



Plan Commission

Regular Meeting

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

Agenda

Monday, December 15, 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 **December 15, 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 November 24, 2025, Plan Commission meeting.
 3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC
 4. Consideration and possible action for a 3-lot certified survey map at 700 BLK Millennium CT (Parcels ED-2311, ED-2313-1, ED-2314, ED-2315).
 5. Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to BP-1 (Business Park 1 District) at 700 BLK Millennium CT, and from BP-2 PDD (Business Park 2 District with a Planned Development District overlay) to BP-1 (Business Park 1 District with a Planned Development District overlay) at 701 Millennium CT (Parcels ED-2305 through ED-2315, ED-3074 through ED-3089, ED-3115 through ED-3140).*

6. Discussion about site plans received since the November 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



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



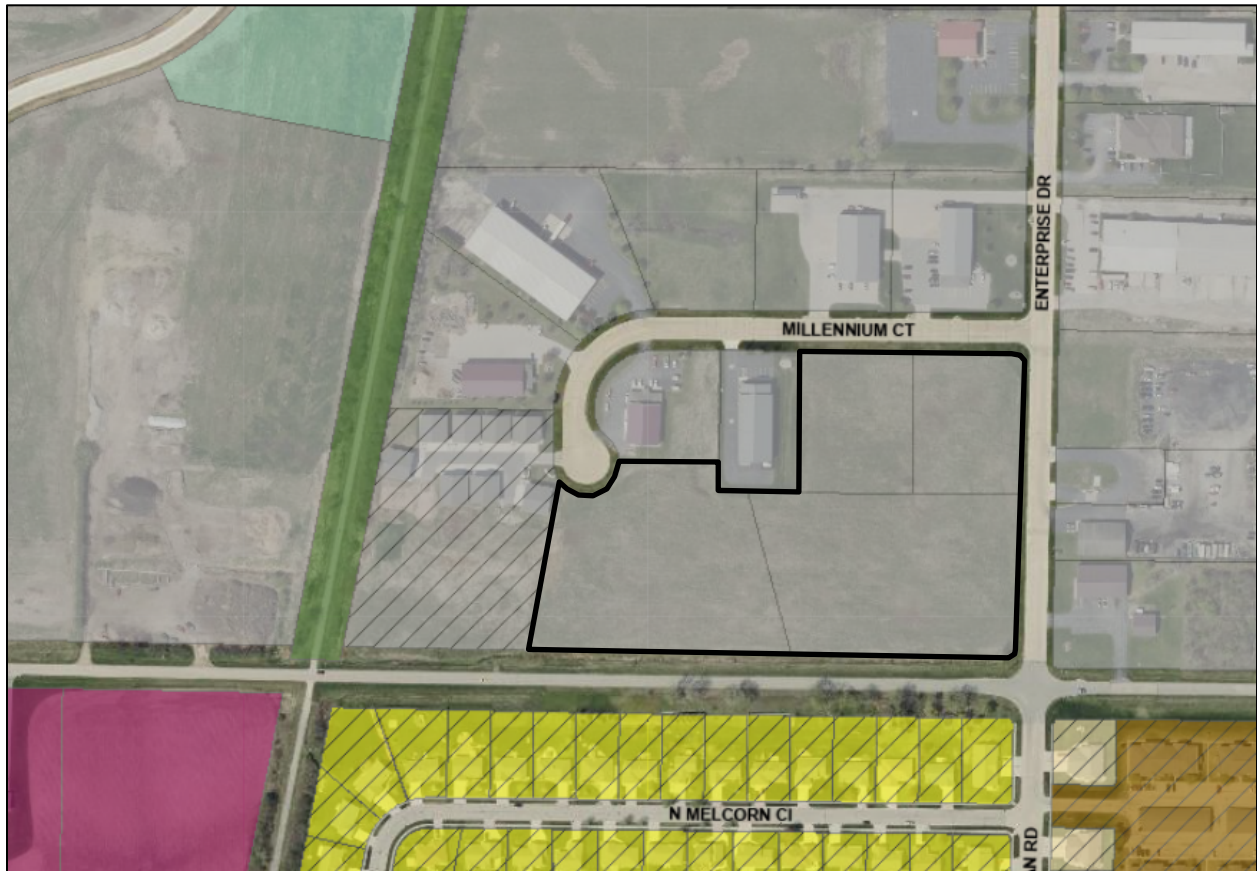
Request for Plan Commission Action

MEETING DATE: December 15, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 3-lot certified survey map at 700 BLK Millennium CT (Parcels ED-2311, ED-2313-1, ED-2314, ED-2315).
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Application and Preliminary CSM - 03 Dec 2025

Consideration and possible action for a 3-lot certified survey map at 700 BLK Millennium CT (Parcels ED-2311, ED-2313-1, ED-2314, ED-2315).

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File CSM 25-07).
- COMMON DESCRIPTION:** 700 BLK Millennium CT, west from the Millennium CT and Enterprise DR intersection.
- ZONING:** BP-2 (Business Park 2 District).
- NOTE: On December 15, 2025, Plan Commission will consider a zoning map amendment from BP-2 to BP-1.*
- SURROUNDING LAND USES:** Business park (BP-2 &BP-2 PDD) to the north, east, and west.
Residential (R1-60 PDD) and future southern bypass to the south.
- COMPREHENSIVE PLAN:** Industrial Park.
- APPLICANT / OWNERS:** Authorized Representative and Property Owner
City of De Pere
ATTN: Peter Schleinz
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the area began developing in the 1990s.

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.

- Lot 1 is planned for future Commercial Service - Other Service use.
- Lot 2 is planned for future Commercial Service - Other Service use.
- Lot 3 is reserved for future development or land divisions.
- On December 15, 2025, Plan Commission will consider a zoning map amendment from BP-2 to BP-1. The BP-1 District is a better match for the existing uses and lot sizes that are found on Millennium CT. BP-1 also allows for the development of 1-1.5 acre lot sizes, similar to what is found on Millennium CT.

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. A successful zoning map amendment from BP-2 to BP-2 must occur prior to recording the CSM, due to the proposed acreage for Lots 1-2.
3. Subject to the following Engineering conditions:
 - a. Add a note that references that Rockland Road is the future Southern Bridge Corridor (CTH GV).
 - b. The note regarding no vehicular ingress or egress onto Rockland Road must remain on the CSM.
 - c. Revise the utility easement language to state "City of De Pere, Grantor to City of De Pere and other public utilities, grantees,...".
 - d. Revise the utility easement along Rockland Road that is 30 feet wide to cover the City's water main.



Planning/Zoning Application

Submitted On:

Dec 3, 2025, 11:11AM EST

Planning & Zoning Department

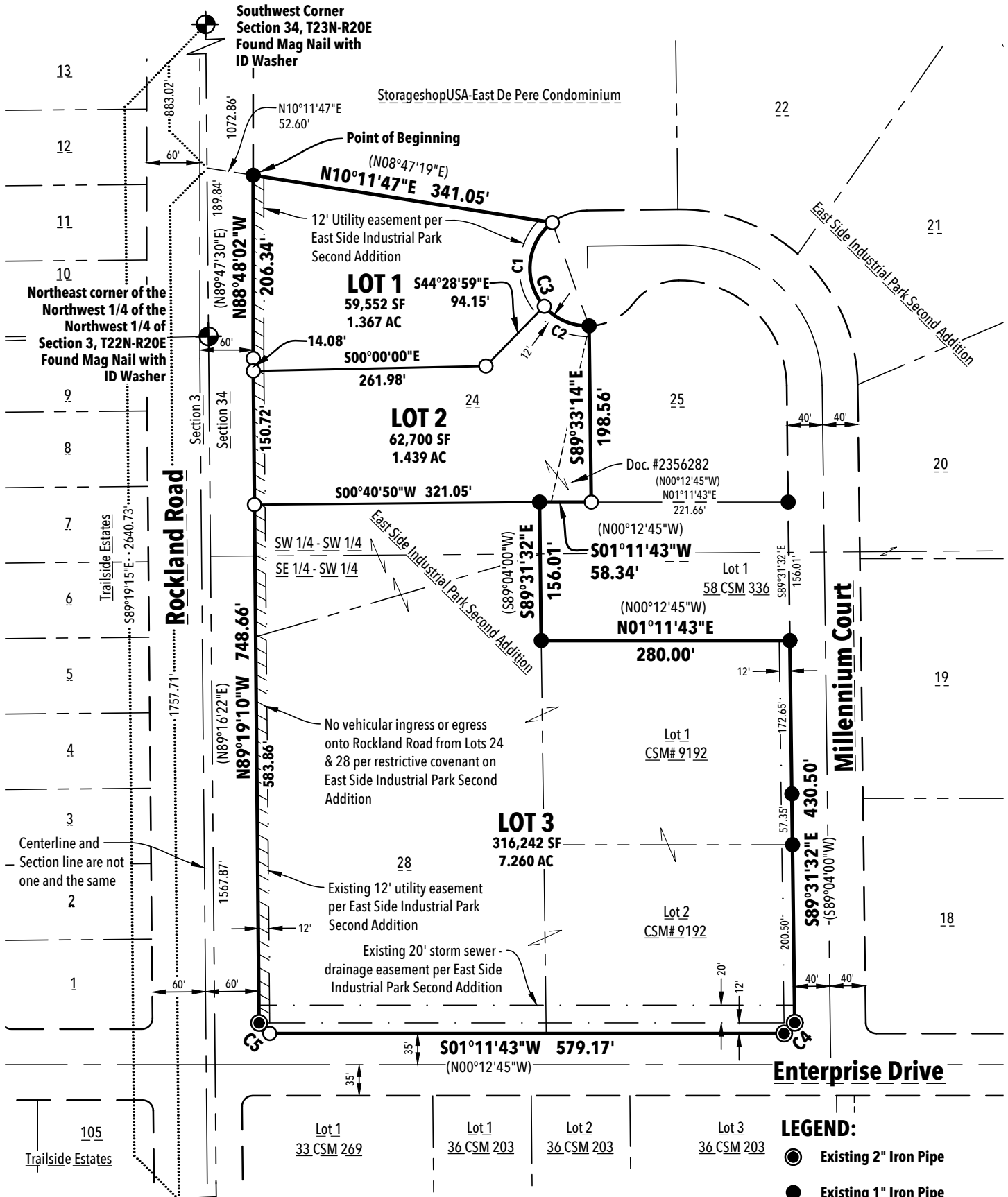
Parcel Number: (Include ALL parcels)	ED-2311, ED-2313-1, ED-2314, ED-2315
Nearest property address to the project site:	Street Address: 700 BLK Millennium CT City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: City of De Pere Last Name: City of De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Peter Last Name: Schleinz
Authorized Representative's Business Name:	City of De Pere

Authorized Representative's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Authorized Representative's Phone Number:	920-339-4043
Authorized Representative's Email Address:	pschleinz@deperewi.gov
Number of lots in the CSM:	3
Number of outlots in the CSM:	0
Please attach 1 PDF copy of the CSM.	Draft CSM_11-24-25.pdf
How do you plan on paying for your application?	City is the petitioner
Total Due:	\$375.00
Signature Data	<p>First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov</p> <div style="text-align: center; margin-top: 20px;">  </div> <p>Signed at: December 3, 2025 11:11am America/New_York</p>
User's Session Information	IP Address: 216.56.64.34 Referrer URL:

PRELIMINARY

CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 9192, DOCUMENT NUMBER 2912207, ALL OF LOT 28 AND PART OF LOTS 24 AND 25, EAST SIDE INDUSTRIAL PARK SECOND ADDITION, VOLUME 21 OF PLATS, PAGE 57, DOCUMENT NUMBER 1701384, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



- LEGEND:**
- Existing 2" Iron Pipe
 - Existing 1" Iron Pipe
 - Set 1" x 18" Iron Pipe with cap weighing 1.13 lbs./lin. ft.
 - ⊕ County PLSS Monument
 - () Record bearing or distance

- AFFECTED PARCEL:**
- ED-2311
 - ED-2315
 - ED-2313-1
 - ED-2314

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



South 1/4 Corner Section 34, T23N-R20E Found Mag Nail with ID Washer

SCALE: 1" = 150'

0' 75' 150' 300'

Bearings are referenced to the Brown County Coordinate System. The south line of the southwest 1/4 of Section 34, T23N-R20E bears S89°19'15"E.

CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 9192, DOCUMENT NUMBER 2912207, ALL OF LOT 28 AND PART OF LOTS 24 AND 25, EAST SIDE INDUSTRIAL PARK SECOND ADDITION, VOLUME 21 OF PLATS, PAGE 57, DOCUMENT NUMBER 1701384, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

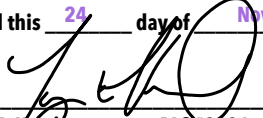
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of all of Lots 1 and 2, Certified Survey Map Number 9192, Document Number 2912207, all of Lot 28 and part of Lots 24 and 25, East Side Industrial Park Second Addition, Volume 21 of Plats, Page 57, Document Number 1701384, located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4, all in Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southwest corner of said Section 34; thence S89°19'15"E, 883.02 feet on the south line of said southwest 1/4 to the southerly extension of the west line of said Lot 24; thence N10°11'47"E, 52.60 feet on said southerly extension to the north right of way of Rockland Road, the POINT OF BEGINNING; thence continuing N10°11'47"E, 341.05 feet on said west line to the south right of way of Millennium Court; thence 162.90 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N71°36'41.5"E, 123.49 feet on said south right of way to the north line of land described in Document Number 2356282; thence S89°33'14"E, 198.56 feet on said north line to the west line of Lot 1, Volume 58 of Certified Survey Maps, Page 336, Map Number 8365, Document Number 2645522; thence S01°11'43"W, 58.34 feet on said west line to the southwest corner of said Lot 1; thence S89°31'32"E, 156.01 feet on the south line of said Lot 1 to the southwest corner of Lot 1, of said Certified Survey Map Number 9192; thence N01°11'43"E, 280.00 feet on the west line of said Lot 1 to the south right of way of Millennium Court; thence S89°31'32"E, 430.50 feet on said south right of way; thence 19.00 feet on the arc of a 12.00 foot radius curve to the right, having a long chord which bears S44°09'54.5"E, 17.08 feet on said south right of way to the west right of way of Enterprise Drive; thence S01°11'43"W, 579.17 feet on said west right of way; thence 18.74 feet on the arc of a 12.00 foot radius curve to the right, having a long chord which bears S45°56'16.5"W, 16.89 feet on said west right of way to said north right of way of Rockland Road; thence N89°19'10"W, 748.66 feet on said north right of way; thence N88°48'02"W, 206.34 feet on said north right of way to the Point of Beginning.

Said parcel contains 438,494 Square Feet (10.066 Acres) of land more or less. Subject to any and all easements and restrictions of record.

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

Dated this 24 day of November, 2025.


 Troy E. Hewitt PLS #2831
 ROBERT E. LEE & ASSOCIATES, INC.
 Original: 2/7/2025
 Revised: 11/24/2025



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.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	93°28'51"	65.00'	106.05'	S83°19'51.5"E	94.67'	S36°35'26"E	N49°55'43"E
C2	50°06'54" (143°38'06")	65.00'	56.85' (162.95')	N24°52'16"E (S70°08'29"W)	55.06' (123.51')	N49°55'43"E	N00°11'11"W
C3	143°35'45"	65.00'	162.90'	N71°36'41.5"E	123.49'	S36°35'26"E	N00°11'11"W
C4	90°43'15"	12.00'	19.00'	S44°09'54.5"E	17.08'	N01°11'43"E	N89°31'32"W
C5	89°29'07"	12.00'	18.74'	S45°56'16.5"W	16.89'	S89°19'10"E	N01°11'43"E

CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 9192, DOCUMENT NUMBER 2912207, ALL OF LOT 28 AND PART OF LOTS 24 AND 25, EAST SIDE INDUSTRIAL PARK SECOND ADDITION, VOLUME 21 OF PLATS, PAGE 57, DOCUMENT NUMBER 1701384, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CITY OF DE PERE APPROVAL CERTIFICATE

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

Carey E. Danen, City of Clerk

Date

BROWN COUNTY TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Raymond Suennen
Brown County Treasurer

Date

CITY OF DE PERE TREASURER'S CERTIFICATE:

As duly appointed City of De Pere Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

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

Date



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

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SHEET 4 OF 4



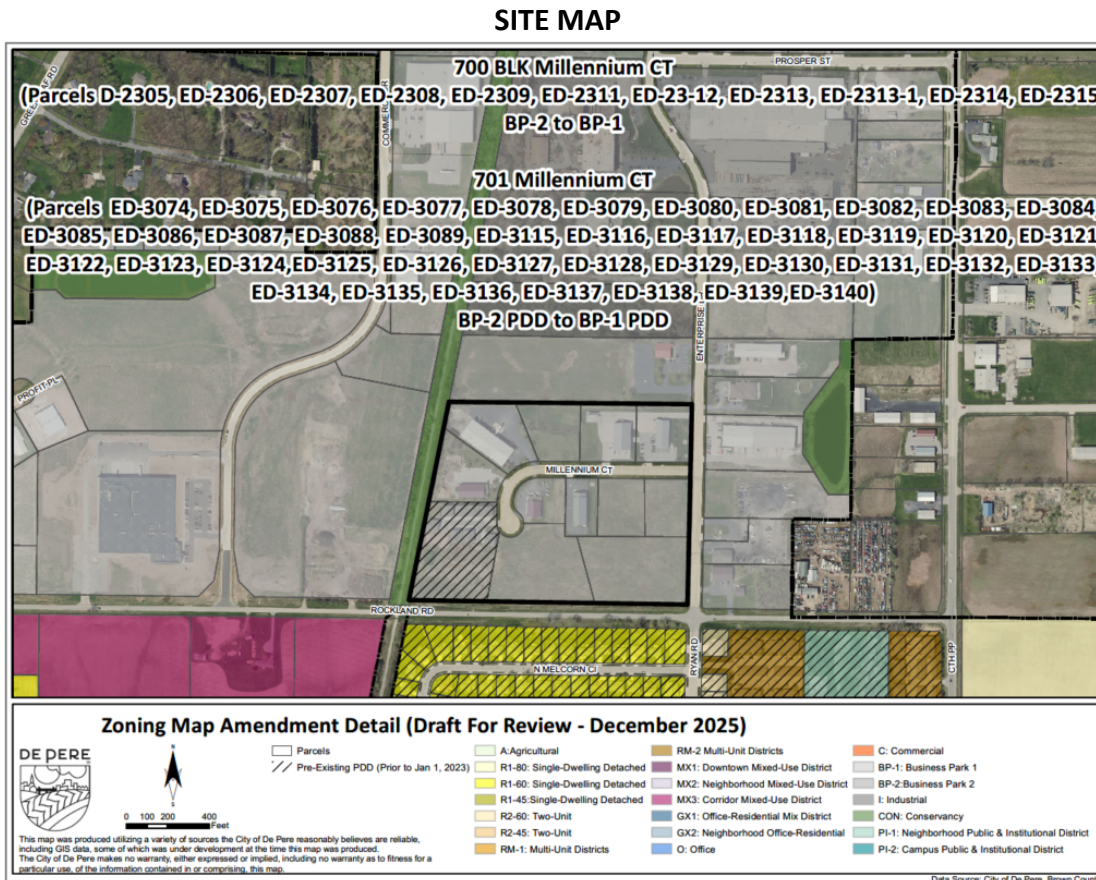
Request for Plan Commission Action

MEETING DATE: December 15, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to BP-1 (Business Park 1 District) at 700 BLK Millennium CT, and from BP-2 PDD (Business Park 2 District with a Planned Development District overlay) to BP-1 (Business Park 1 District with a Planned Development District overlay) at 701 Millennium CT (Parcels ED-2305 through ED-2315, ED-3074 through ED-3089, ED-3115 through ED-3140).*

RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Application and Supporting Documents - 02 Dec 2025, Zoning Map Amendment

Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to BP-1 (Business Park 1 District) at 700 BLK Millennium CT, and from BP-2 PDD (Business Park 2 District with a Planned Development District overlay) to BP-1 (Business Park 1 District with a Planned Development District overlay) at 701 Millennium CT (Parcels ED-2305 through ED-2315, ED-3074 through ED-3089, ED-3115 through ED-3140).*



- REQUESTED ACTION:** Zoning Map Amendment Request from BP-2 to BP-1, and BP-2 PDD to BP-1 PDD (File ZMA 25-10).
- COMMON DESCRIPTION:** 700 BLK Millennium CT, west from the Millennium CT and Enterprise intersection.
- SURROUNDING LAND USES:** Business park (BP-2) to the north, east, and west.
Fox River State Recreational Trail (CON) to the west.
Residential (R1-60 PDD) and future southern bypass to the south.
- COMPREHENSIVE PLAN:** Industrial Park.
- APPLICANT / OWNERS:** Authorized Representative City of De Pere
ATTN: Peter Schleinz
335 S Broadway ST
De Pere, WI 54115
- Property Owners
Multiple.
- LAND USE HISTORY:** After a review of air photographs, the area began developing in the 1990s.

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.

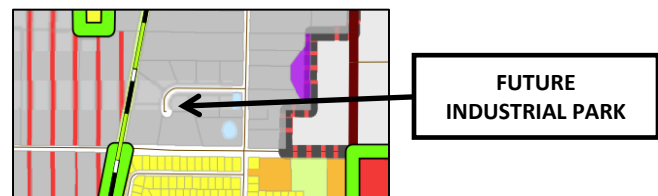
Existing Zoning District

The existing zoning district is BP-2, which allows for commercial and industrial uses. The proposed zoning map amendment references a change to BP-1. The BP-1 District is a better match for the existing uses and lot sizes that are found on Millennium CT. BP-1 also allows for the development of 1-1.5 acre lot sizes, similar to what is found on Millennium CT.

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 Industrial Park.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

The City's desired development pattern is shown in the Comprehensive Plan as a future Industrial Park. The permitted uses and conditional uses for the BP-1 District are in Zoning Ordinance Article VII and summarized in Table 7-1.

There is a proposed development for a Commercial Service - Other Service use (plumbing) on a vacant lot in the area. The existing zoning district prohibits the development of a smaller 1-1.5 acre lot for the proposed development.

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. Staff answered two inquiries related to property taxes at 701 Millennium CT and adjacent parcels not changing from BP-2. No other inquiries were made at the time this report was written. The public hearing is tentatively scheduled for the January 6, 2026, Common Council meeting.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request for a zoning map amendment from BP-2 (Business Park 2 District) to BP-1 (Business Park 1 District) at 700 BLK Millennium CT, and from BP-2 PDD (Business Park 2 District with a Planned Development District overlay) to BP-1 (Business Park 1 District with a Planned Development District overlay) at 701 Millennium CT. 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:

Dec 2, 2025, 04:19PM EST

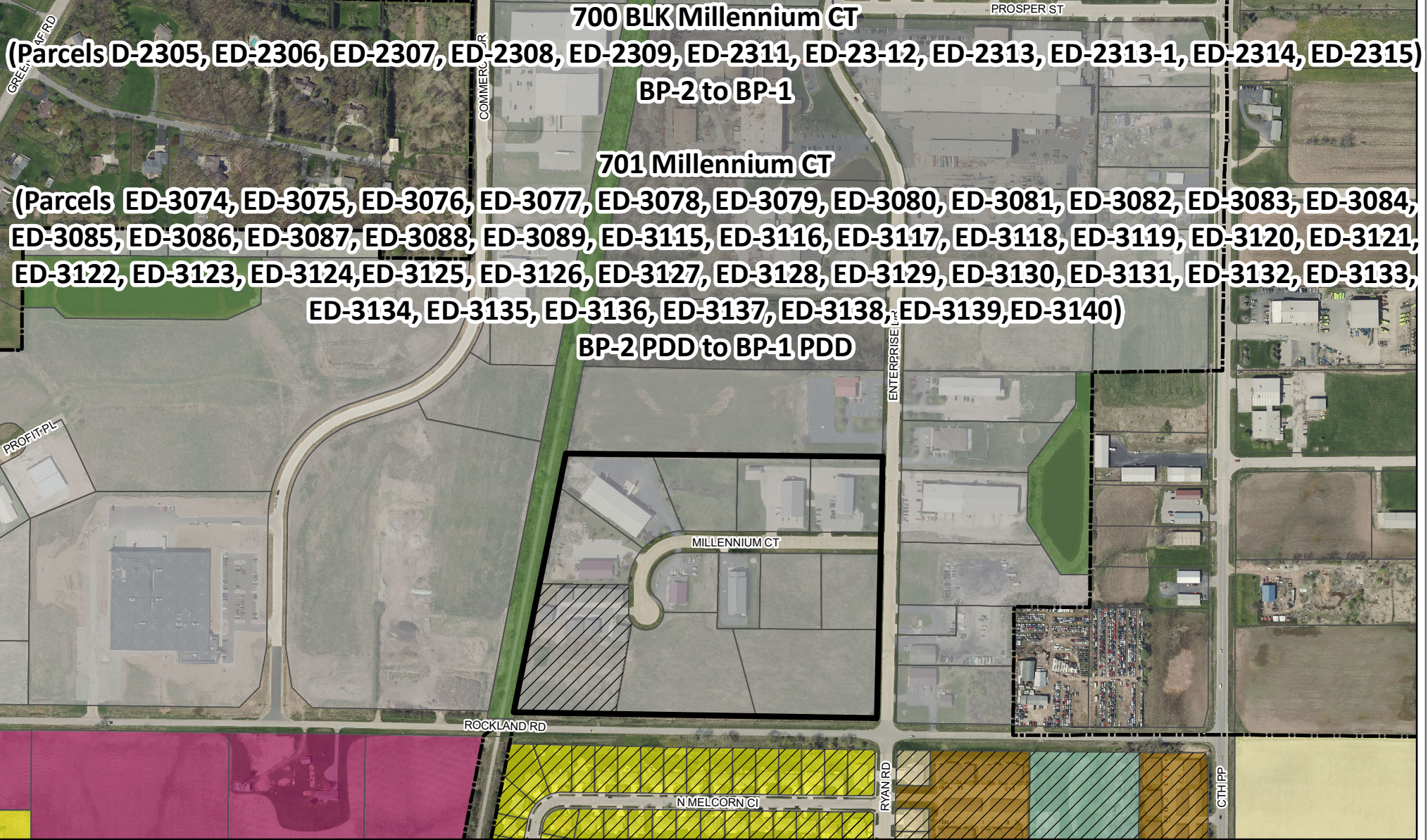
Planning & Zoning Department

Parcel Number: (Include ALL parcels)	ED-2305, ED-2306, ED-2307, ED-2308, ED-2309, ED-2311, ED-23-12, ED-2313, ED-2313-1, ED-2314, ED-2315, ED-3074, ED-3075, ED-3076, ED-3077, ED-3078, ED-3079, ED-3080, ED-3081, ED-3082, ED-3083, ED-3084, ED-3085, ED-3086, ED-3087, ED-3088, ED-3089, ED-3115, ED-3116, ED-3117, ED-3118, ED-3119, ED-3120, ED-3121, ED-3122, ED-3123, ED-3124, ED-3125, ED-3126, ED-3127, ED-3128, ED-3129, ED-3130, ED-3131, ED-3132, ED-3133, ED-3134, ED-3135, ED-3136, ED-3137, ED-3138, ED-3139, ED-3140
Nearest property address to the project site:	Street Address: 700 BLK Millennium CT City: Green Bay State: WI Zip: 54115
Check each project type that is being applied for:	Zoning Map Amendment (Rezoning)
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural Business Park/Industrial
Proposed Site Land Uses:	Undeveloped/Vacant/Agricultural Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: City of De Pere Last Name: City of De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes

Authorized Representative's Name:	First Name: Peter Last Name: Schleinz
Authorized Representative's Business Name:	City of De Pere
Authorized Representative's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Authorized Representative's Phone Number:	920-339-4043
Authorized Representative's Email Address:	pschleinz@deperewi.gov
Please attach an EXHIBIT MAP with the zoning boundary.	Zoning Map Amendment.rtf
Please attach a WORD DOCUMENT with the boundary legal description.	Zoning Map Amendment.rtf
How do you plan on paying for your application?	City is the petitioner
Total Due:	\$350.00

Signature Data	<p>First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov</p> <p style="text-align: center;"><i>Peter Schleinz</i></p> <p>Signed at: December 2, 2025 3:49pm America/New_York</p>
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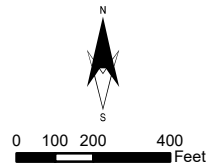
User's Session Information	IP Address: 216.56.64.34 Referrer URL:
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700 BLK Millennium CT
 (Parcels D-2305, ED-2306, ED-2307, ED-2308, ED-2309, ED-2311, ED-23-12, ED-2313, ED-2313-1, ED-2314, ED-2315)
 BP-2 to BP-1

701 Millennium CT
 (Parcels ED-3074, ED-3075, ED-3076, ED-3077, ED-3078, ED-3079, ED-3080, ED-3081, ED-3082, ED-3083, ED-3084,
 ED-3085, ED-3086, ED-3087, ED-3088, ED-3089, ED-3115, ED-3116, ED-3117, ED-3118, ED-3119, ED-3120, ED-3121,
 ED-3122, ED-3123, ED-3124, ED-3125, ED-3126, ED-3127, ED-3128, ED-3129, ED-3130, ED-3131, ED-3132, ED-3133,
 ED-3134, ED-3135, ED-3136, ED-3137, ED-3138, ED-3139, ED-3140)
 BP-2 PDD to BP-1 PDD

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



- Parcels
- Pre-Existing PDD (Prior to Jan 1, 2023)
- A: Agricultural
- R1-80: Single-Dwelling Detached
- R1-60: Single-Dwelling Detached
- R1-45: Single-Dwelling Detached
- R2-60: Two-Unit
- R2-45: Two-Unit
- RM-1: Multi-Unit Districts
- RM-2 Multi-Unit Districts
- MX1: Downtown Mixed-Use District
- MX2: Neighborhood Mixed-Use District
- MX3: Corridor Mixed-Use District
- GX1: Office-Residential Mix District
- GX2: Neighborhood Office-Residential
- O: Office
- C: Commercial
- BP-1: Business Park 1
- BP-2: Business Park 2
- I: Industrial
- CON: Conservancy
- PI-1: Neighborhood Public & Institutional District
- PI-2: Campus Public & Institutional District

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



Request for Plan Commission Action

MEETING DATE: December 15, 2025
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Discussion about site plans received since the November 2025 Plan Commission meeting and review of the status of recently approved development projects.
RECOMMENDED ACTION: No Action Needed.

ATTACHMENTS:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: December 15, 2025

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

Summary:

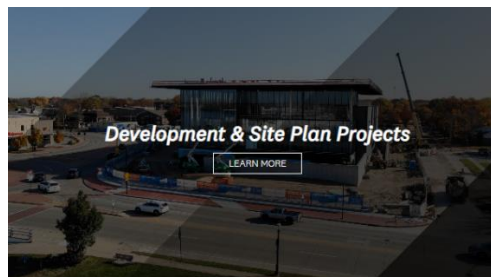
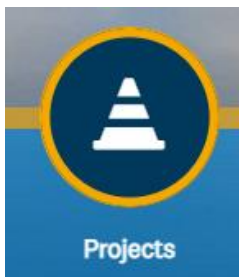
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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

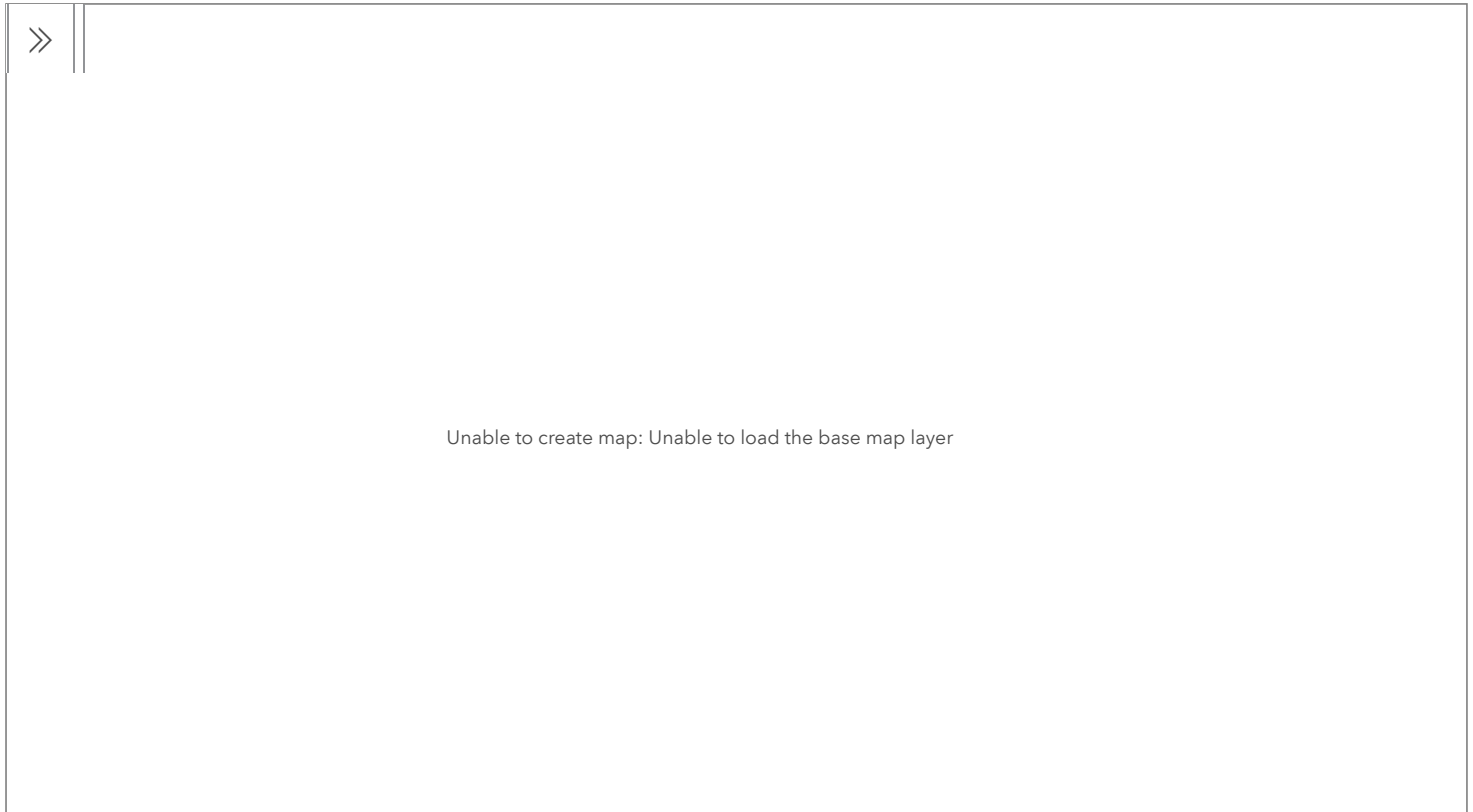
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2. [Government](#)
3. [General / Shared](#)
4. [Projects in the City of De Pere](#)
5. [Development & Site Plan Projects](#)

Page last updated on December 08, 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:

- [224 N Wisconsin ST - New De Pere Parking Facility](#)
- [1100 BLK Employers BL - New Phoenix of De Pere Multi-Unit Residential](#)
- [2121 American BL - New Robinson Parking Lot](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Under Staff Review:

- [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 (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 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.							

■ 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	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.							

<p>▀ New Robinson Metal Transportation Terminal & Outdoor Storage</p>							
<p>Address: 450 Fortune AV</p>							
<p>Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043</p>							
<p>City Funding: TIF 11</p>							
<p>Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC</p>							
<p>Project Status: (C) indicates Completed Step</p>							
<p>Submit Site Plan and Review Fee (C)</p>	<p>Developer Revising Plans (C)</p>	<p>Staff Review in Progress (C)</p>	<p>Plan Commission Review (C)</p>	<p>Site Plan Approved - Mar 05, 2025 (C)</p>	<p>Permits Issued or Under Construction</p>	<p>Certificate of Occupancy Issued</p>	<p>Project Completed</p>
<p>Click here to see the site plan and developer contact information.</p>							

<p>▀ White Pillars Expansion</p>							
<p>Address: 403 N Broadway ST</p>							
<p>Parcel Number: ED-752</p>							
<p>City Funding: No</p>							
<p>Developer or Authorized Representative: Bob Mach, Mach IV Engineering & Surveying LLC</p>							
<p>Project Status: (C) indicates Completed Step</p>							
<p>Submit Site Plan and Review Fee (C)</p>	<p>Developer Revising Plans (C)</p>	<p>Staff Review in Progress (C)</p>	<p>Plan Commission Review (C)</p>	<p>Site Plan Approved - SEp 30, 2025 (C)</p>	<p>Permits Issued or Under Construction</p>	<p>Certificate of Occupancy Issued</p>	<p>Project Completed</p>
<p>Click here to see the site plan and developer contact information.</p>							

<p>▀ Bayside Machine Rear Facade Replacement</p>							
<p>Address: 2257 American BL</p>							
<p>Parcel Number: WD-1371</p>							
<p>City Funding: TIF 12</p>							
<p>Developer or Authorized Representative: Mike Van Vreede, Fox City Builders</p>							
<p>Project Status: (C) indicates Completed Step</p>							
<p>Submit Site Plan and Review Fee (C)</p>	<p>Developer Revising Plans (C)</p>	<p>Staff Review in Progress (C)</p>	<p>Plan Commission Review (C)</p>	<p>Site Plan Approved - Jan 07, 2025 (C)</p>	<p>Permits Issued or Under Construction</p>	<p>Certificate of Occupancy Issued</p>	<p>Project Completed</p>
<p>Click here to see the site plan and developer contact information.</p>							

<p>▀ New Amerilux Buildings</p>							
<p>Address: 2000 Commerce DR</p>							
<p>Parcel Number: ED-3103</p>							

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)
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.](#)

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