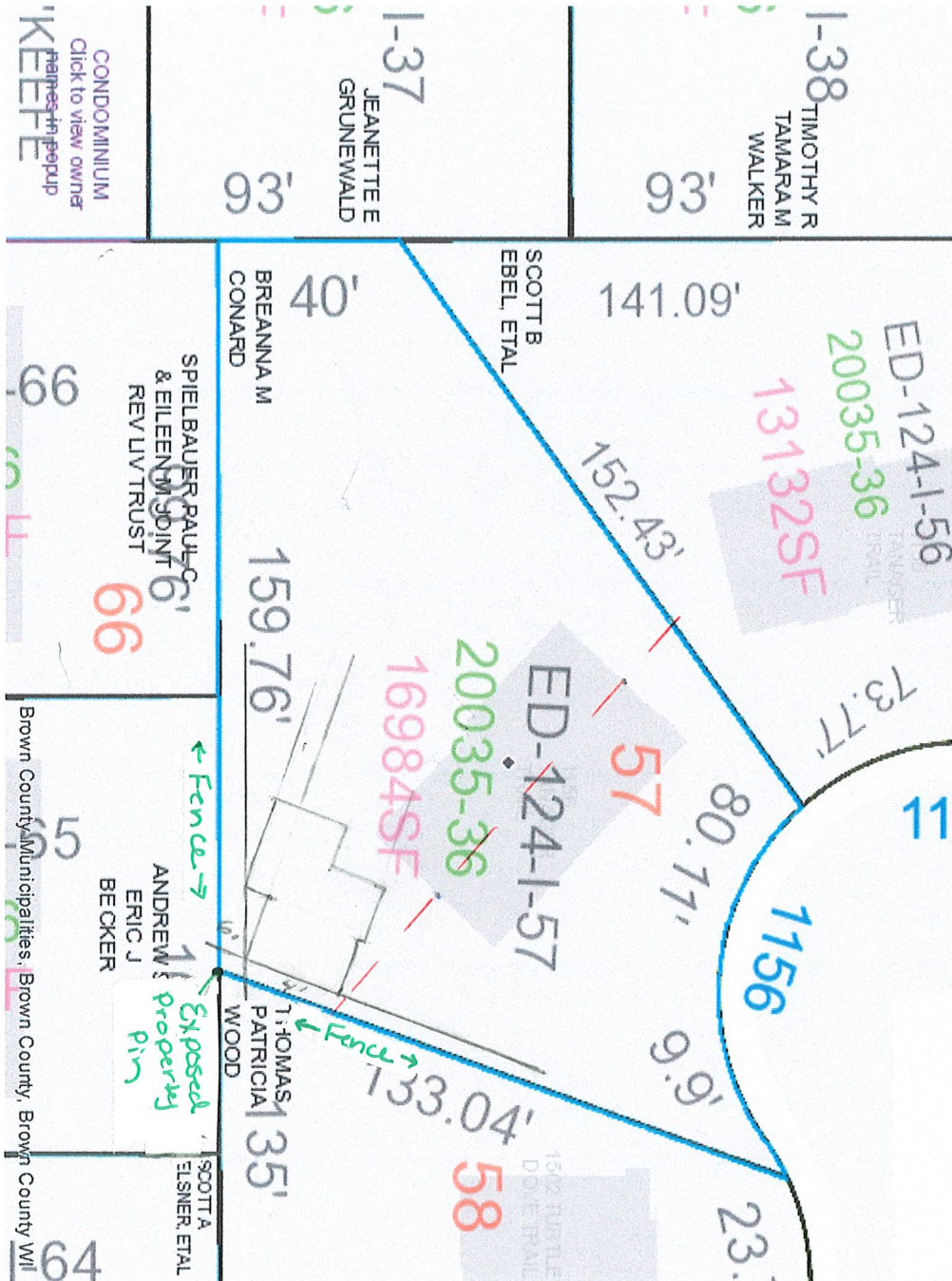
ACCESSORY BUILDING WORKSHEET

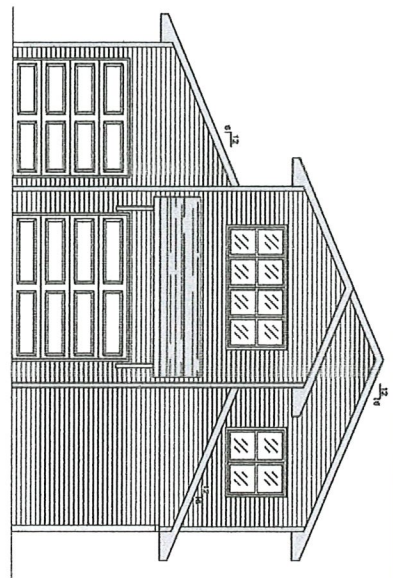
Property Address: _____

☐ Yes	☒ No	Will this building be used for any commercial or home occupation purpose?
☐ Yes	☒ No	Will you need a new or additional curb cut and/or driveway?
☐ Yes	☒ No	Will this building or addition have more than one story? <i>Storage trusses</i>
☒ Yes	☐ No	Will water or sanitary sewer be provided to this building?
☒ Yes	☐ No	Will electrical service be provided to this building?
☐ Yes	☒ No	Will this building be used for dwelling purposes?
☐ Yes	☒ No	Will an existing building be removed for the proposed building?
☐ Yes	☒ No	Will the proposed building or addition be moved from another site?
☐ Yes	☒ No	Will the proposed building be constructed as a pole building?
☐ Yes	☒ No	Will the proposed building have a foundation other than a concrete slab?
☐ Yes	☒ No	Are there any other detached accessory buildings on this property?
If yes, provide square footage here: _____		

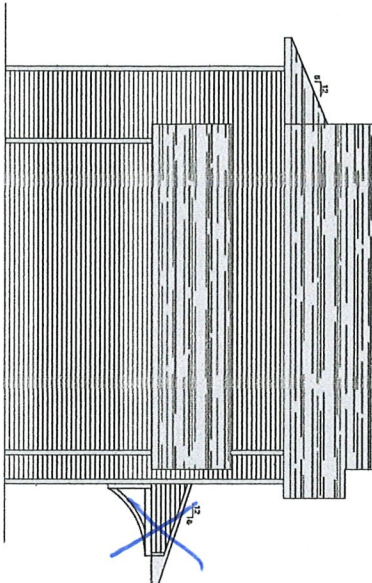
Building Height: _____ (grade to ridge)	Building Dimensions: 	Roof Style: <u>Gable</u> (gable/mansard/shed)
---	--	---

1. Include a site plan showing setbacks to the primary structure and all lot lines.
2. Structures over 200 square feet shall require a building plan(s) showing the following features: foundation plan, floor plan, and elevation detail (exterior appearance, including, windows, doors and type of exterior materials).

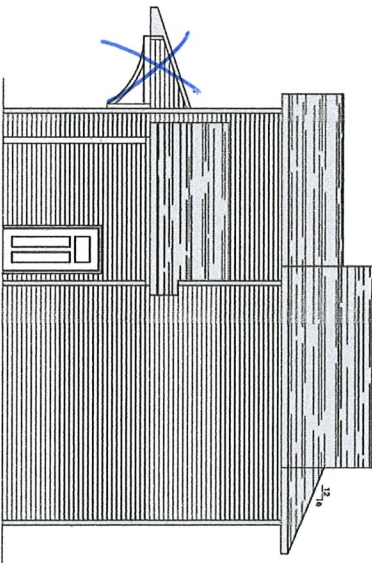




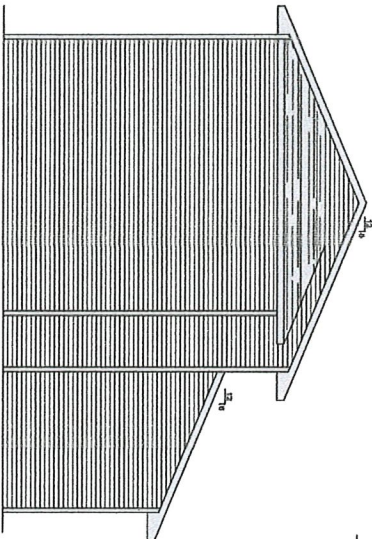
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT: PAUL & BRE CONARD

ADDRESS: --

CONTRACTOR: --



ALTHOUGH DETERVILLE LUMBER & SUPPLY HAS MADE EVERY EFFORT TO PROVIDE AN ACCURATE SET OF DRAWINGS, THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION OF THE DRAWINGS.

DRAWN BY:

DATE:

SCALE:

HOUSE SQ. FT.:

GARAGE SQ. FT.:

REVISIONS:

PRELIM: 08/22/2024

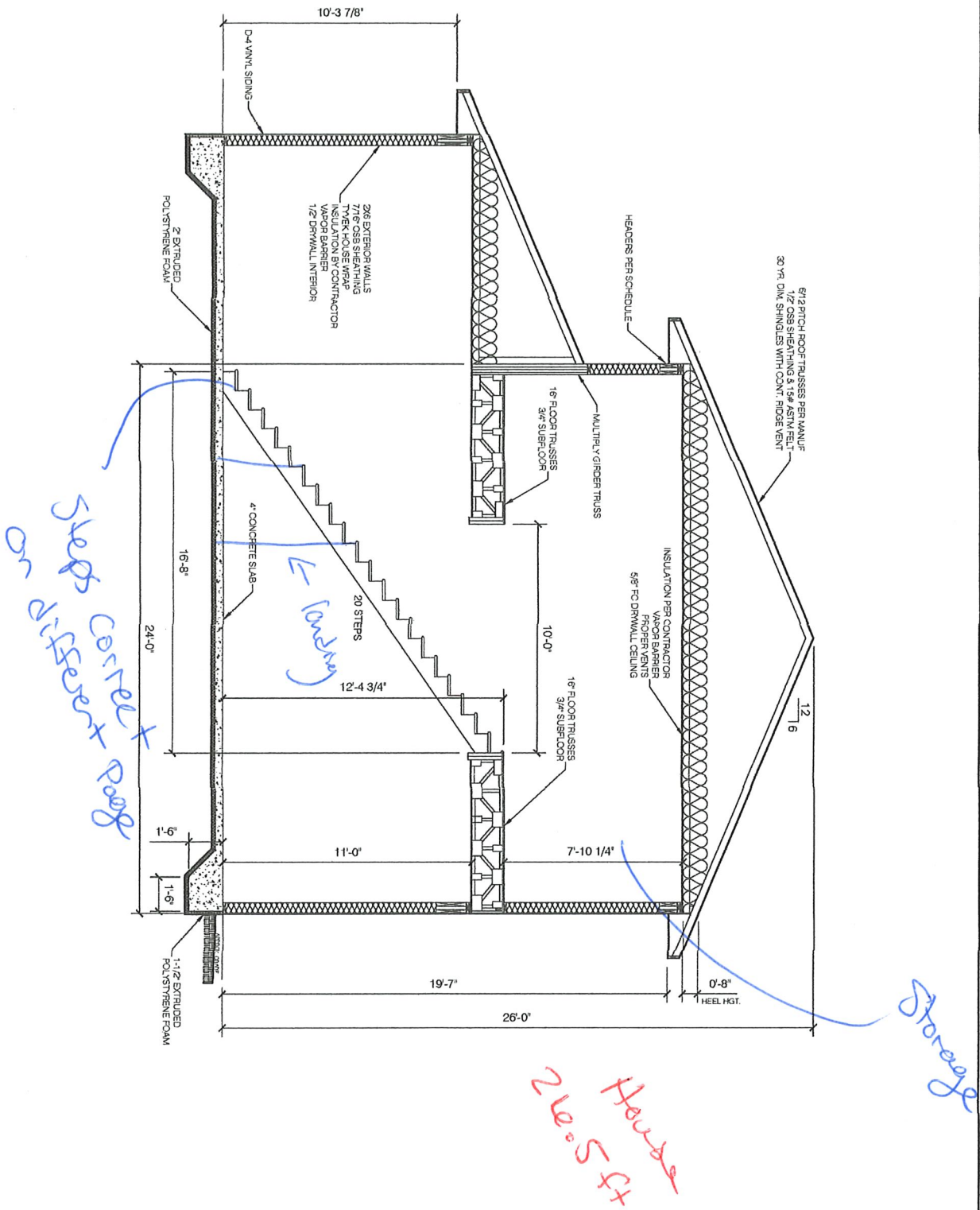
FOR BID

FOR CONSTRUCTION

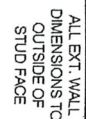
ELEVATIONS

SHEET:

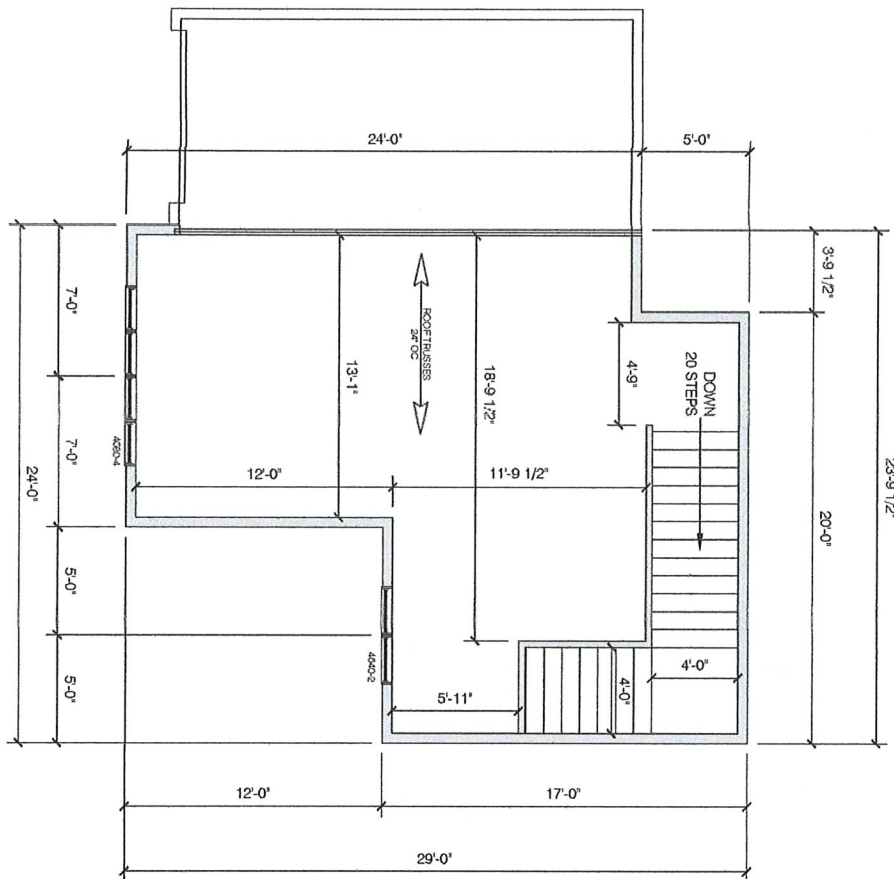
A1



PROJECT: PAUL & BRE CONARD ADDRESS: -- CONTRACTOR: --	
DETERVILLE LUMBER & SUPPLY 1000 S. 10TH AVE. SUITE 100 DENVER, CO 80202 (303) 733-1111 WWW.DETERVILLE.COM	
DRAWN BY: KELLY E. DATE: 08/02/2004 SCALE: 1/2" = 1'-0" HOUSE SQ. FT.: 1320 GARAGE SQ. FT.: 1320 REVISIONS: PRELIM 08/02/2004	FOR CONSTRUCTION X FOR BID X SECTIONS & DETAILS SHEET: A4



		PROJECT: PAUL & BRE CONARD	
ALTHOUGH KRYN BROSIGN INC. HAS BEEN SELECTED TO CONSTRUCT THIS PROJECT, KRYN BROSIGN INC. HAS NOT YET OBTAINED THE NECESSARY PERMITS FROM THE CITY OF DETROIT. THE CITY OF DETROIT HAS NOT YET REVIEWED THE PLANS AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLANS. THE CITY OF DETROIT HAS NOT YET REVIEWED THE PLANS AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLANS.		ADDRESS: --	
DRAWN BY: KELLY B.		CONTRACTOR: --	
DATE: 06/03/2024			
SCALE: 3/8" = 1'-0"			
HOUSE S.A.F.T.:			
GARAGE S.A.F.T.: 7/8			
REVISIONS:			
PLAN: 06/03/2024			
FOR BID			
FOR CONSTRUCTION			
THESE PLANS ARE THE PROPERTY OF KRYN BROSIGN INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KRYN BROSIGN INC.			
FLOOR PLAN			
SHEET:			
A2			



ALL EXT. WALL
DIMENSIONS TO
OUTSIDE OF
STUD FACE

ALL WINDOW & DOOR
HEADERS SPEC'D BY
TRUSS MANUF.

PROJECT: PAUL & BRE CONARD

ADDRESS: --

CONTRACTOR: --



ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF THE CONSTRUCTION.

DRAWN BY: KELLY &

DATE: 08/07/2024

SCALE: 3/8" = 1'-0"

HOUSE SQ. FT.: 164

GARAGE SQ. FT.: 64

REVISIONS:

PRINT: 08/07/2024

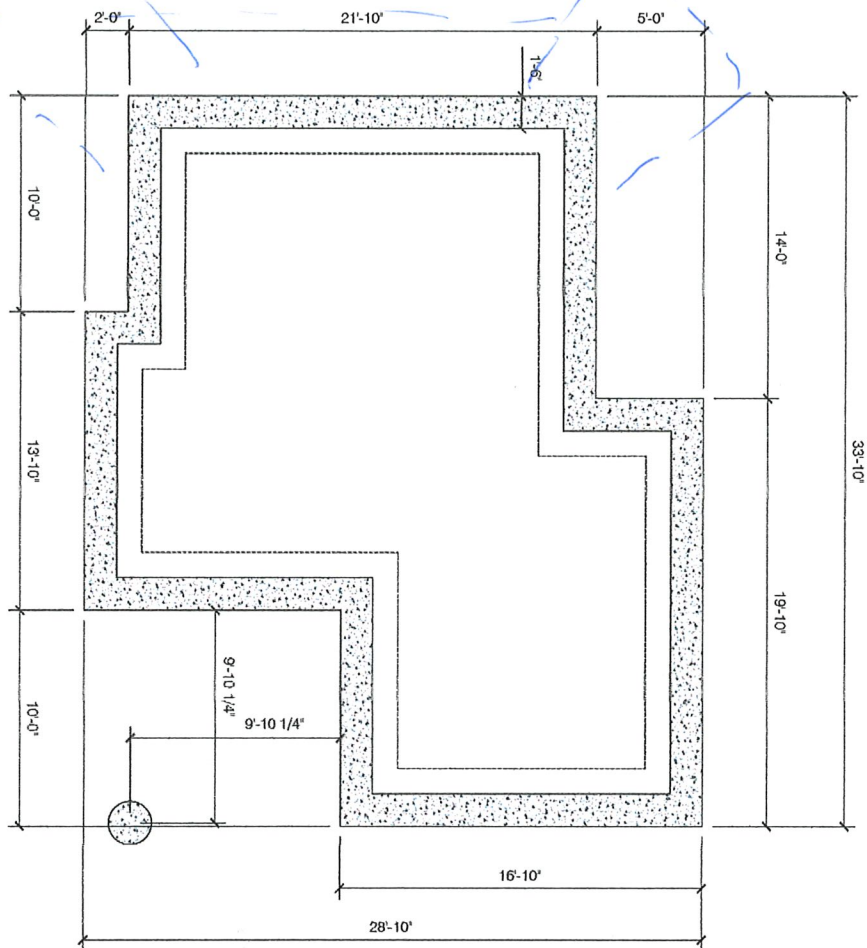
FOR CONSTRUCTION

FOR BID

2ND FLR PLAN

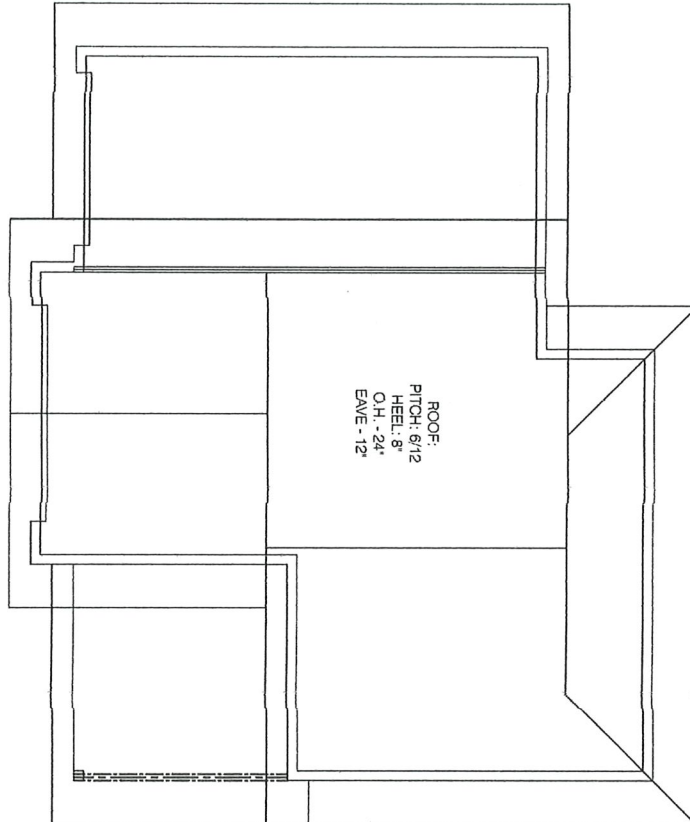
SHEET:

A2-1



776 ft²

PROJECT: PAUL & BRE CONARD ADDRESS: -- CONTRACTOR: --	
DETROVILLE LUMBER & SUPPLY DETROVILLE LUMBER & SUPPLY, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, MARITAL STATUS, DISABILITY, OR OTHER PROTECTED CHARACTERISTICS. IF YOU ARE A VETERAN, WE REQUEST THAT YOU PROVIDE US WITH YOUR VETERAN STATUS. IF YOU ARE A MINOR, WE REQUEST THAT YOU PROVIDE US WITH YOUR PARENTS' NAMES AND CONTACT INFORMATION. IF YOU ARE A MINOR, WE REQUEST THAT YOU PROVIDE US WITH YOUR PARENTS' NAMES AND CONTACT INFORMATION. IF YOU ARE A MINOR, WE REQUEST THAT YOU PROVIDE US WITH YOUR PARENTS' NAMES AND CONTACT INFORMATION.	
DRAWN BY: KELLY & DATE: 08/02/2014 SCALE: 3/8" = 1'-0" HOUSE SQ. FT.: 1330 GARAGE SQ. FT.: 1330 REVISIONS: PRELIM 08/02/2014	
FOR CONSTRUCTION X FOR BID X	
END PLAN SHEET: A3	



PROJECT: PAUL & BRE CONARD

ADDRESS: --

CONTRACTOR: --



ALL INFORMATION CONTAINED
 HEREIN IS THE PROPERTY OF
 DETERVILLE LUMBER & SUPPLY
 COMPANY. IT IS TO BE USED
 ONLY FOR THE PROJECT AND
 LOCATION SPECIFICALLY
 IDENTIFIED. ANY REUSE OR
 ALTERATION OF THIS
 INFORMATION WITHOUT THE
 WRITTEN PERMISSION OF
 DETERVILLE LUMBER & SUPPLY
 COMPANY IS PROHIBITED.

DRAWN BY: KELLY S.

DATE: 08/07/2024

SCALE: 3/8"=1'-0"

HOUSE SQ. FT.: 1259

GARAGE SQ. FT.: 1259

REVISIONS:

FILE LINE: 08/07/2024

FOR BID

FOR CONSTRUCTION

ROOF PLAN

SHEET:

A5



City of De Pere, Wisconsin

I.7

Request for Plan Commission Action

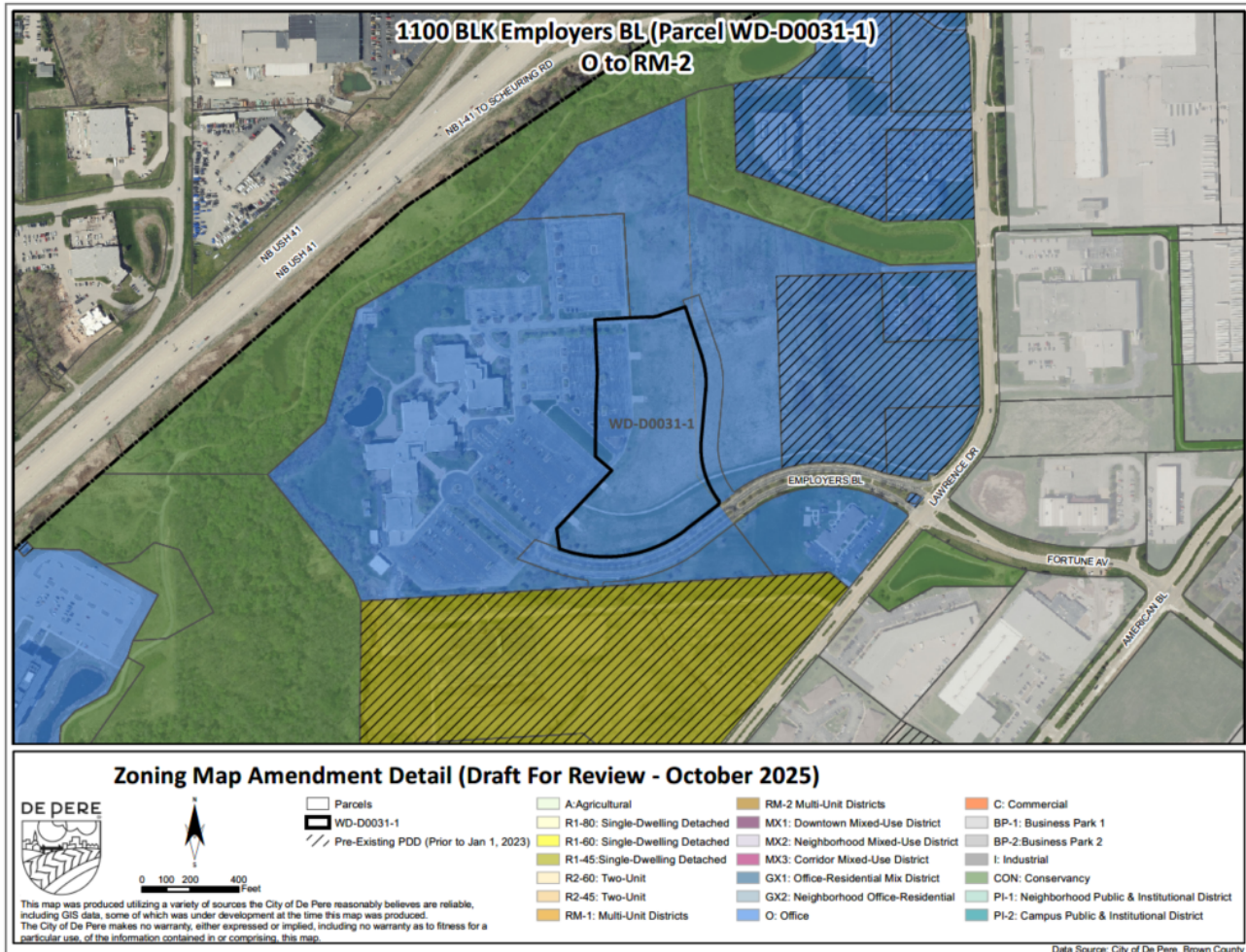
MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Peter Schleinz, City Planner/Zoning Administrator
SUBJECT:	Consideration and possible action for a zoning map amendment from O (Office District) to RM-2 (Multi-Unit [7+ units] District) at 1100 BLK Employers BL (Parcel WD-D0031-1).*
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report, Application and supporting documents - 10 Sep 2025, Zoning Map Amendment

Consideration and possible action for a zoning map amendment from O (Office District) to RM-2 (Multi-Unit [7+ units] District) at 1100 BLK Employers BL (Parcel WD-D0031-1).*

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request from O to RM-2 (File ZMA 25-08).

COMMON DESCRIPTION: 1100 BLK Employers BL, located west of the Employers BL and Lawrence DR intersection.

SURROUNDING LAND USES: Existing and developing office (O) to the north, east, and west. Developing office (O) and residential (R1-45 PDD) to the south.

COMPREHENSIVE PLAN: Multi-Family Residential.

APPLICANT / OWNERS: Authorized Representative
Troy E Hewitt, PLS
Robert E Lee & Associates INC
1250 Centennial Centre BL
Hobart, WI 54155

Property Owner
Preserve Development LLC
3346 S Pine Tree RD
Hobart, WI 54155

LAND USE HISTORY: After a review of air photographs, the west side of the area developed 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.

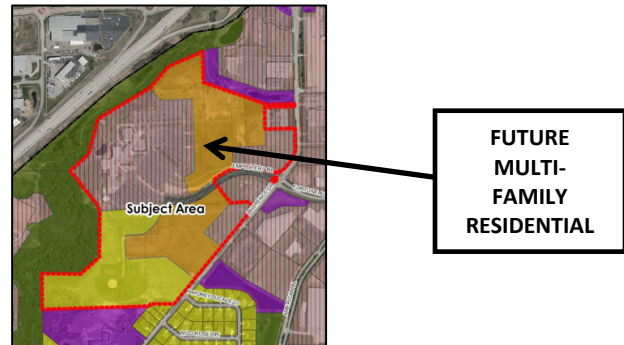
Existing Zoning District

The area was zoned for office development as part of the Humana Campus, and in 2023 when the Zoning Map was updated, the area was identified as O (Office District). Prior to the Zoning Map update, the Comprehensive Plan was revised in May 2021 to reflect a mixed use of Business Park and Multi-Family Residential.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. As referenced above, a 2021 revision to the Comprehensive Plan identifies future land uses as a mixed use of Business Park and Multi-Family Residential.

CLIP FROM FUTURE LAND USE MAP



**FUTURE
MULTI-
FAMILY
RESIDENTIAL**

Desired Development Patterns

The Comprehensive Plan supports a change to a RM-2 District. There are 24 permitted uses and 11 conditional uses in the RM-2 District. The permitted uses are identified in Zoning Ordinance Article VII and summarized in Table 7-1.

The site is proposed to be developed with multi-unit buildings. Concept designs have been drawn by the petitioner, but a formal site plan has not yet been submitted. Site plans are not required for zoning map amendments.

NEIGHBOR OUTREACH

The notification of property owners within 300 feet of the site, and the publishing of a Class II public notice and public hearing is required for the removal of a PDD overlay. At the time the report was written, no comments were received from property owners. The public hearing is tentatively scheduled for the November 18, 2025, Common Council meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request for a zoning map amendment from O (Office District) to RM-2 (Multi-Unit [7+ units] District) at 1100 BLK Employers BL. A zoning map amendment must comply with the following:

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



Planning/Zoning Application

Submitted On:

Sep 10, 2025, 12:38PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	WD-D0031 & WD-364-D-502
Nearest property address to the project site:	Street Address: 1100 EMPLOYERS BOULEVARD City: DE PERE State: WI Zip: 54115
Check each project type that is being applied for:	CSM Zoning Map Amendment (Rezoning)
Number of lots in the CSM:	3
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	O
Proposed De Pere Zoning Districts:	RM-2
Existing Site Land Uses:	Commercial Business Park/Industrial
Proposed Site Land Uses:	Residential Commercial Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: PRESERVE DEVELOPMENT, LLC Last Name: BILL KINGSTON
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 3346 S PINE TREE RD City: HOBART State: WI Zip: 54155
Property Owner's Phone Number:	4146515077
Property Owner's Email Address:	bkingston@draco-pm.com
Is someone processing the project for the property owner as their authorized representative?	Yes

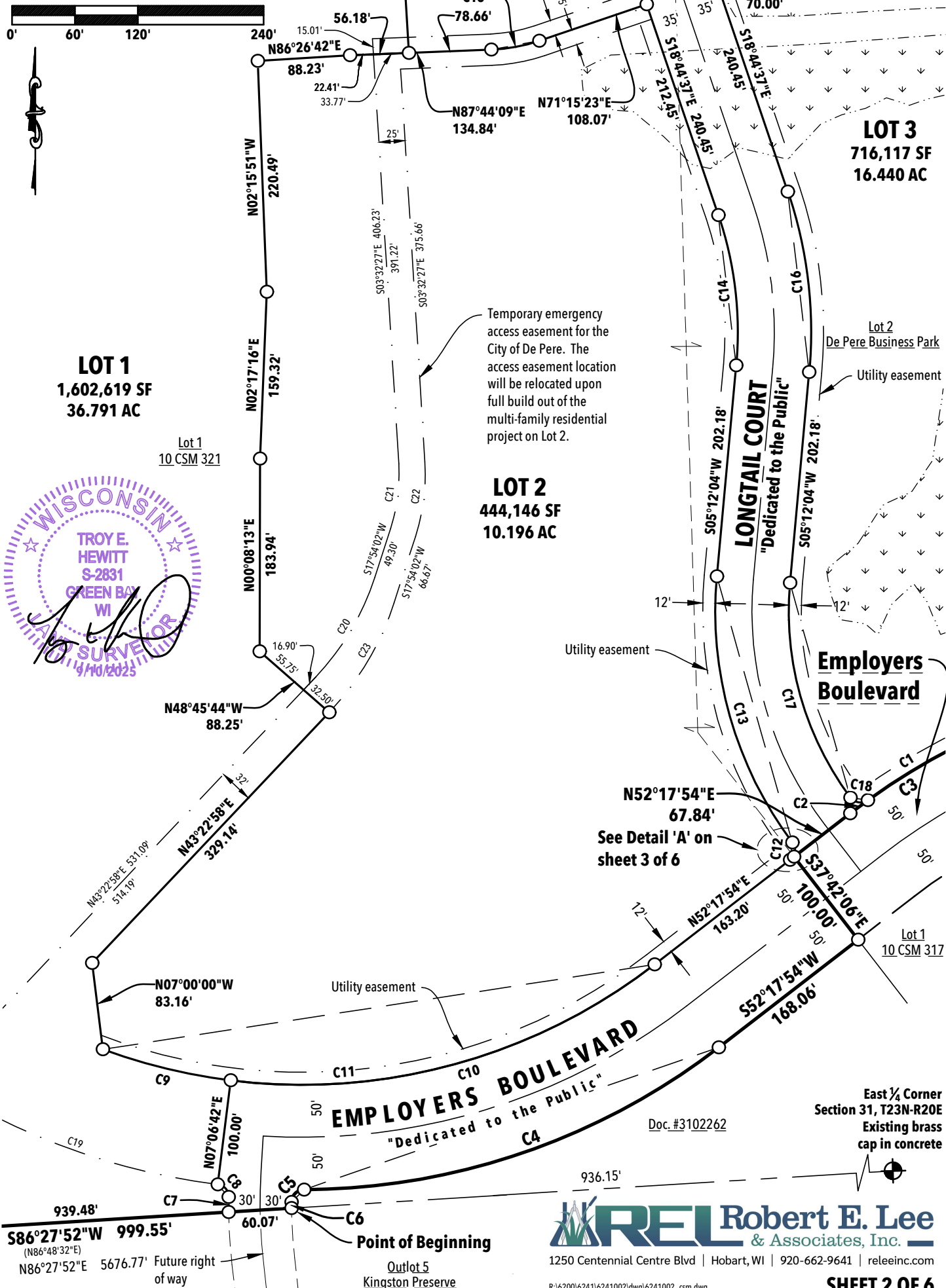
Authorized Representative's Name:		First Name: TROY Last Name: HEWITT
Authorized Representative's Business Name:		Robert E. Lee & Associates, Inc.
Authorized Representative's Phone Number:		9205444436
Authorized Representative's Email Address:		thewitt@releeinc.com
Please attach 1 PDF copy of the CSM.		Draft CSM_9-9-25.pdf
Please attach an EXHIBIT MAP with the zoning boundary.		Zoning Map.pdf
Please attach a WORD DOCUMENT with the boundary legal description.		Lot 2 Rezone Legal.docx
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$725.00
Signature Data	First Name: TROY Last Name: HEWITT Email Address: thewitt@releeinc.com	
		
		Signed at: September 10, 2025 12:37pm America/New_York
User's Session Information		IP Address: 24.106.22.82 Referrer URL:

CERTIFIED SURVEY MAP

PART OF LOT 1, VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 321, MAP NUMBER 2314, DOCUMENT NUMBER 968551, SAID MAP LOCATED IN PARTS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31 AND PART OF LOT 2, VOLUME 18 OF PLATS, PAGE 44, DOCUMENT NUMBER 1116819, SAID PLAT BEING PARTS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31 AND PARTS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

LOT 2 AND RIGHT OF WAY DETAIL:

SCALE: 1" = 120'



Robert E. Lee
 & Associates, Inc.

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

SHEET 2 OF 6

LOT 2 REZONE LEGAL DESCRIPTION

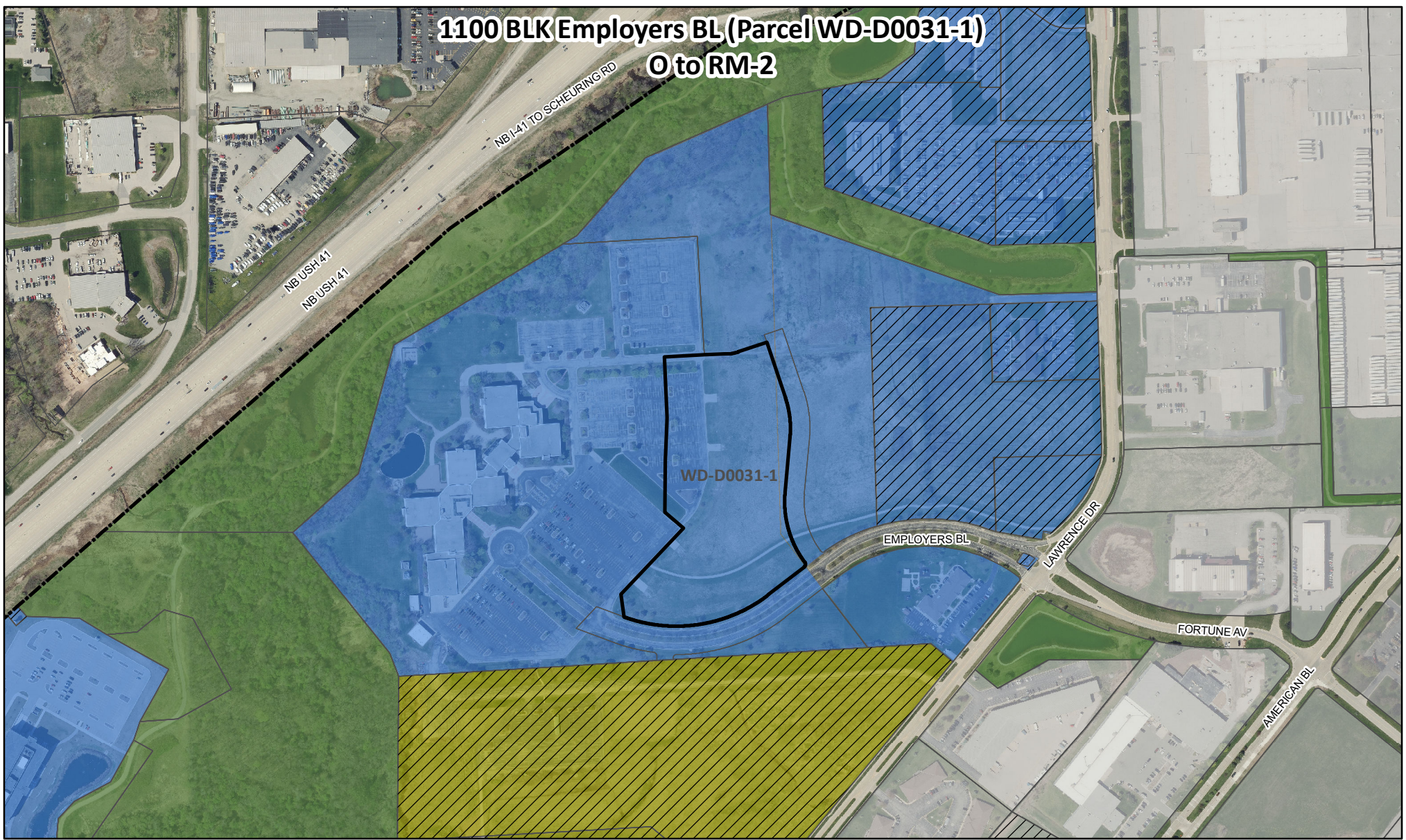
Part of Lot 1, Volume 10 of Certified Survey Maps, Page 321, Map Number 2314, Document Number 968551 and part of Lot 2, Volume 18 of Plats, Page 44, Document Number 1116819, located in the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the East 1/4 corner of said Section 31; thence S86°27'52"W, 1096.62 feet on the east-west quarter line; thence N07°00'00"W, 162.71 feet to the **POINT OF BEGINNING**; thence N07°00'00"W, 83.16 feet; thence N43°22'58"E, 329.14 feet; thence N48°45'44"W, 88.25 feet; thence N00°08'13"E, 183.94 feet; thence N02°17'16"E, 159.32 feet; thence N02°15'51"W, 220.49 feet; thence N86°26'42"E, 88.23 feet; thence N87°44'09"E, 134.84 feet; thence 46.88 feet on the arc of a 163.00 foot radius curve to the left, having a long chord which bears N79°29'46.5"E, 46.72 feet; thence N71°15'23"E, 108.07 feet; thence S18°44'37"E, 212.45 feet; thence 145.43 feet on the arc of a 348.00 foot radius curve to the right, having a long chord which bears S06°46'16.5"E, 144.38 feet; thence S05°12'04"W, 202.18 feet; thence 270.05 feet on the arc of a 368.00 foot radius curve to the left, having a long chord which bears S15°49'19"E, 264.03 feet; thence 18.67 feet on the arc of a 12.00 foot radius curve to the right, having long chord which bears S07°43'36.5"W, 16.84 feet; thence S52°17'54"W, 163.20 feet; thence 55.86 feet on the arc of a 550.00 foot radius curve to the right, having a long chord which bears S81°15'05"W, 532.50 feet to the Point of Beginning.

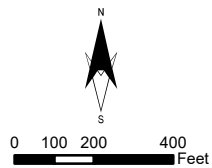


1100 BLK Employers BL (Parcel WD-D0031-1)

O to RM-2



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



- Parcels
- WD-D0031-1
- Pre-Existing PDD (Prior to Jan 1, 2023)

- | | | |
|--|---|---|
| A: Agricultural | RM-2 Multi-Unit Districts | C: Commercial |
| R1-80: Single-Dwelling Detached | MX1: Downtown Mixed-Use District | BP-1: Business Park 1 |
| R1-60: Single-Dwelling Detached | MX2: Neighborhood Mixed-Use District | BP-2: Business Park 2 |
| R1-45: Single-Dwelling Detached | MX3: Corridor Mixed-Use District | I: Industrial |
| R2-60: Two-Unit | GX1: Office-Residential Mix District | CON: Conservancy |
| R2-45: Two-Unit | GX2: Neighborhood Office-Residential | PI-1: Neighborhood Public & Institutional District |
| RM-1: Multi-Unit Districts | O: Office | PI-2: Campus Public & Institutional District |

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



City of De Pere, Wisconsin

I.8

Request for Plan Commission Action

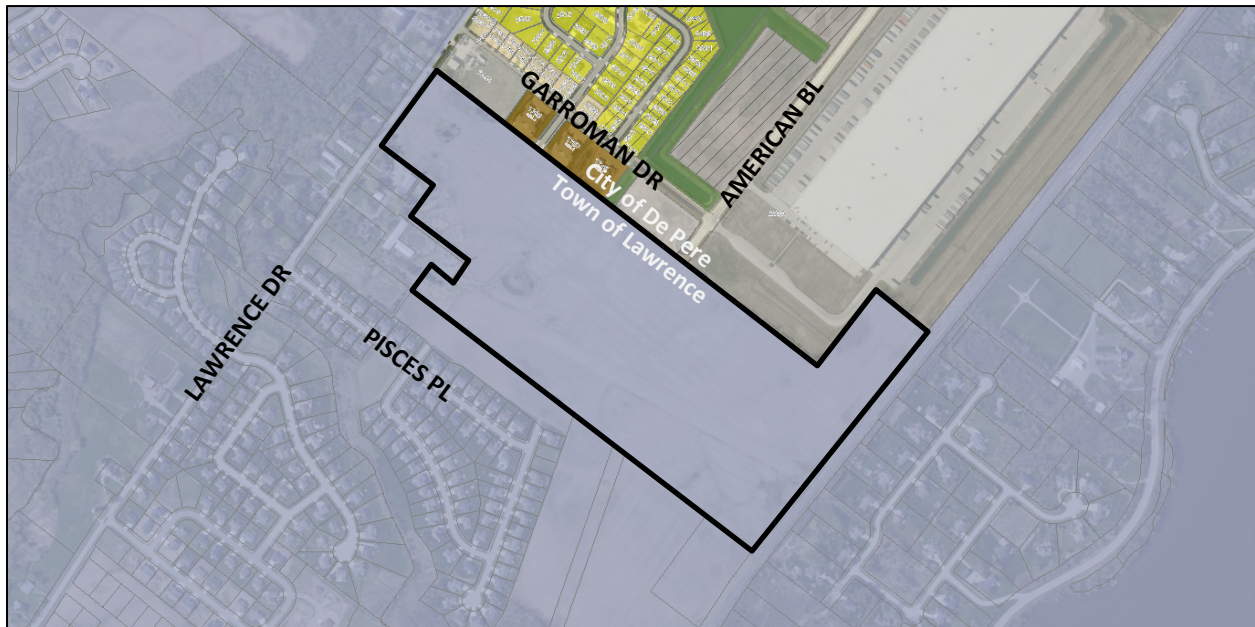
MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Daniel Lindstrom, Development Services Director
SUBJECT:	Consideration and possible action for the Annexation of Lawrence Parcel L-481.*
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report - Annexation - Lawrence, CSM 9944 - Hewitt - 2500 BLK Lawrence DR, Boundary Agreement Pages

Consideration and possible action for the Annexation of Lawrence Parcel L-481.*

SITE MAP



REQUESTED ACTION: Annexation: *Annexation by unanimous approval of 73.93 acres of land from the Town of Lawrence.*

COMMON DESCRIPTION: 2500 BL Lawrence DR, southeast of the Lawrence DR and Garroman DR intersection.

ZONING: Existing: A-1 (Agricultural District) in Lawrence.
Proposed: AG (Agricultural District) in De Pere.

SURROUNDING LAND USES: Business Park (BP-1, BP-2) and multi-unit residential (RM-2) to the north.
Residential in Lawrence to the south, east, and west.

COMPREHENSIVE PLAN: Business/Commercial in Lawrence.

APPLICANT / OWNERS:	<u>Applicant and Document Preparer</u>	<u>Property Owner</u>
	City of De Pere	City of De Pere
	335 S Broadway ST	335 S Broadway ST
	De Pere, WI 54115	De Pere, WI 54115

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

STAFF REVIEW: The Wisconsin Department of Administration reviews and issues an annexation determination of all lands annexed to cities and villages within a county having a population of 50,000 or more. The State will

issue a determination on whether the proposed annexation is in the public interest or against the public interest.

The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. We anticipate that a mixed residential development will be proposed on this parcel that will include single family lots, duplex lots and multifamily.

1. Boundary Agreement – The annexed area is located within the allowable/nonobjection area according to the City of De Pere and Town of Lawrence Boundary Agreement and subsequent amendment. The relevant pages of the boundary agreement are included with this packet.
2. Sanitary Sewer – Sanitary sewer service can be from the existing subdivision to the north and along American Blvd. Green Bay Metropolitan Sewage District (NEW Water) will partake in the infrastructure extension process by extending a 24" sanitary sewer interceptor to the future City boundary.
3. Municipal Water Service – Water service for future development will be provided from the existing subdivision to the north and along American Blvd.
4. Storm Sewer - The annexed area will be incorporated into the City's Storm Water Management Plan. The City will attempt to service future development with a regional pond(s) located within the development. If a regional pond cannot be constructed, a pond will be required on the site.
5. Road Service – The property is served by Lawrence Drive and American Blvd.
6. Weed Cutting – No Concerns.
7. Snow Plowing – The annexation parcel does not include any new roads, and no new snow plowing is anticipated until development occurs. Snow plowing would extend further south along Lawrence DR per boundary agreement similar to the existing operation on Lawrence Drive
8. Solid Waste Collection – The annexation parcel does not include any existing homes, and no solid waste collection is anticipated until development occurs.
9. Street Lighting – Street lighting will be provided via City owned lights located per City standards when development occurs.
10. Sidewalks/Trails – Sidewalks will be required once the site is developed or further improved per the City Policy. The City

prepared a draft concept plan that includes sidewalk and other pedestrian amenities.

11. Parks – The Comprehensive Outdoor Recreation Plan does not indicate a future park in this area as properties continue to develop. However, the preliminary concept plan does show available space for a pocket park and passive green spaces. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
12. Police – Brown County Sheriff currently provides policing service to the property. The De Pere Police currently serves the areas to the north. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. New development would also mean new taxes that would help support service needs. The city will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
13. Fire/Rescue – The De Pere Fire Rescue currently serves the areas to the north. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary.

STAFF RECOMMENDATION: Staff has three recommendations:

- 1) Annex the area into the City of De Pere based on the following:
 - a. Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
 - b. Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.
- 2) Zone the annexed area AG District, noting that additional zoning map amendments may occur prior to development in order to support business park, public and institutional, one family residential, two-family residential, and multi-unit residential development.
- 3) Forward the Plan Commission recommendation to the Common Council for the required final action.

**MAP# 9944
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
08/28/2025 04:30 PM
REC FEE:
REC FEE: 30.00
PAGES: 4**

COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 3045222, 3045225 AND 3045231, BEING PART OF LOT 2, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, SAID MAP LOCATED IN PART OF LOT 97 AND PART OF LOTS 97, 98, 126, 127 AND 128, ALL LOCATED IN WILLIAMS GRANT SUBDIVISION, VOLUME 6, PLATS, PAGE 13, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

**- Northeast Corner Lot 47,
William's Grant Subdivision
Found Mag Nail w/ ID Washer**

 Existing 1" Iron Pipe
 Existing 1 ¼" Iron Rod
 County Monument

Line Table		
Line #	Length	Direction
L1	169.02'	N35°35'17"E
L2	149.64'	S52°35'47"E
L3	162.68'	N35°35'18"E
L4	213.63'	N35°35'18"E



R:\0400\0404\0404484\dwa\0404484 csm.dwg

CERTIFIED SURVEY MAP

COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 3045222, 3045225 AND 3045231, BEING PART OF LOT 2, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, SAID MAP LOCATED IN PART OF LOT 97 AND PART OF LOTS 97, 98, 126, 127 AND 128, ALL LOCATED IN WILLIAMS GRANT SUBDIVISION, VOLUME 6, PLATS, PAGE 13, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

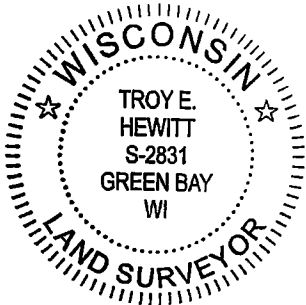
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that this certified survey map is not a division of property but solely a combination of and depiction of the parcels recorded Document Numbers 3045222, 3045225 and 3045231 into a single parcel and description and that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and combined part of Lot 2, Volume 30 of Certified Survey Maps, Page 335, Map Number 4776, Document Number 1418683, said map located in part of Lot 97 and part of Lots 97, 98, 126, 127 and 128, all located in Williams Grant Subdivision, Volume 6, Plats, Page 13, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the northeast corner of Lot 79, Williams Grant Subdivision; thence N08°19'40"E, 3314.44 feet on a line that connects said northeast corner to the northeast corner of Lot 47, Williams Grant Subdivision; thence S81°40'20"E, 1759.21 feet to the intersection of the south line of said Lot 98 and the east right of way of Lawrence Drive, the POINT OF BEGINNING; thence N35°47'33"E, 534.25 feet on said east right of way to the north line of said Lot 98; thence S52°29'37"E, 2742.46 feet on said north line to the northeast corner of said Lot 98; thence N37°55'47"E, 537.53 feet on the west line of said Lot 126 to the northwest corner thereof; thence S51°27'06"E, 380.06 feet on the north line of said Lot 126 to the west right of way of the Canadian National (fka Wisconsin Central LTD); thence S38°38'40"W, 1437.34 feet on said west right of way; thence 168.04 feet on the arc of a 5785.58 foot radius curve to the left, having a long chord which bears S37°48'44.5"W, 168.03 feet on said west right of way to the south line of said Lot 128; thence N52°37'59"W, 331.17 feet on the south line of said Lot 128 to the southwest corner thereof; thence N52°35'47"W, 2111.27 feet on the south line of said Lot 97 to a west line of lands described in said Document Number 3045231; thence N35°35'17"E, 169.02 feet on said west line; thence S52°35'47"E, 149.64 feet on said west line; thence N35°35'18"E, 162.68 feet on said west line and continuing on the west line of lands described in said Document Number 3045225 to a south line of said lands; thence N52°35'47"W, 401.68 feet on said south line to a west line of said lands; thence N35°35'18"E, 213.63 feet on said west line to the south line of said Lot 98; thence N52°25'03"W, 368.29 feet on said south line to the Point of Beginning.

Said parcel contains 3,220,262 Square Feet (73.927 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 combination of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Brown County Planning Commission in the surveying, mapping and combining of the same.

Dated this 20th day of August, 2025.
Troy E. Hewitt
ROBERT E. LEE & ASSOCIATES, INC.
Original: 7/15/2025



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

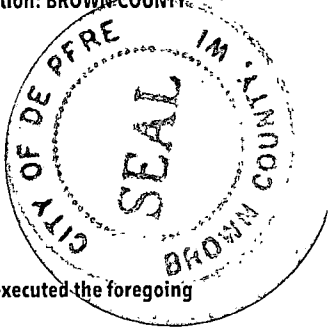
COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 3045222, 3045225 AND 3045231, BEING PART OF LOT 2, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, SAID MAP LOCATED IN PART OF LOT 97 AND PART OF LOTS 97, 98, 126, 127 AND 128, ALL LOCATED IN WILLIAMS GRANT SUBDIVISION, VOLUME 6, PLATS, PAGE 13, 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 combined 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: BROWN COUNTY.

James Boyd 8/25/25
City of De Pere Mayor Date

Carey E. Danen 8/26/25
City of De Pere Clerk Date

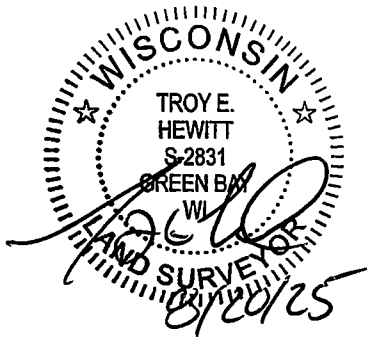
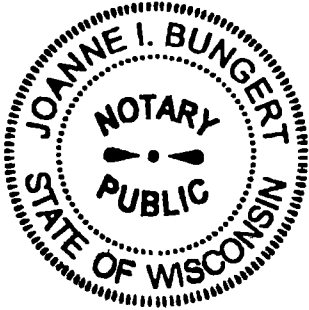


STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 26th day of August, 2025, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Joanne I. Bungert
Notary Public, State of Wisconsin
(print name) Joanne Bungert

My commission expires: permanent

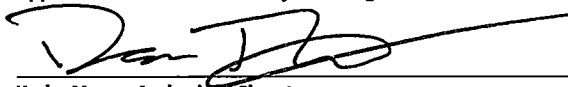


CERTIFIED SURVEY MAP

COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 3045222, 3045225 AND 3045231, BEING PART OF LOT 2, VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 335, MAP NUMBER 4776, DOCUMENT NUMBER 1418683, SAID MAP LOCATED IN PART OF LOT 97 AND PART OF LOTS 97, 98, 126, 127 AND 128, ALL LOCATED IN WILLIAMS GRANT SUBDIVISION, VOLUME 6, PLATS, PAGE 13, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

BROWN COUNTY PLANNING COMMISSION:

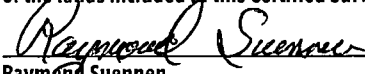
Approved for the Brown County Planning Commission this 28 day of Aug, 2025.


~~Kathy Meyer, Authorized Signatory~~
Dan Teaters, Planning Director
DT

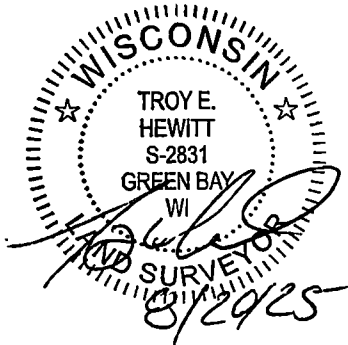
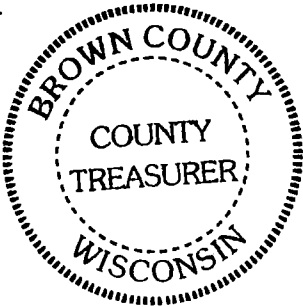


BROWN COUNTY TREASURER'S CERTIFICATE:

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

8/28/25
Date



IT IS HEREBY AGREED AS FOLLOWS:

1. Borders

The Town shall not contest any annexation of the eighty (80) acres situated immediately south of the existing City of De Pere border, said property further described at Exhibit "A", which is attached hereto and incorporated by reference. Furthermore, the Town shall not finance any law suit should it be contacted by any resident or interested party in order to challenge any annexation with respect to said property.

The City shall not annex any Town property, including voluntary annexations, other than the property described at Exhibit "A" for the term of this Agreement.

2. Exchange of Conservancy Areas

The Town currently owns property commonly referred to as the "Old Dave Minten Property", which is further described at Exhibit "B", which is attached hereto and incorporated by reference. The City currently owns property commonly referred to as the "Old Burgoyne Property", which is further described at Exhibit "C", which is attached hereto and incorporated by reference. Subject to the approval and written consent by the State of Wisconsin Department of Natural Resources, the City shall execute a warranty deed transferring ownership of the "Old Burgoyne Property" to the Town. The Town shall likewise execute a warranty deed transferring ownership of the "Old Dave Minten Property" to the City.

3. Mutual Support for Growth

It is the intent of this Agreement to allow both municipalities to grow in the fashion consistent with the terms and conditions of this Agreement. To that end, the Town shall not oppose the City in its effort to obtain a sewer service amendment of the property described at Exhibit "A", and the Town shall not take any action to thwart the City's development in this area, provided that said development is in compliance with the City of De Pere's Comprehensive Plan and the 2002 Brown County Sewage Plan. The City shall not oppose the Town in its effort to obtain sewer service area amendments for territories situated within the Town, and the City shall be provided development plans for advisory review only.

4. Provisions of Sewer and Water Services to the Turiff Property

The City shall make a good faith effort to serve the property described at Exhibit "A" with sewer and water during the 2004 construction season or no later than the summer of 2005, provided the developer submits a development plan within the time frame required by the City.

The Town currently has a Sewer Service Area (SSA) Amendment which has been tabled at the Brown County Planning Commission pending border negotiations with the

\\p0171\awr\98673\PIRDY\EXHIBIT A.dwg 07/25/03 3:59 PM (LAWBASE, X SHADOW, L 01, V PWDENRE, L 05)

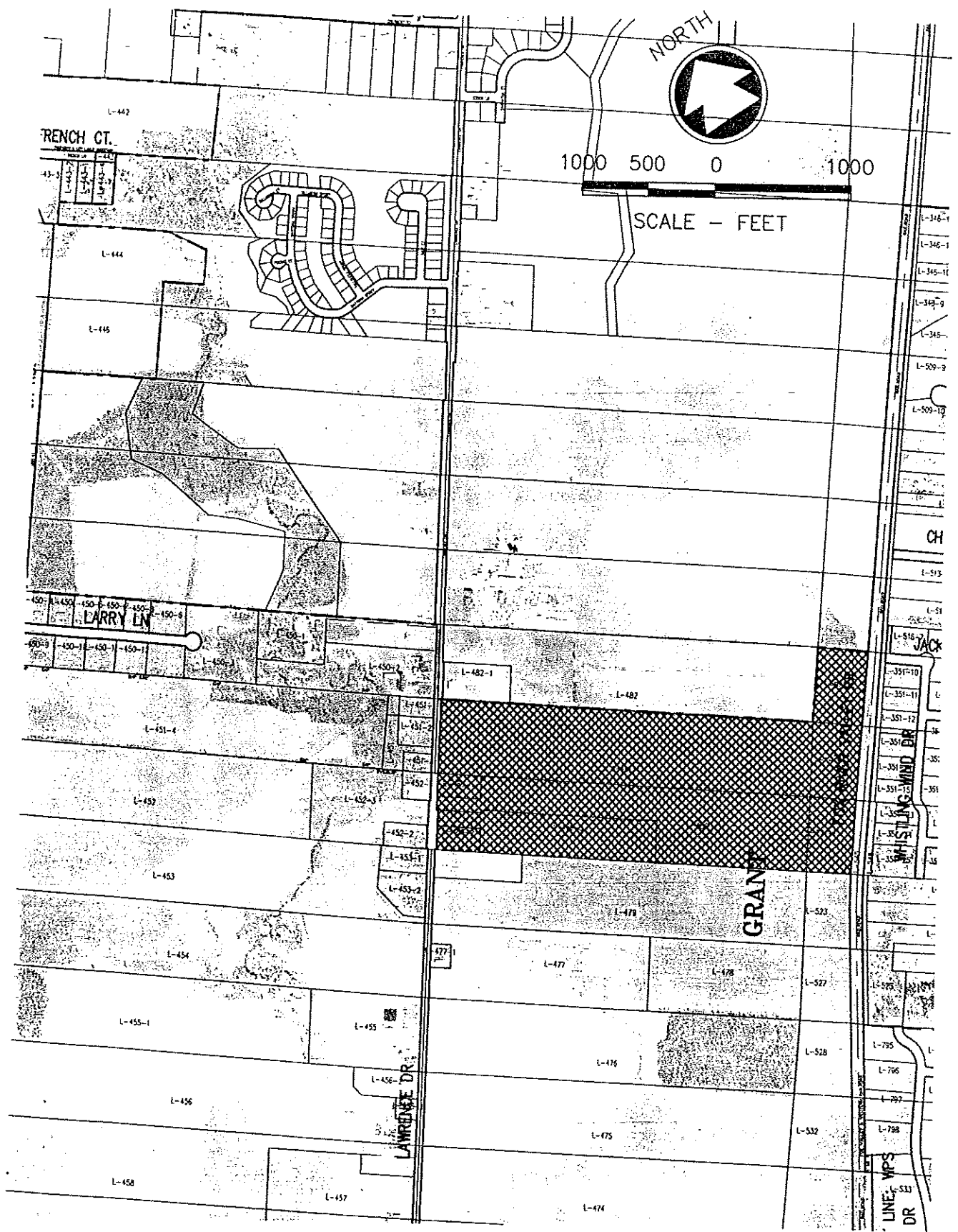


EXHIBIT A
MIKE & SCOTT TURIFF PROPERTY
TOWN OF LAWRENCE, WISCONSIN
McM #L0017-93067 JULY 2003



City of De Pere, Wisconsin

I.9

Request for Plan Commission Action

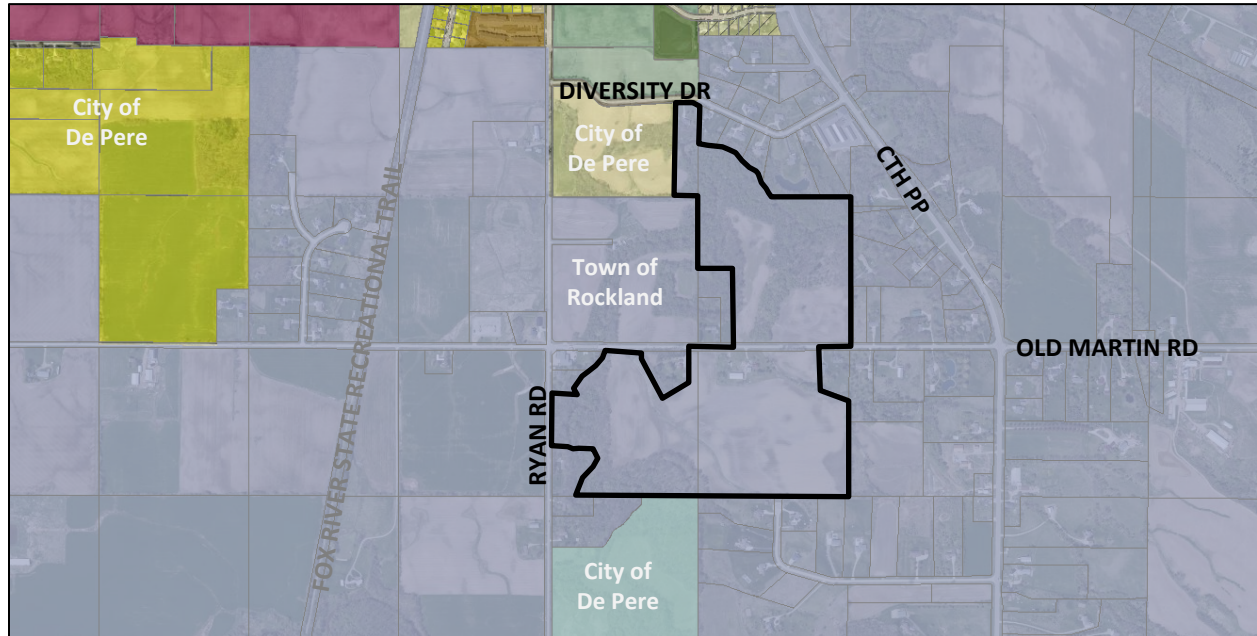
MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Daniel Lindstrom, Development Services Director
SUBJECT:	Consideration and possible action for the Annexation of Rockland Parcels R-29-1, R-39, R-110, and R-114.*
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

PC Report - Annexation - Rockland, Petition for Annexation_10222025

Consideration and possible action for the Annexation of Rockland Parcels R-29-1, R-39, R-110, and R-114.*

SITE MAP



REQUESTED ACTION: Annexation: *Direct annexation by unanimous approval of 113.1 acres of land from the Town of Rockland.*

COMMON DESCRIPTION: R-29-1 is 2130 Deer Point LN, R-39 is 2200 BLK Old Martin RD, R-110 is also 2200 BLK Old Martin RD, R-114 is 3400 BLK Ryan RD.

ZONING: Existing: R-29-1 = ER-2 (Estate Residential 2-Acres District) in Rockland. R-39, R-110, R-114 = AG-FP (Agricultural-Farmland Preservation District) in Rockland.

Proposed: R-29-1 = R1-80 (Single-Family Detached District, 80 feet minimum frontage) in De Pere. R-39, R-110, R-114 = AG (Agricultural District) in De Pere.

SURROUNDING LAND USES: Adjacent residential and school to the northwest in De Pere. Adjacent park to the south in De Pere. Agricultural, residential and natural areas in Rockland.

COMPREHENSIVE PLAN: Residential and Farmland Preservation in Rockland.

APPLICANT / OWNERS:	<u>Applicant and Document Preparer</u>	<u>Property Owners</u>
	Allison Buckley, COO & General Counsel	R-29-1:
	Radue Homes INC	Kathy P Vanpay
	2585 S Broadway	2130 Deer Point LN
	Green Bay, WI 54304	De Pere, WI 54115-8478

R-39, R-119, R-114:
Radue Homes INC
2585 S Broadway
Green Bay, WI 54304

LAND USE HISTORY:

After a review of air photographs, the site has been an agricultural use since 1938.

STAFF REVIEW:

The Wisconsin Department of Administration reviews and issues an annexation determination of all lands annexed to cities and villages within a county having a population of 50,000 or more. The State will issue a determination on whether the proposed annexation is in the public interest or against the public interest. The State has not yet issued their determination for this petition. If that determination is received prior to the Plan Commission meeting, it will be provided to the Plan Commission for review. Otherwise, the determination will be provided to the Common Council for review.

The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. We anticipate that a residential development will be proposed on this parcel that will include single family lots, duplex lots and multifamily.

1. Sanitary Sewer –At the time of development, sanitary sewer service can be provided via the sanitary sewer system that currently serves the Ryan Road area. This flow is anticipated to discharge to the Swan Road Interceptor at this time. A lift station would be placed near the East River or the unnamed tributary to the East River to limit the necessary depth of the sanitary sewer system. When the property develops, the developer or City will be responsible for fees to utilize the Swan Road Interceptor. The City proposes to fund the temporary lift station to service the property.
2. Municipal Water Service – At the time of development, water service for future development will be provided from a water main at the limits on Ryan Road. Water service would be petitioned from across property located in the City of De Pere or via Ryan Road in the town road right-of-way via the “Use of right-of-way permit application”. The City would follow all regulations related to the repair, replacement, etc. under the 08-02.00 UTILITY SPECIAL PERMIT PROVISIONS AND CONDITIONS OF APPROVAL and in compliance with PSC rules for cost effective service.
3. Storm Sewer - At the time of development, the annexed area will be incorporated into the City's Storm Water Management

Plan. The City will service future development with regional ponds on site.

4. Road Service – Parcel R-29-1 is served by Deer Point LN and per the boundary which is currently shared right of way between the City of De Pere and Town of Rockland. The annexation removes a jog in the boundary and squares a part of the City boundary with ED-R29-1. With the annexation, a portion of Old Martin RD would fall under City of De Pere jurisdiction.
5. Weed Cutting – No Concerns.
6. Snow Plowing – The annexation parcel does not include any new roads, and no new snow plowing is anticipated until development occurs. However, prior to any development the City would plow, as necessary, the sections of Old Martin Road located in the annex area of the City if an agreement cannot be reached with the town.
7. Solid Waste Collection – The City will need to add the existing single family home to the solid waste collection route. The route will be expanded as needed as development occurs.
8. Street Lighting – Street lighting will be provided via City owned lights located per City standards when development occurs.
9. Sidewalks/Trails – Sidewalks will be required once the site is developed or further improved per the City Policy. The East River borders portions of the area and would have sidewalk infrastructure cross the river except any improvements to the road right-of-way.
10. Parks – The Comprehensive Outdoor Recreation plan indicates a need for a park in this area as properties continue to develop, but not necessarily on this site. Ideally, a future park would be located further south as the City grows. Lions Trailside Park is relatively close to this site, and the property also abuts the Fox River Trail. Additionally, while not a park, Altmayer Elementary School does have playground and green space. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
11. Police – Brown County Sheriff currently provides policing service to the property. The De Pere Police currently serves the areas to the northwest. Ryan road is patrolled by DPPD on a regular basis due to the school location. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. New development would also mean new taxes that would help support service needs. The city will

conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.

12. Fire/Rescue – The De Pere Fire Rescue currently serves the areas to the northwest. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. The City will conduct an Impact Fee assessment in 2026 to determine whether to implement impact fees for future development.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary. Moreover, this annexation will also connect an isolated city-owned island parcel that was previously annexed into the City making the entire City boundary contiguous. Because the City of De Pere does not have boundary agreements with the Town of Rockland, the City is responsible for paying the town five years of property taxes if the property is annexed (estimated at \$7,520 annually).

STAFF RECOMMENDATION: Staff has three recommendations:

- 1) Annex the area into the City of De Pere based on the following:
 - a. Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
 - b. Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.
- 2) Zone the annexed area R1-80 District (Parcel R-29-1), and AG District (Parcels R-39, R-110, R-114), noting that additional zoning map amendments may occur prior to development in order to support business park, public and institutional, one family residential, two-family residential, and multi-unit residential development.
- 3) Forward the Plan Commission recommendation to the Common Council for the required final action.

OCT 22 2025

Clerk's Office

PETITION FOR ANNEXATION

(Direct Annexation by Unanimous Approval)

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Rockland, Brown County, Wisconsin lying contiguous to the City of De Pere, Wisconsin, petition the Honorable Mayor and Common Council of De Pere to annex the territory described below and shown upon the attached map as permitted by Chapter 66 of the Wisconsin Statutes, to the City of De Pere, Brown County, Wisconsin. Said annexation is for the purpose of more dense development of the vacant land than currently permitted and for vacant lands to be served by municipal sewer and water.

The annexed property is legally described as:

Boundary Description (Parcels R-29-1, R-39, R-110 & R-114)

All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699-Documents #1956414), Brown County Records; and part of the Northeast 1/4 of the Southwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; and part of the Northwest 1/4 of the Northeast 1/4; and part of the Northeast 1/4 of the Northwest 1/4 of Section 10, T22N-R20E, Town of Rockland, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of Section 3, T22N-R20E; thence N89°54'21"E, 309.16 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence N0°44'49"E, 696.07 feet along the East line of Document #2816989, Brown County Records; thence S89°54'21"W, 318.86 feet along the North line of said document; thence N0°03'06"W, 631.49 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence S89°58'35"W, 200.00 feet along the South line of Lot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699, Document #1956414), Brown County Records, said line also being the South line of Northeast 1/4 of the Southwest 1/4 of said Section 3; thence N0°03'06"W, 871.03 feet along the West line of said lot to the centerline of Deer Point Lane; thence N86°31'43"E, 128.72 feet along said centerline; thence 48.42 feet along said centerline being the arc of a 100.00 foot radius curve to the right whose long chord bears S79°36'05"E, 47.95 feet; thence S65°43'53"E, 34.10 feet along said centerline; thence S0°09'28"E, 373 feet, more or less, to the centerline of the East River; thence Southeasterly, 866 feet; more or less, along said river to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 3; thence N89°52'30"E, 691 feet, more or less, along said line; thence S0°15'28"W, 1328.23 feet along the East line of said quarter-quarter; thence S89°54'21"W, 265.01 feet along the South line of said quarter-quarter; thence S0°26'33"W, 369 feet, more or less, along the West line of Volume 3, Certified Survey Maps, Page 351 (Map #860, Document #708675), Brown County Records, to the centerline of a creek; thence Southeasterly, 294 feet, more or less, along said creek; thence S00°26'33"W, 865 feet, more or less, along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 10, T22N-R20E; thence S89°58'37"W, 1,329.59 feet along the South line of said quarter-quarter; thence N89°55'18"W, 1,079 feet, more or less, along the South line of the Northeast 1/4 of the Northwest 1/4 of said section to the centerline of a creek, said point being 244 feet, more or less, from the centerline of Ryan Road; thence Northerly, 690 feet, more or less, along said creek to the North line of Document #2758767, Brown County Records; thence N89°53'39"W, 199 feet, more or less, along said line to the West line of said quarter-quarter; thence N0°04'48"E, 457.58 feet along the West line of said quarter-quarter; thence S89°53'39"E, 253 feet, more or less, along the South line of Document #3076670, Brown County Records, to the centerline of said creek; thence Northeasterly 532 feet, more or less, along said creek to the North line of said Northeast 1/4 of the Northwest 1/4, Section 10; thence S89°53'39"E, 344 feet, more or less, along said line; thence S0°06'21"W, 35.00 feet; thence 18.85 feet along Volume 3, Certified Survey Maps, Page 403 (Map #884, Document #714268), Brown County Records, being the arc of a 12.00 foot radius curve to the left, whose long chord bears S45°06'16"W, 16.98 feet; thence 98.63 feet along said map, being the arc of a 200.00 foot radius foot curve to the left, whose long chord bears S14°01'19"E, 97.63 feet; thence S28°08'59"E, 338.18 feet along the West line of said map; thence N61°51'01"E, 273.69 feet along said map; thence N0°06'21"E, 310.00

feet along said map to the North line of said Northeast 1/4 of the Northwest 1/4; thence S89°53'39"E, 83.00 feet along said line to the point of beginning.

Boundary containing 4,926,714 square feet / 113.1 acres, more or less. The above-described property is depicted in attached Exhibit A.

The annexed area totals 113.1 acres.

There are four people residing in the territory.

Dated this 21 day of August, 2025

OWNER OF PARCELS R-39, R-119, R-114



Ryan P Radue, CEO, Radue Homes, Inc
2585 S Broadway
Green Bay, WI 54304

OWNER OF PARCEL R-29-1 & RESIDENT/VOTER WITHIN THE ANNEXED TERRITORY



Kathy L. Peeters, Owner

RESIDENTS/VOTERS WITHIN THE ANNEXED TERRITORY



Scott W. Kasten 8-18-2025



Lake J. Van Pay



Summer A. Van Pay



City of De Pere, Wisconsin

I.10

Request for Plan Commission Action

MEETING DATE:	October 27, 2025
DEPARTMENT:	Development Services
FROM:	Peter Schleinz, City Planner/Zoning Administrator
SUBJECT:	Consideration and possible action for October 2025 amendments to Municipal Code Chapter 14 (Zoning Ordinance).*
RECOMMENDED ACTION:	Motion to approve.

ATTACHMENTS:

Zoning Ordinance-Map Memo for PC - October 2025, Zoning Ordinance Updates - Redlined Summary for PC - October 2025

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: October 27, 2025

RE: **Consideration and possible action for October 2025 amendments to Municipal Code Chapter 14 (Zoning Ordinance).***

Summary:

The Common Council approved a new Zoning Ordinance and new Official Zoning Map on December 20, 2022, which became effective on January 1, 2023. The new Zoning Ordinance and Official Zoning Map were designed to have periodic reviews for potential amendments. This is the October amendment.

Potential Revisions:

To maintain transparency with the Plan Commission, Common Council, and the public, the attached document redlines the potential amendments to the Zoning Ordinance and Zoning Map. Staff proposals include four Zoning Ordinance amendments and zero Zoning Map amendments. A brief description list is on the back of this memo.

Plan Commission Recommendations:

Approve the amendments to both the Municipal Code Chapter 14 (Zoning Ordinance) and forward the amendments to Common Council for a final decision.

Description of Amendments (Similar Topics are Clustered Together)

- A. The Principal Use Table is revised to show three separate categories for community living arrangement, instead of one category, with the number of residents allowed in a facility matching Wisconsin Statutes.
- B. The community living arrangement use definitions are updated to reflect the above Table revision.
- C. The outdoor storage accessory use regulations are updated to remove being contiguous to a building.
- D. The RM-1 and RM-2 Districts are added to the lighting regulations section for neon lighting, dark sky compliant lighting, light color standard, mounted fixture height, and temporary lighting.

-end-

Redlined Revisions for Zoning Ordinance

Plan Commission Review October 27, 2025

Common Council Decision November 18, 2025

Section 14-70 Table 7-1 [Only Residential Use Subcategory portion of Table is shown.]

TABLE 7-1 — PRINCIPAL USE TABLE																		
USE CATEGORY	Districts																Definition & Regulation	
Use Subcategory	Residential				Mixed-Use					Commercial & Employment				Special [1]				
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1		PI-2
RESIDENTIAL																		
Household Living																		
Single-Household	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●	-	-	14-71(1)
Two-Household	-	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Three-to-Six-Household	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Seven+-Household	-	-	-	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Live-Work	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(1)
Group Living																		
Adult Family Home	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(2)
Community Living Arrangement (1-8)	●	●	●	●	●	●	●	●	●	-	-	-	-	-	●	-	-	14-71(2)
Community Living Arrangement (9-15)	-	-	-	●	○	○	○	●	●	-	-	-	-	-	-	-	-	14-71(2)
Community Living Arrangement (16+)	-	-	-	●	○	○	○	●	●	-	●	-	-	-	-	-	-	14-71(2)
Foster Home	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-71(2)
Overnight Shelter	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-	14-71(2)
Group Living not otherwise classified	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	14-71(2)
Neighborhood Clubhouse	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	14-71(f)
KEY: ●=permitted by right ●=permitted only above ground-floor ○=conditional use --prohibited																		
(1) Uses allowed in CON (Conservancy) district are listed in 14-52																		

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

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

Section 14-71(2)(b)

(b) Community Living Arrangement (1-8)

As defined in Section 46.03(22), Wisconsin Statutes, **with a maximum of 8 residents.**

(c) Community Living Arrangement (9-15)

As defined in Section 46.03(22), Wisconsin Statutes, **with 9 to 15 residents.**

(d) Community Living Arrangement (16+)

As defined in Section 46.03(22), Wisconsin Statutes, **with 16 or more residents.**

Subsections (c) through (f) to be re-lettered as subsections (e) through (h).

Section 14-78(10)(b)4.

~~(e) Outdoor storage areas must be contiguous with the building.~~

Section 14-95(3)

(3) Lighting in Multi-Unit Residential, Mixed Use, Commercial, and Employment Districts



City of De Pere, Wisconsin

I.11

Request for Plan Commission Action

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

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

Summary:

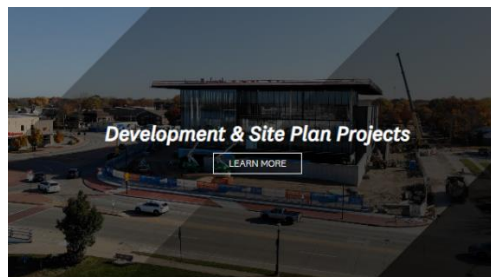
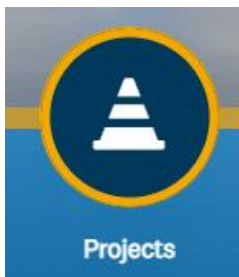
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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](#)

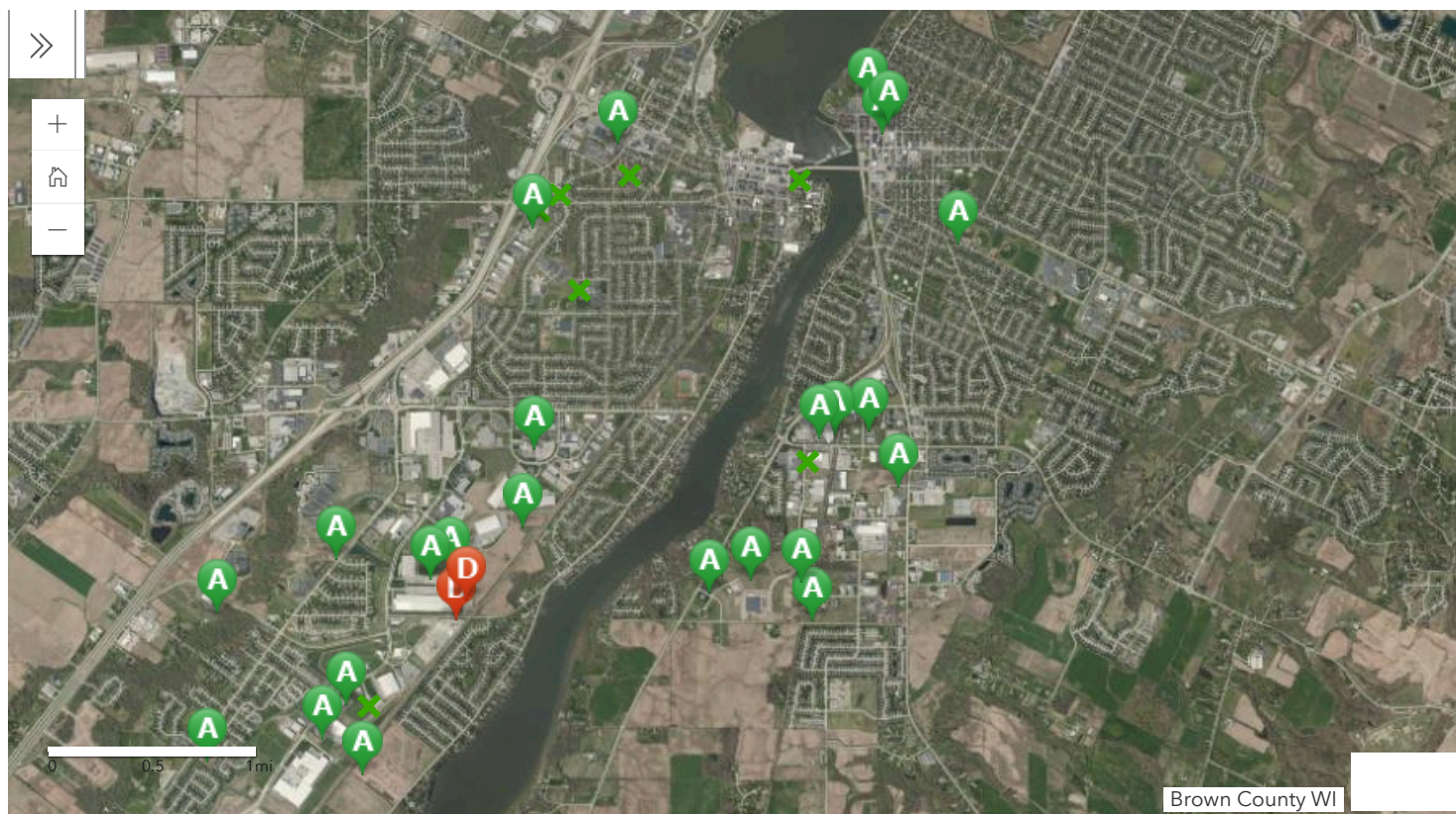
Page last updated on October 15, 2025.

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:

- [2121 American BL - New Robinson Parking Lot](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Under Staff Review:

- None

Projects that are Recently Approved:

- [2221 Innovation DR - American 3-Fab](#)
- [2121 American BL - New Robinson West Laydown Yard](#)
- [403-409 N Broadway ST - White Pillars Expansion](#)
- [114 S Ninth ST - New Ninth ST Multi-Tenant Development](#)
- [505 Lawrence DR - Creative Sign Company Brick Shed Facade Addition](#)
- [2005 Commerce DR - New City Composting Yard Waste Site](#)
- [633 Heritage RD - Belmark Plant 3 Expansion](#)
- [2385 Lawrence DR - New Draco Pavement and Screening](#)
- [550 William ST - New 550 West Mixed Use](#)
- [215 N Wisconsin ST - New Towneplace Suites Hotel](#)
- [450 Fortune AV - New Robinson Metal Transportation Terminal & Outdoor Storage Area](#)
- [2257 American BL - Bayside Machine Rear Facade Replacement](#)
- [2000 Commerce DR - New Amerilux Buildings](#)
- [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](#)
- [1405 Enterprise DR - New Contractor Warehouses](#)

- [1840 S Broadway ST - New Valley Cabinet](#)
- [2005 Venture AV - New Massman Corporate INC](#)
- [2211 American BL - Nicolet Real Estate 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:

- [950 Main AV, Unit A - Dunkin' Facade Replacement](#)
- [1305 Lourdes AV - Our Lady of Lourdes Chiller Enclosure](#)
- [650 Heritage RD - Atkore Pavement Modification](#)
- [850 Morning Glory LN - New De Pere Housing Authority Building](#)
- [290 Reid ST - New St. Norbert College Schneider School of Business](#)
- [1221 Grant ST - Country Visions Facade Maintenance](#)
- [1414 Builders CT - New Badgerland Supply Warehouse](#)
- [435 S Washington ST - Dickinson Elementary Re-Pavement](#)
- [1180 Grant ST - Fire Station 2 Addition](#)

Projects that are Recently Denied:

- None

Additional Project Status Information

American 3-Fab New Pavement and Screening							
Address: 2221 Innovation DR							
Parcel Number: WD-L436-3							
City Funding: TIF 8							
Developer or Authorized Representative: Tonya Wagner, Vierbicher							
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, 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 West Laydown Yard							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1042, WD-1043							
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 (C)	Plan Commission Review (C)	Site Plan Approved- Oct 08, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Atkore Pavement Modification							
Address: 650 Heritage RD							
Parcel Number: WD-D0200-4							
City Funding: No							
Developer or Authorized Representative: Sam Winterfeldt, Keller 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 - Aug 27, 2025 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 24, 2025 (C)
Click here to see the site plan and developer contact information.							

New Ninth Street Multi-Tenant Development							
Address: 114 S Ninth ST							
Parcel Number: WD-D0200-4							
City Funding: TIF 13							
Developer or Authorized Representative: Drew Willmann, DeLeers Construction 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 - Sep 17, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Creative Sign Company Brick Shed Facade Addition							
Address: 505 Lawrence DR							
Parcel Number: WD-217-2							
City Funding: No							
Developer or Authorized Representative: Brian Meyer, Creative Sign Company							
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 - Jul 28, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Our Lady of Lourdes Chiller Enclosure							
Address: 1305 Lourdes AV							
Parcel Number: WD-110-1							

City Funding: No							
Developer or Authorized Representative: Bill Harrington, Tweet/Garot Mechanical, 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 - Jul 24, 2025 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 25, 2025 (C)
Click here to see the site plan and developer contact information.							

Belmark Plant 3 Expansion							
Address: 633 Heritage RD							
Parcel Number: ED-F0094-1							
City Funding: TIF 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 - Jul 21, 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 City Composting Yard Waste Site							
Address: 2005 Commerce DR							
Parcel Number: ED-3100							
City Funding: City Project in TIF 10							
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 - Jul 25, 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 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.							

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 (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 30, 2025 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Aug 26, 2025 (C)
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 (C)	Plan Commission Review (C)	Site Plan Approved - May 30, 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 Draco 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 (C)	Plan Commission Review (C)	Site Plan Approved - Jun 24, 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 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	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 - Sep 30, 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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Aug 22, 2025 (C)
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.							

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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 11, 2025 (C)
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 (C)	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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 25, 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 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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 03, 2025 (C)
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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 10, 2025 (C)
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 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 - Aug 22, 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 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 - Jul 22, 2025 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 08, 2025 (C)
-------------------------------------	------------------------------	------------------------------	---------------------------------------	---------------------------------------	--	-------------------------------------	--------------------------------------

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

Destiny Church Addition							
Address: 411 Destiny 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, Ruckert & 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.							

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.							

In this Department

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

Jump to a division

Make a Selection ▼

Go!

Topics of Interest

[Development & Site Plan Projects](#)

[Road Construction Projects](#)[Water Department Projects](#)

Jump to a topic or subtopic

Make a Selection ▼

Go!

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

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

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



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