



Plan Commission

Regular Meeting

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

Agenda

Monday, November 24, 2025

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **November 24, 2025 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

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

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

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.

- I. Call to Order
 1. Roll Call
 2. Approval of the minutes of the October 27, 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 1-lot certified survey map at 1900 BLK Lebrun ST (Parcel ED-1164-R-32-2).
 5. Consideration and possible action for a zoning map amendment from R2-60 (Two-Unit District) to RM-1 (Multi-Unit [3-6 Units] District) at 815 Fox River DR (Parcel ED-91).*
 6. Discussion about site plans received since the October 2025 Plan Commission meeting and review of the status of recently approved development projects.
 7. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Development Services Department at 920-339-4052 by noon on 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

Tyler Jorgensen, Slusarek Construction

Gregg Slusarek

Timothy Kneeland, PTF LLC



Request for Plan Commission Action

MEETING DATE: November 24, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the October 27, 2025 Plan Commission meeting.
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC_Oct2025_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, October 27, 2025

7:00 PM

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

I. Call to Order

1. Roll Call

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

2. Approval of the minutes of the September 22, 2025 Plan Commission meeting.

RESULT: **Approved**
MOVER: James Boyd
SECONDER: Brenda Busch
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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

There were no public comments.

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

Development Services Director Daniel Lindstrom reviewed the CSM. Staff recommended approval subject to the conditions in the report. Brenda Busch moved, seconded by Ald. Perock, to approve the CSM with conditions. Upon vote, motion carried unanimously.

RESULT: **Approved**
MOVER: Brenda Busch
SECONDER: Devin Perock
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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).*

Development Services Director Daniel Lindstrom reviewed the extraterritorial CSM. Staff recommended approval subject to the conditions in the report. Ald. Hansen moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: Jonathon Hansen
SECONDER: Brenda Busch
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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).

Development Services Director Daniel Lindstrom explained that the accessory structure was approved in 2024 by Building Inspection staff. According to the Zoning Code, the maximum height of the accessory building is 20 feet. The accessory building is currently under construction and the height is going to exceed 20 feet due to the roof trusses being larger than the original plan. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. The applicant explained that the roof trusses are larger than the original plan. Without the design exception, the construction would need to be terminated and removed, which would add additional costs to the project. With the present roof trusses, the accessory building will be 26 feet, 3 inches. Ald. Hansen asked the applicant if they received any comments or concerns from neighbors. The homeowners stated that they only discussed it with the neighbor behind them. No other neighbors have commented on it. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular session. Staff requested the applicant to submit updated plans for the project. Mayor Boyd moved, seconded by Brenda Busch, to approve the major design exception to allow the height of the accessory building to be 26 feet, 3 inches, with the condition that the applicant submit new plans. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: James Boyd
SECONDER: Brenda Busch
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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).*

Development Services Director Daniel Lindstrom reviewed the zoning map amendment. Staff recommended approval of the request. Mayor Boyd moved, seconded by Ald. Perock, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: James Boyd
SECONDER: Devin Perock
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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

Development Services Director Daniel Lindstrom reviewed the annexation request for Parcel L-481 in the Town of Lawrence. He explained that the request was originated by the City for property acquired by the Turriff family in 2023. He noted that the annexation complies with the boundary agreement between the City of De Pere and the Town of Lawrence. Staff recommended approval of the annexation subject to the conditions in the report. Mark Higgins moved, seconded by Brenda Busch, to approve the annexation. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: Mark Higgins
SECONDER: Brenda Busch
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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

Development Services Director Daniel Lindstrom reviewed the annexation request for parcels in the Town of Rockland. He explained that the request was a direct annexation by unanimous approval of 113.1 acres of land. Staff recommended approval of the annexation with three recommendations. Ald. Hansen moved, seconded by Brenda Busch, to approve the annexation. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: Jonathon Hansen
SECONDER: Brenda Busch
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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

Development Services Director Daniel Lindstrom reviewed the amendments to the Zoning Code. There were four proposed amendments. Ald. Hansen moved, seconded by Mayor Boyd, to approve the amendments and forward them to Common Council for final approval. Upon vote, motion carried unanimously.

RESULT: Approved
MOVER: Jonathon Hansen
SECONDER: James Boyd
AYES: James Boyd, Brenda Busch, Mark Higgins, Jonathon Hansen, Devin Perock
EXCUSED: Shane Raymaker

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

Development Services Director Daniel Lindstrom provided an update on the status of recently approved development projects since the last meeting. Ald. Hansen commended the new St Norbert College Schneider School of Business for preserving historic elements from the old Abbot Pennings school and incorporating them into the new building. There were no other comments.

12. Adjournment.

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:48 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



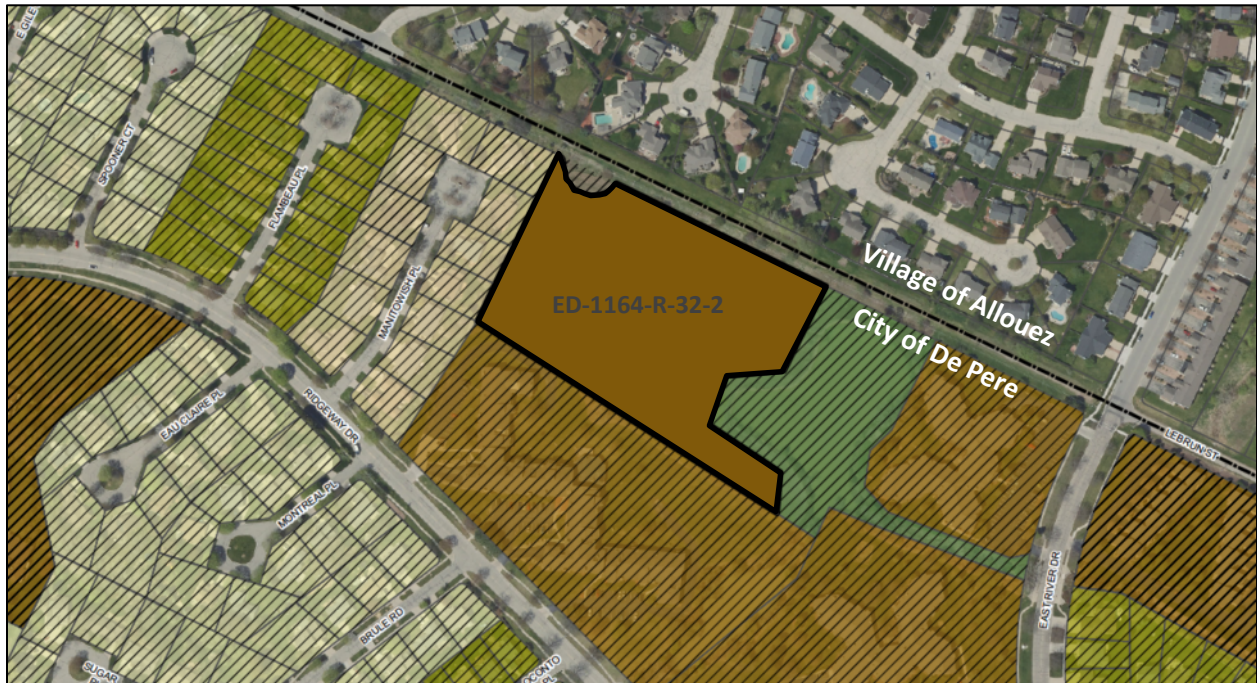
Request for Plan Commission Action

MEETING DATE: November 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 1-lot certified survey map at 1900 BLK Lebrun ST (Parcel ED-1164-R-32-2).
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Application and Preliminary CSM - 06 Oct 2025

Consideration and possible action for a 1-lot certified survey map at 1900 BLK Lebrun ST (Parcel ED-1164-R-32-2).

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File CSM 25-06).
- COMMON DESCRIPTION:** 1900 BLK Lebrun ST, west East River DR and east from Manitowish PL.
- ZONING:** RM-2 ((Multi-Unit [7+ units] District).
- SURROUNDING LAND USES:** Allouez residential to the north.
Multi-unit residential (RM-2 PDD) to the south.
Storm pond (CON PDD) and multi-unit residential (RM-2 PDD) to the east.
Two-unit residential (R2-60 PDD) to the west.
- COMPREHENSIVE PLAN:** Multi-Family Residential.
- APPLICANT / OWNERS:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|-----------------------|
| Tyler Jorgensen | Gregg Slusarek |
| Slusarek Construction | 2815 Country Club CT |
| 14331 Velp AV | Green Bay, WI 54313 |
| Suamico, WI 54173 | |
- LAND USE HISTORY:** After a review of air photographs, the site was undeveloped 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. Lot 1 is for future multi-unit residential use.

The purpose of the proposed certified survey map is to remove an outdated building front setback and an environmentally sensitive area (ESA) setback that were unnecessarily created by a previous land division. If the proposed certified survey map is approved, then the front, interior side, and rear setbacks will follow the Zoning Ordinance regulations.

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.



Planning/Zoning Application

Submitted On:

Oct 6, 2025, 02:42PM EDT

Planning & Zoning Department

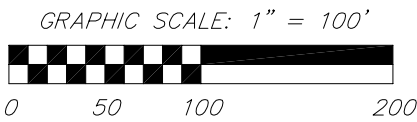
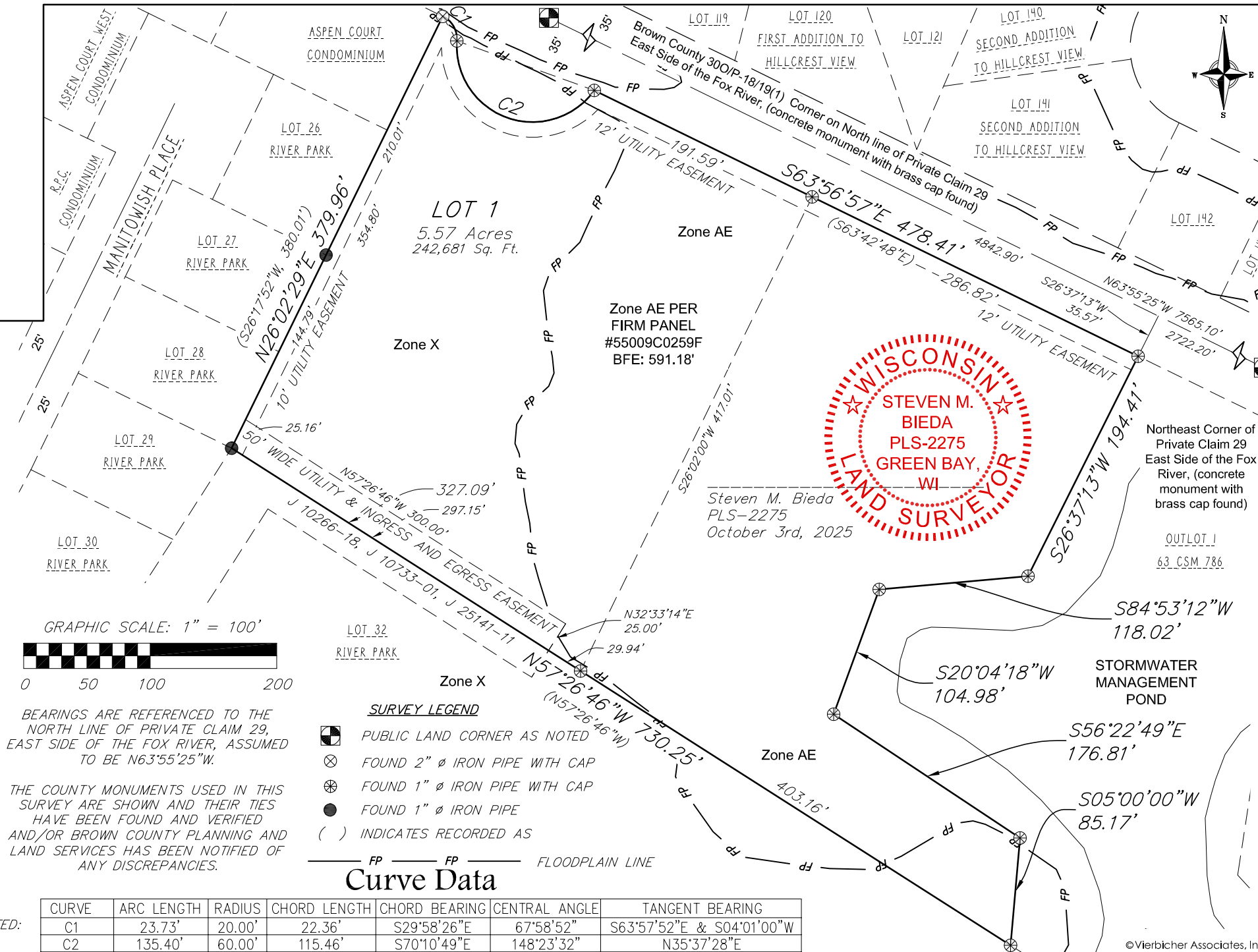
Parcel Number: (Include ALL parcels)	ED-1164-R-32-2
Nearest property address to the project site:	Street Address: 0 Ridgeway Drive City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	1
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	PUD RM-2
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Gregg Last Name: Slusarek
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2815 Country Club Court City: Green Bay State: WI Zip: 54313
Property Owner's Phone Number:	(920) 434-2919
Property Owner's Email Address:	slusarekconstruction@gmail.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-12545.pdf
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00
Signature Data	<p>First Name: Steven Last Name: Bieda Email Address: sbie@vierbicher.com</p> <div style="text-align: center; margin: 20px 0;">  </div> <p>Signed at: October 6, 2025 2:40pm America/New_York</p>
User's Session Information	IP Address: 74.87.124.242 Referrer URL:

CERTIFIED SURVEY MAP

ALL OF LOT 1, VOLUME 63, CERTIFIED SURVEY MAPS, PAGE 786, MAP NUMBER 8996, DOCUMENT NUMBER 2846758, BROWN COUNTY RECORDS, LOCATED IN PRIVATE CLAIM 29, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

TAX PARCEL:
ED-1164-R-32-2
FIELDWORK COMPLETED:
XX/XX/XX



BEARINGS ARE REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 29, EAST SIDE OF THE FOX RIVER, ASSUMED TO BE N63°55'25"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.

- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
 - FOUND 2" Ø IRON PIPE WITH CAP
 - FOUND 1" Ø IRON PIPE WITH CAP
 - FOUND 1" Ø IRON PIPE
 - () INDICATES RECORDED AS

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	23.73'	20.00'	22.36'	S29°58'26"E	67°58'52"	S63°57'52"E & S04°01'00"W
C2	135.40'	60.00'	115.46'	S70°10'49"E	148°23'32"	N35°37'28"E

SHEET 1 OF 4

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

SURVEYED FOR:
GREGG SLUSAREK
CITY OF DE PERE
BROWN COUNTY
DRAWING NO. L-12545

Job #: 250171
Date: 10/03/2025
Rev: ---
Drafted By: NKOV
Checked By: SDIS



vierbicher
planners | engineers | advisors



Request for Plan Commission Action

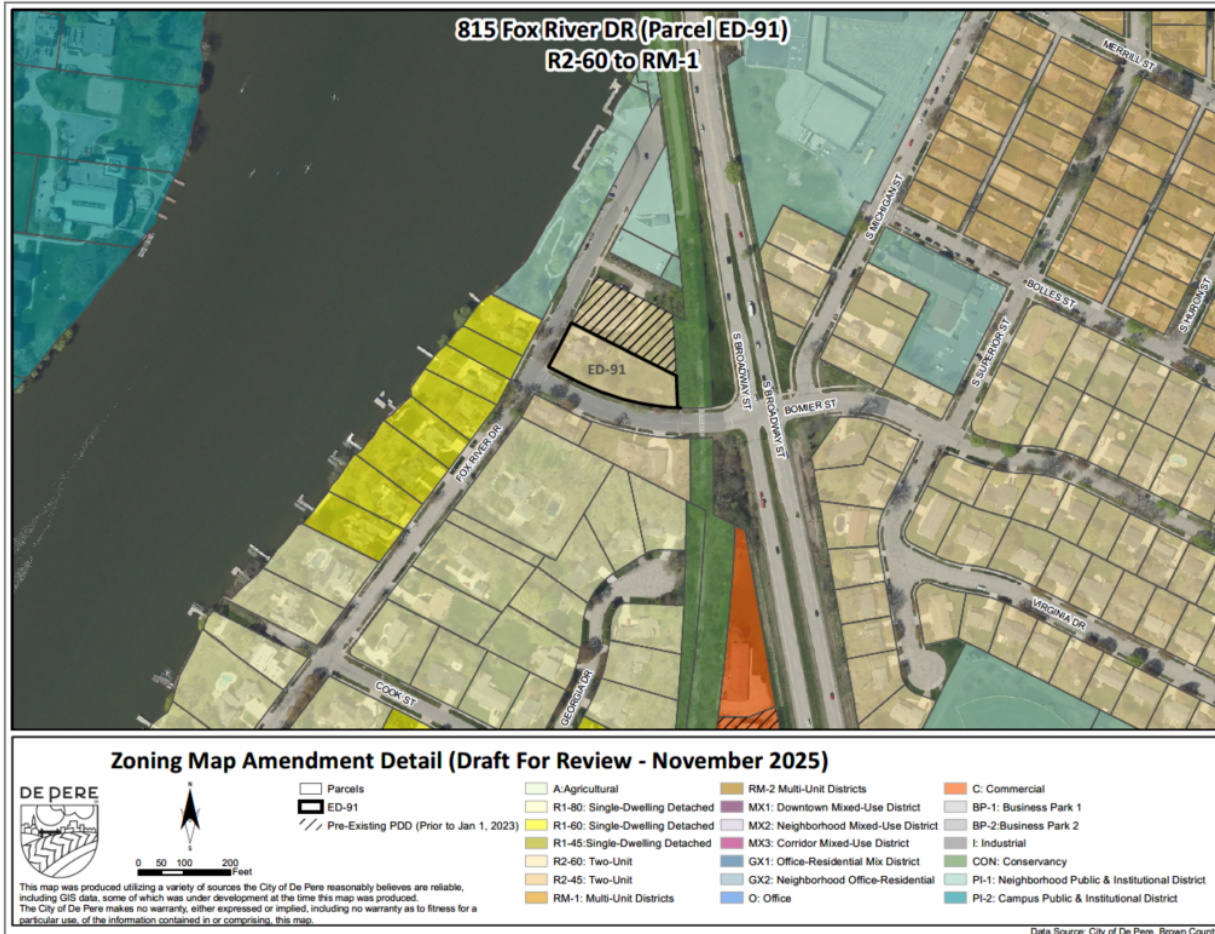
MEETING DATE: November 24, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a zoning map amendment from R2-60 (Two-Unit District) to RM-1 (Multi-Unit [3-6 Units] District) at 815 Fox River DR (Parcel ED-91).*

RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Application and supporting documents - 09 Oct 2025, Zoning Map Amendment

Consideration and possible action for a zoning map amendment from R2-60 (Two-Unit District) to RM-1 (Multi-Unit [3-6 Units] District) at 815 Fox River DR (Parcel ED-91).*

SITE MAP



REQUESTED ACTION: Zoning Map Amendment Request from R2-60 to RM-1 (File ZMA 25-09).

COMMON DESCRIPTION: 815 Fox River DR, located northeast from Fox River DR and Bomier ST.

SURROUNDING LAND USES: Residential condominium (R2-60 PDD) to the north.
Bomier ST Boat Launch (PI-1) to the northwest.
Residential (R2-60) to the south.
Fox River State Recreational Trail (CON) to the east.
Residential (R1-60) to the west.

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

APPLICANT / OWNERS:	<u>Authorized Representative</u>	<u>Property Owners</u>
	Timothy Kneeland	PTF LLC
	PTF LLC	1400 Fox River DR
	1400 Fox River DR	De Pere, WI 54115
	De Pere, WI 54115	

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

STAFF REVIEW (GENERAL): 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 zoning map amendment complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Existing Zoning District

The existing zoning district is R2-60, which allows for both one-unit and two-unit residential buildings in the Residential Household Living subcategory. The proposed zoning map amendment references a change to RM-1, which allows for 1-6 unit residential buildings in the Residential: Household Living subcategory. The petitioner is considering a 3-unit residential development, which complies with the proposed RM-1 District.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update identifies future land use as Neighborhood Residential (Including Multi-Family).

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

The City desired development pattern is shown in the Comprehensive Plan as future Neighborhood Residential (Including Multi-Family). The permitted uses and conditional uses for the RM-1 District is in Zoning Ordinance Article VII and summarized in Table 7-1.

The petitioner proposed a three-unit residential development, which complies with the proposed RM-1 District. Multi-unit developments need a site plan. An example layout is included within the packet.

NEIGHBOR OUTREACH: The publishing of a Class II public notice and public hearing is required for a zoning map amendment. Property owners within 300 feet of the proposed zoning map amendment were notified by mail and a sign was placed on the site prior to the Plan Commission meeting. One property owner at 1324 Fox River DR inquired about the notice sign on the property. One property owner at 805 Fox River Drive is opposed to the rezoning and would prefer to retain two units instead of the proposed three units. No other public inquiries were made at the time this report was written. The public hearing is tentatively scheduled for the December 16, 2025, Common Council meeting.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request for a zoning map amendment from R2-60 (Two-Unit District) to RM-1 (Multi-Unit [3-6 Units] District) at 815 Fox

River DR. A zoning map amendment must comply with the following:

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



Planning/Zoning Application


Submitted On:

Oct 9, 2025, 12:35PM EDT

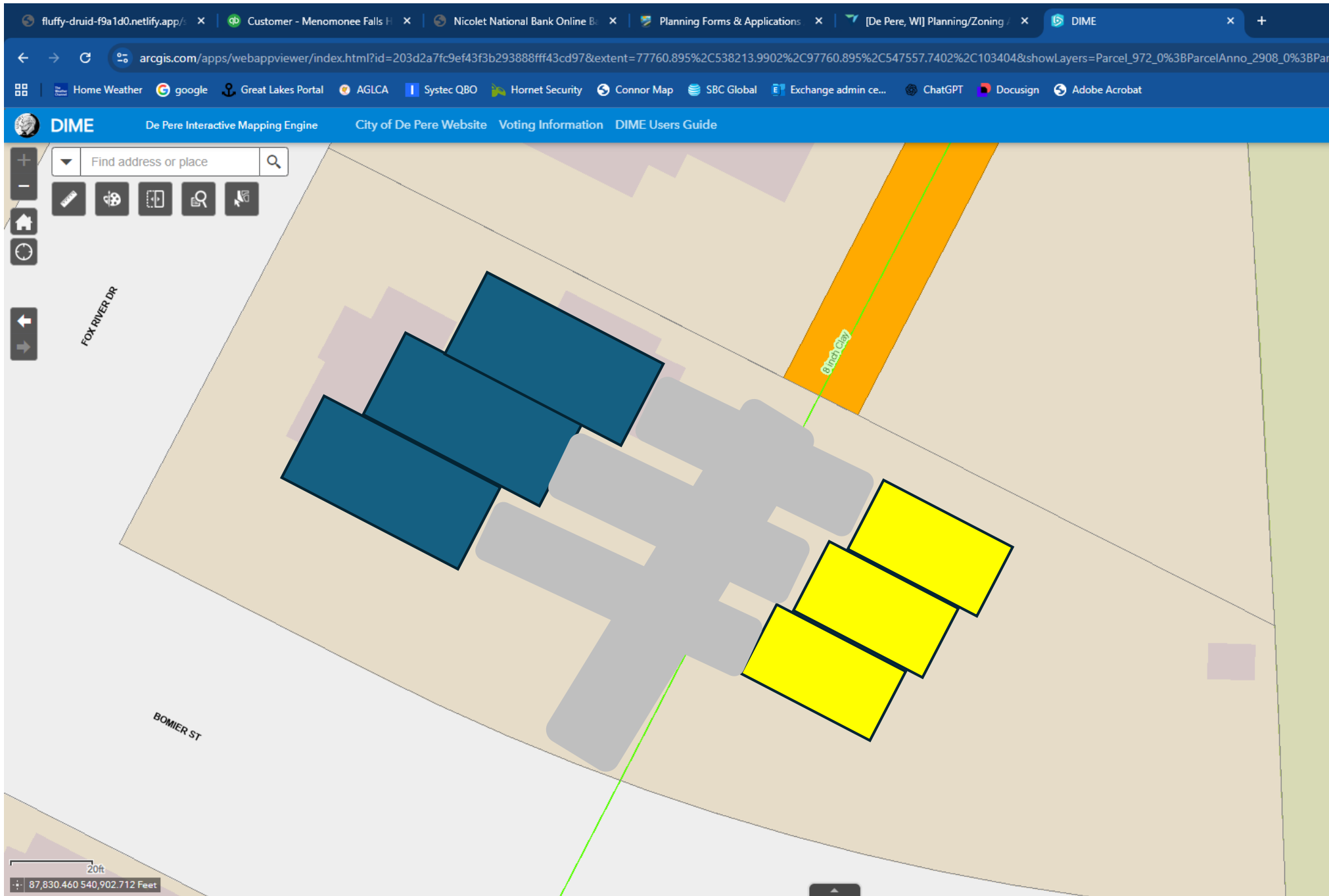
Planning & Zoning Department

Parcel Number: (Include ALL parcels)	ED-91
Nearest property address to the project site:	Street Address: 815 Fox River Drive City: De Pere State: WI Zip: 54115-2435
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	R2-60
Proposed De Pere Zoning Districts:	RM-1
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: PTF Properties, LLC Last Name: Kneeland
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 1400 FOX RIVER DR City: De Pere State: WI Zip: 54115-2435
Property Owner's Phone Number:	920-619-5662
Property Owner's Email Address:	timothykneeland@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Timothy Last Name: Kneeland
Authorized Representative's Business Name:	PTF Properties, LLC
Authorized Representative's Phone Number:	9206195662

Authorized Representative's Email Address:	timothykneeland@gmail.com
Please attach an EXHIBIT MAP with the zoning boundary.	815 Diagram.docx
Please attach a WORD DOCUMENT with the boundary legal description.	815 Fox River Dr. Legal Description.docx
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$350.00

Signature Data	First Name: Tim Last Name: Kneeland Email Address: timothykneeland@gmail.com  Signed at: October 9, 2025 12:16pm America/New_York
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User's Session Information	IP Address: 174.103.202.169 Referrer URL:
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Blue = 3 Homes

Grey = Driveway

Yellow = 3 stall garage (appx 22 x 40 each)

815 Fox River Dr.

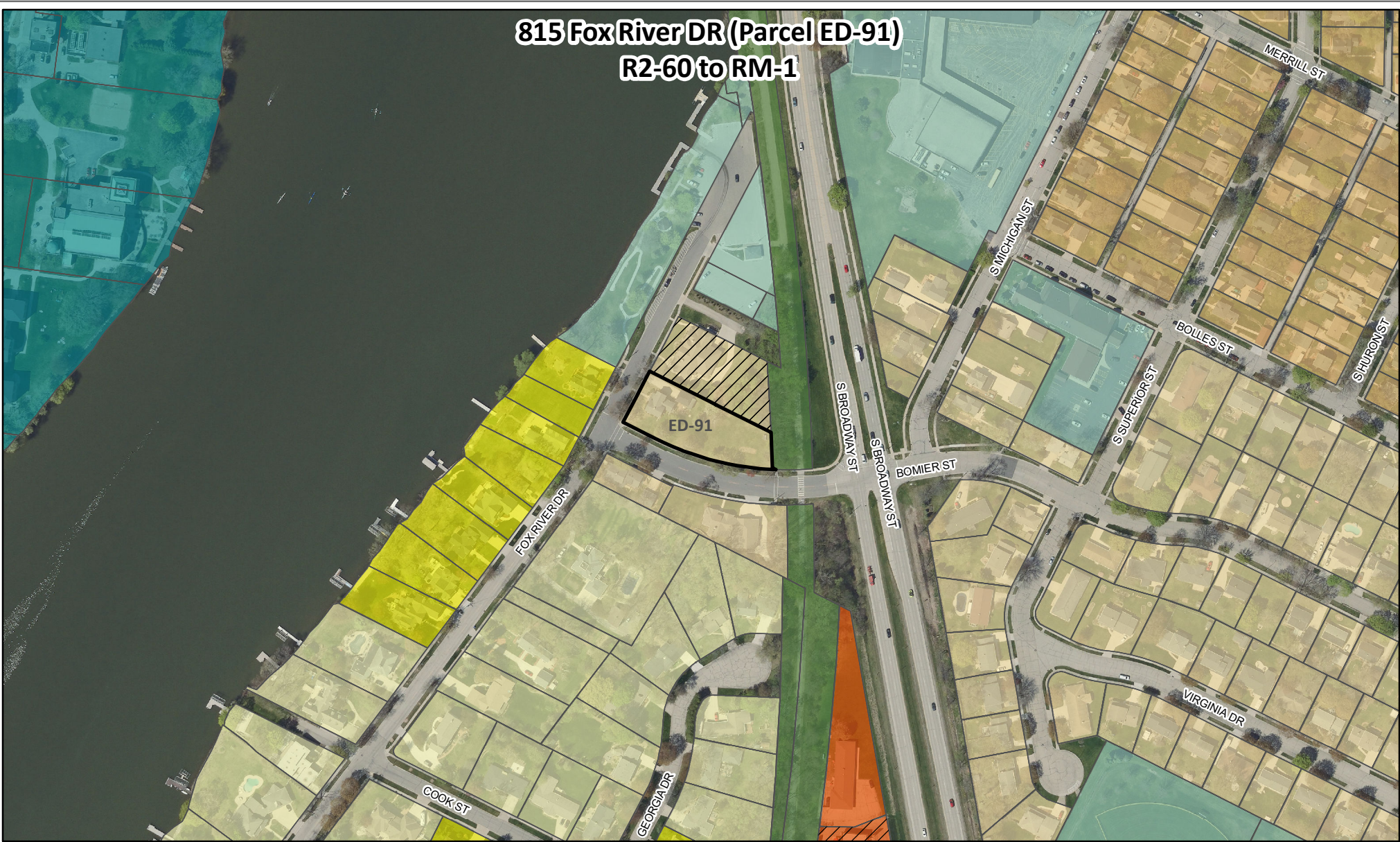
De Pere, WI 54115

ED-91

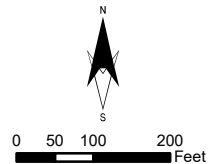
**BOMIER'S ADDN TO DEPERE LOTS 3, 4, 9 & 10 EX HWY & VAC ALLEY LYG
ADJ BLK B & 1/2 VAC ST ADJ ELY & EX RR R-O-W**

Deeded Acres: 0.617

815 Fox River DR (Parcel ED-91) R2-60 to RM-1



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



- Parcels
- ED-91
- Pre-Existing PDD (Prior to Jan 1, 2023)

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> A: Agricultural R1-80: Single-Dwelling Detached R1-60: Single-Dwelling Detached R1-45: Single-Dwelling Detached R2-60: Two-Unit R2-45: Two-Unit RM-1: Multi-Unit Districts | <ul style="list-style-type: none"> RM-2 Multi-Unit Districts MX1: Downtown Mixed-Use District MX2: Neighborhood Mixed-Use District MX3: Corridor Mixed-Use District GX1: Office-Residential Mix District GX2: Neighborhood Office-Residential O: Office | <ul style="list-style-type: none"> C: Commercial BP-1: Business Park 1 BP-2: Business Park 2 I: Industrial CON: Conservancy PI-1: Neighborhood Public & Institutional District PI-2: Campus Public & Institutional District |
|---|---|---|

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



Request for Plan Commission Action

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

ATTACHMENTS:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: November 24, 2025

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

Summary:

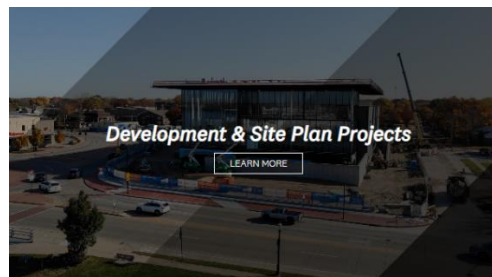
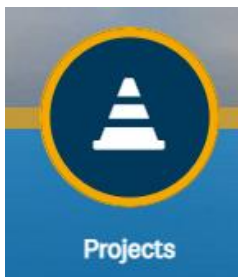
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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 November 18, 2025.

Development & Site Plan Projects

This page includes a linked Project Map with the locations of recent development and site plan projects in the City of De Pere that are either being revised by the developer (D), under staff review (R), recently approved (A), recently completed (green X), or recently denied

(red X). For additional information about a specific project, access to developer contact information, and site plans, click on the project in the List of Projects.

Project Map



Unable to create map: Unable to load the base map layer

List of Projects

Developer Revising Plans:

- [1100 BLK Employers BL - New Phoenix of De Pere Multi-Unit Residential](#)
- [939 Lawrence DR - Cummins Outdoor Storage Addition](#)
- [2121 American BL - New Robinson Parking Lot](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Under Staff Review:

- [224 N Wisconsin ST - New De Pere Parking Facility](#)
- [925 S Sixth ST - MSC Expansion](#)
- [2000 BLK Profit PL - New Soft Light Photography](#)

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](#)
- [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](#)
- [1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition](#)

- [1405 Enterprise DR - New Contractor Warehouses](#)
- [1840 S Broadway ST - New Valley Cabinet](#)
- [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:

- [2005 Venture AV - New Massman Corporate INC](#)
- [505 Lawrence DR - Creative Sign Company Brick Shed Facade Addition](#)

Projects that are Recently Denied:

- None

Additional Project Status Information

New De Pere Parking Facility							
Address: 224 N Wisconsin ST							
Parcel Number: ED-875							
City Funding: TIF 18							
Developer or Authorized Representative: Daniel Lindstrom, City of De Pere, Development Services							
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.							

MSC Expansion							
Address: 925 S Sixth ST							
Parcel Number: WD-142, WD-144-1-1							
City Funding: City Project							
Developer or Authorized Representative: Yeechue Thao, raSmith							
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 Soft Light Photography							
Address: 2000 BLK Profit PL							
Parcel Number: ED-2384							

City Funding: TIF 17							
Developer or Authorized Representative: Shawn Jandry, McMahon Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Phoenix of De Pere Multi-Unit Residential							
Address: 1100 BLK Employers BL							
Parcel Number: WD-D0031-1							
City Funding: TIF 8							
Developer or Authorized Representative: Kyle Clark, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	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.							

Cummins Outdoor Storage Addition							
Address: 939 Lawrence DR							
Parcel Number: WD-D0216-2							
City Funding: No							
Developer or Authorized Representative: Shane McKenna, Cummins Sales and Service							
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.							

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.							

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 (C)	Certificate of Occupancy Issued (C)	Project Completed - 03 Nov 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.							

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 (C)	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.							

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 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 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 (C)	Certificate of Occupancy Issued (C)	Project Completed Nov 18, 2025 (C)
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Nicolet Real Estate Addition

Address: 2211 American BL

Parcel Number: WD-1375

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Dec 06, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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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
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Sustana Fibers Flash Dryer System Addition

Address: 1751 W Matthew DR							
Parcel Number: WD-364-D-526							
City Funding: No							
Developer or Authorized Representative: Dan Bassindale, Sustana Solutions							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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

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

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