



Plan Commission

Regular Meeting

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

Agenda

Monday, January 26, 2026

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 **January 26, 2026** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

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 December 15, 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 206 N Wisconsin ST, 224 N Wisconsin ST, and 550 William ST (Parcels ED-886, ED-875, ED-875-1).*
 5. Consideration and possible action for a 2-lot extraterritorial certified survey map at 4600 BLK Heritage Heights in Ledgeview (Parcel D-446-1).*
 6. Consideration and possible action for a new 14-foot-wide sanitary easement at 815 Fox River DR (Parcel ED-91).*
 7. Discussion about site plans received since the December 2025 Plan Commission meeting and review of the status of recently approved development projects.
 8. 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
Associated De Pere Bank
William Street Investment Partners LLC
Randy Oettinger, Vierbicher
Wouters David A Survivors Trust
Tim Kneeland, PFT LLC



Request for Plan Commission Action

MEETING DATE: January 26, 2026
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the December 15, 2025 Plan Commission meeting.
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC_Dec2025_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, December 15, 2025

7:00 PM

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

I. Call to Order

1. Roll Call

Also present: City Planner Peter Schleinz and members of the public.

Present: James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Devin Perock

Absent:

Excused: Jonathon Hansen

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

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

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

There were no public comments.

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

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

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

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).*

City Planner Peter Schleinz reviewed the zoning map amendment request. Staff recommended approval of the request. Mayor Boyd moved, seconded by Shane Raymaker, to approve the request. Upon vote, motion carried unanimously.

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

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

There were no comments or questions. City Planner Peter Schleinz noted that the Sustana Fibers site plan is on the verge of wrapping up.

7. Adjournment.

Mayor Boyd moved, seconded by Ald. Perock to adjourn the meeting at 7:06 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



Request for Plan Commission Action

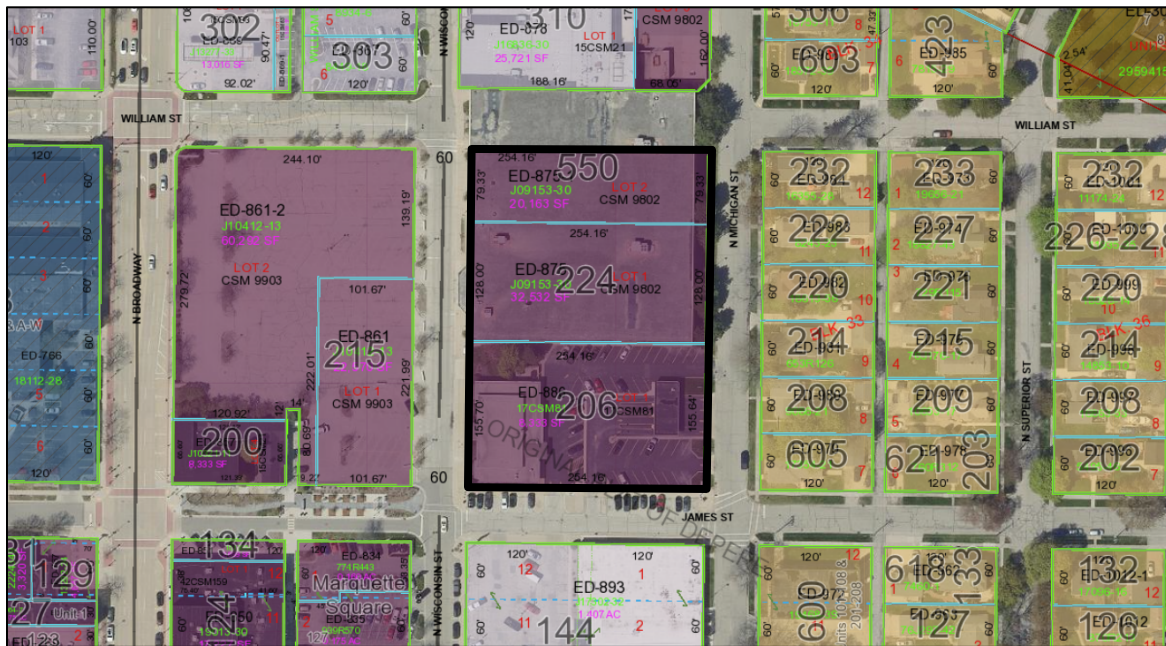
MEETING DATE: January 26, 2026
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 3-lot certified survey map at 206 N Wisconsin ST, 224 N Wisconsin ST, and 550 William ST (Parcels ED-886, ED-875, ED-875-1).*

RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Preliminary CSM - 22 Dec 2025

Consideration and possible action for a 3-lot certified survey map at 206 N Wisconsin ST, 224 N Wisconsin ST, and 550 William ST (Parcels ED-886, ED-875, ED-875-1).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File CSM 26-01).
- COMMON DESCRIPTION:** 206 N Wisconsin ST, 224 N Wisconsin ST, and 550 William ST , northeast from the N Wisconsin ST and James ST intersection.
- ZONING:** MX1 (Downtown Mixed-Use District).
- SURROUNDING LAND USES:** Mixed uses to the north (MX1, MX2), south, MX2, and east MX2. Residential R2-45) to the west.
- COMPREHENSIVE PLAN:** Commercial.
- APPLICANT / OWNERS:**
- | | |
|---|---|
| <p><u>Authorized Representative</u>
City of De Pere
335 S Broadway ST
De Pere, WI 54115</p> | <p><u>Property Owners</u>
Parcel ED-886:
Associated De Pere Bank
433 Main ST
Green Bay, WI 54301-5114</p> <p>Parcel ED-875:
City of De Pere
335 S Broadway ST
De Pere, WI 54115</p> <p>Parcel ED-875:
William Street Investment Partners LLC
102 N Broadway ST, STE 101
De Pere, WI 54115</p> |
|---|---|

LAND USE HISTORY:

After a review of air photographs, the area began redeveloping from a closed retail store to mixed uses in 2024 and 2025.

STAFF REVIEW:

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

- The proposed CSM includes the adjustment of the interior lot lines for three existing parcels. No new lots are proposed.
- Lot 1 is a developing mixed use building that includes residential use on the upper floors.
- Lot 2 is a developing city-owned parking ramp.
- Lot 3 is an existing bank with a drive thru.
- Although not shown in the DRAFT, a utility easement may be added to the east end of the CSM for one or all of the lots for Common Council review.

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. Subject to additional comments that may be received from review agencies after the Plan Commission meeting.



Planning/Zoning Application


Submitted On:

Jan 21, 2026, 01:24PM EST

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	ED-886, ED-875, ED-875-1
Nearest property address to the project site:	Street Address: 206 N Wisconsin ST, 224 N Wisconsin ST, 550 William ST City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	MX1
Existing Site Land Uses:	Residential Commercial
Proposed Site Land Uses:	Residential Commercial
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: Etc.
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:	9203394043
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:	9203394043
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_12-22-25.pdf
How do you plan on paying for your application?	City is the petitioner
Total Due:	\$375.00

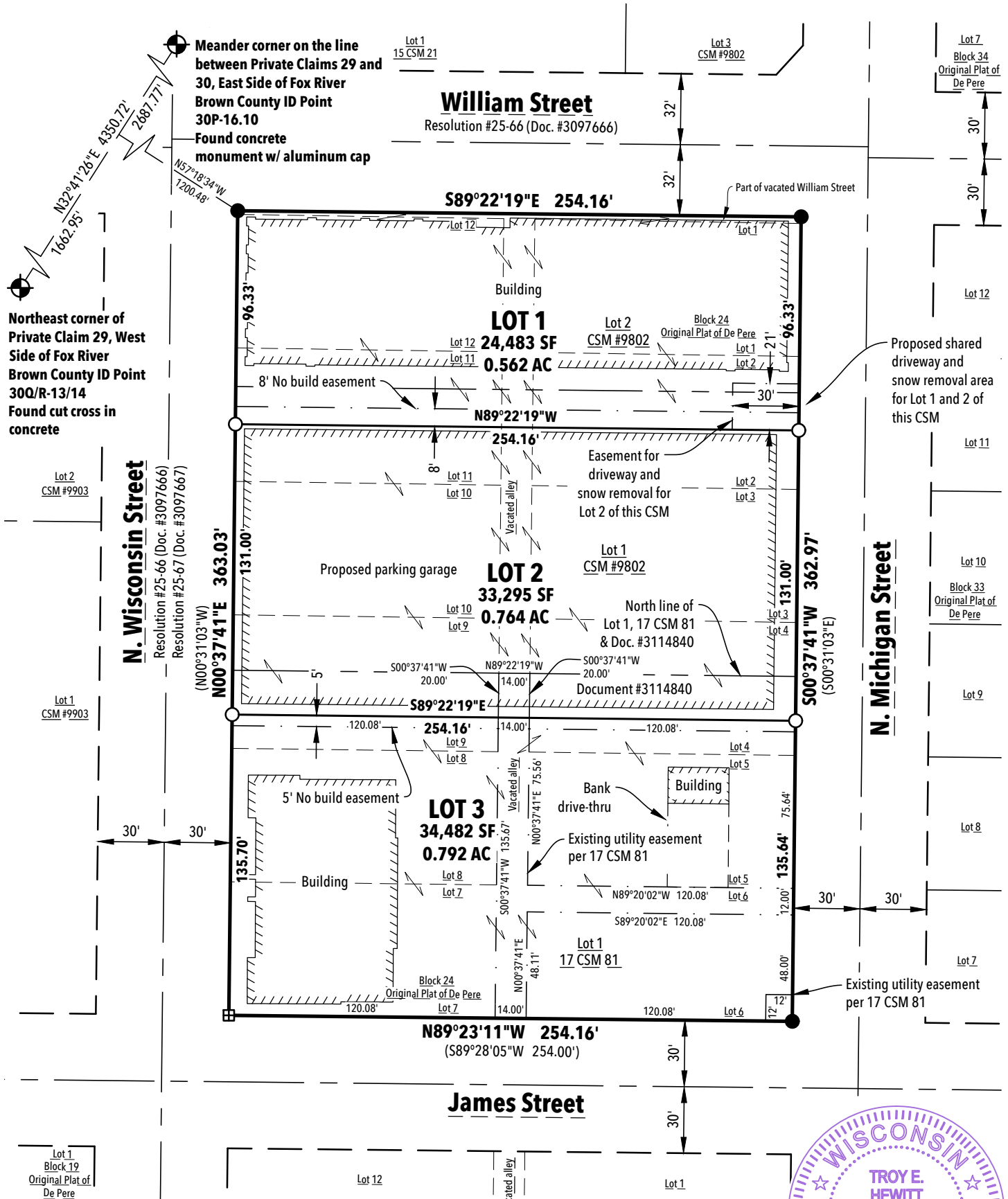
Signature Data	<p>First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov</p> <div style="text-align: center; margin-top: 100px;">  </div> <p>Signed at: January 21, 2026 1:24pm America/New_York</p>
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User's Session Information	IP Address: 216.56.64.34 Referrer URL:
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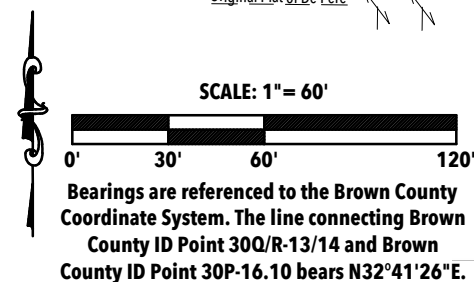
DRAFT

CERTIFIED SURVEY MAP

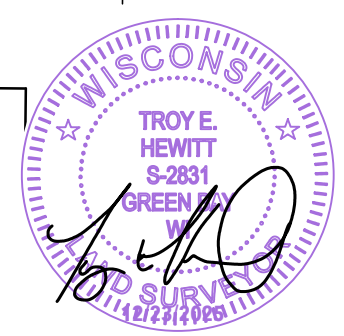
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 9802, DOCUMENT NUMBER 3075335, SAID MAP LOCATED IN ALL OF LOTS 1, 2, 3, 10, 11, AND 12, AND PART OF LOTS 4 AND 9, AND PART OF A VACATED ALLEY AND PART OF VACATED WILLIAM STREET, ALL IN BLOCK 24, ORIGINAL PLAT OF DE PERE, VOLUME 1, PLATS, PAGE 23 AND ALL OF LOT 1, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 81, MAP NUMBER 3206, DOCUMENT NUMBER 1101810, SAID MAP LOCATED IN ALL OF LOTS 5, 6, 7 AND 8 AND PART OF LOTS 4 AND 9, AND PART OF A VACATED ALLEY, ALL IN BLOCK 24, ORIGINAL PLAT OF DE PERE, VOLUME 1, PLATS, PAGE 23, ALL LOCATED IN PART OF PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



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



AFFECTED PARCELS:
 ED-875-1
 ED-875
 ED-886



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 R:\0400\0404\0404511\dwg\404511_CSM.dwg **SHEET 1 OF 6**

CERTIFIED SURVEY MAP

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 9802, DOCUMENT NUMBER 3075335, SAID MAP LOCATED IN ALL OF LOTS 1, 2, 3, 10, 11, AND 12, AND PART OF LOTS 4 AND 9, AND PART OF A VACATED ALLEY AND PART OF VACATED WILLIAM STREET, ALL IN BLOCK 24, ORIGINAL PLAT OF DE PERE, VOLUME 1, PLATS, PAGE 23 AND ALL OF LOT 1, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 81, MAP NUMBER 3206, DOCUMENT NUMBER 1101810, SAID MAP LOCATED IN ALL OF LOTS 5, 6, 7 AND 8 AND PART OF LOTS 4 AND 9, AND PART OF A VACATED ALLEY, ALL IN BLOCK 24, ORIGINAL PLAT OF DE PERE, VOLUME 1, PLATS, PAGE 23, ALL LOCATED IN PART OF PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lots 1 & 2, Certified Survey Map Number 9802, Document Number 3075335, said map located in all of Lots 1, 2, 3, 10, 11, and 12, and part of Lots 4 and 9, and part of a vacated alley and part of vacated William Street, all in Block 24, Original Plat of De Pere, Volume 1, Plats, Page 23 and all of Lot 1, Volume 17 of Certified Survey Maps, Page 81, Map Number 3206, Document Number 1101810, said map located in all of Lots 5, 6, 7 and 8 and part of Lots 4 and 9, and part of a vacated alley, all in Block 24, Original Plat of De Pere, Volume 1, Plats, Page 23, all located in part of Private Claim 32, East Side of the Fox River, City of De Pere, Brown County, Wisconsin.

Said parcel contains 92,260 Square Feet (2.118 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 22nd day of December, 2025.


Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
Original: 12/22/2025



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.

GENERAL NOTE:

The City is providing storm water management for these lots via a regional storm water management pond designed to treat to current WDNR standards for storm water quality. City storm sewers are designed for five-year rainfall intensity events. Private storm sewers connecting to City storm sewers shall be designed for a five-year rainfall event to match the City allocated flow. On-site, private, detention facilities may be required for higher flow volumes.

CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and granted (easement rights) as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

William Street Investment Partners, LLC Date

Print name and title

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CORPORATE MORTGAGEE CERTIFICATE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveyed, mapped, divided and granted (easement rights) of the land described on this Certified Survey Map and does hereby consent to the above certificate of William Street Investment Partners, LLC, Owner.

IN WITNESS WHEREOF, _____ (Corporate Name) has caused these presents to be signed by _____ (Print Name) it's _____ (Print Title) and countersigned by _____ (Print Name) it's _____ (Print Title) at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

In the presence of _____ (Corporate Name):

_____ Date _____ Date

Print Title: _____ Print Title: _____

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public,

_____, Wisconsin

My commission expires:_____



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CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped and divided as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

James Boyd, City of De Pere Mayor

Date

Carey E. Danen, City of De Pere Clerk

Date

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name) _____

My commission expires: _____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, communications, sanitary sewer, water main and storm sewer service is hereby granted by

City of De Pere, Grantor, William Street Investment Partners, LLC, Grantor and Associated Bank, N.A., Grantor to

Wisconsin Public Service Corporation, a Wisconsin Corporation, Time Warner Cable, AT&T, City of De Pere and other public utilities, grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, sanitary sewer, storm sewer, water, telephone and cable tv facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "utility easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, sanitary sewer and storm sewer facilities, water facilities, or telephone and cable tv facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures (excluding asphalt and pavement material) shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "utility easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This utility easement provision does not prevent or prohibit others from utilizing or crossing the utility easement as the utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



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& Associates, Inc.

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SHEET 4 OF 6

CERTIFIED SURVEY MAP

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CITY OF DE PERE APPROVAL CERTIFICATE

Approved by the City of De Pere Plan Commission on this _____ day of _____, 2026.

Carey E. Danen, City of Clerk

Date

BROWN COUNTY TREASURER'S CERTIFICATE:

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

Raymond Suennen
Brown County Treasurer

Date

CITY OF DE PERE TREASURER'S CERTIFICATE:

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

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

Date



Request for Plan Commission Action

MEETING DATE: January 26, 2026
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a 2-lot extraterritorial certified survey map at 4600 BLK Heritage Heights in Ledgeview (Parcel D-446-1).*

RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Preliminary CSM - 14 Jan 2026

Consideration and possible action for a 2-lot extraterritorial certified survey map at 4600 BLK Heritage Heights in Ledgeview (Parcel D-446-1).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File ECSM 26-01).
- COMMON DESCRIPTION:** 4600 BLK Heritage Heights, north from the Heritage Heights and Hyland CT intersection.
- ZONING:** R-R: Rural Residential in Ledgeview.
- SURROUNDING LAND USES:** Residential and developing residential to the north, south, and east. Undeveloped to the west.
- COMPREHENSIVE PLAN:** Single-Family Residential in Ledgeview.
- APPLICANT / OWNERS:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|---------------------------------|
| Randy Oettinger, PLS | Wouters David A Survivors Trust |
| Vierbicher | 4600 Heritage Heights |
| 400 Security BL, STE 1 | De Pere, WI 54115 |
| Green Bay, WI 54313 | |
- LAND USE HISTORY:** After a review of air photographs, the site has been agriculturally used with natural areas since 1938.
- STAFF REVIEW:** When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code,

the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- Lots 1-2 have proposed residential uses.
- The Ledgeview minimum acreage and frontage requirements are 1.4 acres and 150 feet. The De Pere minimum acreage and frontage requirements are 0.2 acres and 75 feet.

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

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

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

1. Meeting all other state and local regulations, including the Town of Ledgeview, City of De Pere, and Brown County Planning Commission.
2. Revise the City of De Pere certificate to reference a date of approval from the Common Council and add a date line for the Clerk's signature.




Planning/Zoning Application

Submitted On:
Jan 14, 2026, 09:41AM EST

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	D-446-1
Nearest property address to the project site:	Street Address: 4600 Blk Heritage Heights City: De Pere State: WI Zip: 54115-8359
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	Not in De Pere
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 pre-consultation meeting?	No
Property Owner:	First Name: Dave Last Name: Wouters
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920 246-2934
Property Owner's Email Address:	rocknw@netnet.net
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Randy Last Name: Oettinger
Authorized Representative's Business Name:	Vierbicher
Authorized Representative's Address:	Street Address: 400 Security Blvd Ste 1 City: Green Bay State: WI Zip: 54313
Authorized Representative's Phone Number:	920 329-5601

Authorized Representative's Email Address:	roet@vierbicher.com
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Extraterritorial Zoning Districts:	Town of Ledgeview
Please attach 1 PDF copy of the CSM.	L-12586.pdf
How do you plan on paying for your application?	Mail a check
Total Due:	\$375.00

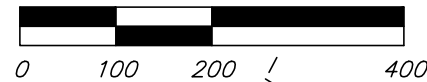
Signature Data	<p>First Name: Randy Last Name: Oettinger Email Address: roet@vierbicher.com</p>  <p>Signed at: January 14, 2026 9:41am America/New_York</p>
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User's Session Information	<p>IP Address: 74.87.124.242 Referrer URL:</p>
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CERTIFIED SURVEY MAP

Part of Lot 3 of Volume 29, Certified Survey Maps, Page 239 (Document No. 1361910-Map 4590),
Brown County Records and part of Lots 6 and 7 of Howe's Subdivision, Private Claim 38, East Side of
the Fox River, Town of Ledgeview, Brown County, Wisconsin.

GRAPHIC SCALE: 1" = 200'



Note:
- Bearings referenced to the North line of Private Claim 38, E.S.F.R., which bears S64°23'30"E.
- 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.

Angle Point on South Line
PC 37, E.S.F.R.
(Fd. Mag Nail W/Washer)

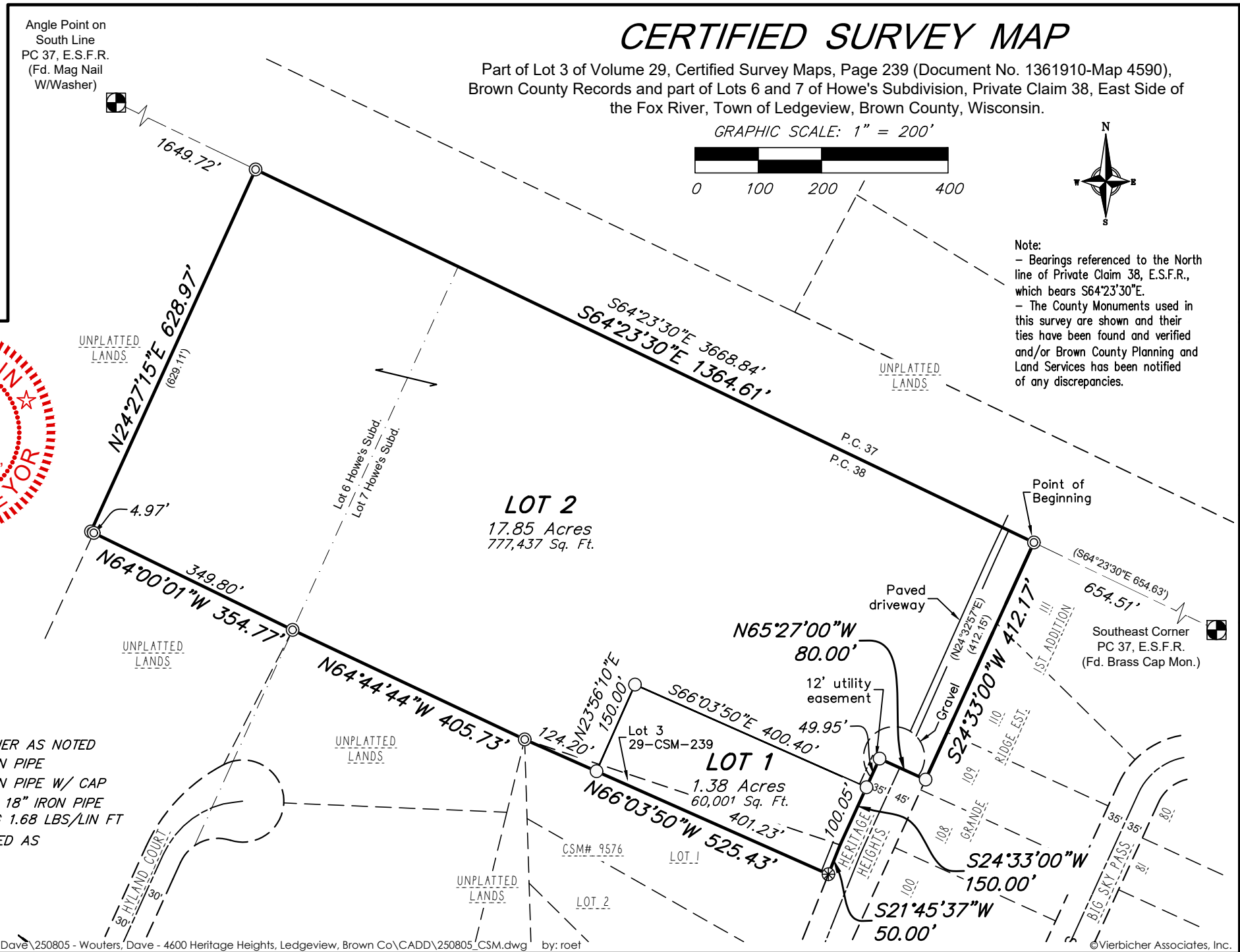


Steven M. Bieda
PLS-2275
January 12, 2026

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" DIA. IRON PIPE
- FOUND 1" DIA. IRON PIPE W/ CAP
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- () INDICATES RECORDED AS

TAX PARCEL: D-446-1
FIELDWORK COMPLETED:



SHEET 1 OF 4

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

SURVEYED FOR:
DAVE WOUTERS
4600 HERITAGE HEIGHTS
DRAWING #L-12586

Job #: 250805
Date: 01/12/2026
Rev:
Drafted By: ROET
Checked By:

vierbicher
planners | engineers | advisors

©Vierbicher Associates, Inc.

13-Jan-2026 - 6:47 a.m. G:\Wouters, Dave\250805 - Wouters, Dave - 4600 Heritage Heights, Ledgeview, Brown Co\CADD\250805_CSM.dwg by:roef

CERTIFIED SURVEY MAP No. _____

Part of Lot 3 of Volume 29, Certified Survey Maps, Page 239 (Document No. 1361910-Map 4590), Brown County Records and part of Lots 6 and 7 of Howe's Subdivision, Private Claim 38, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.

OWNER'S CERTIFICATE

David A. Wouters Survivors Trust, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the the Town of Ledgeview for approval. Witness the hand and seal of said owner this _____ day of _____, 20____.

David A. Wouters Survivors Trust

By: _____
Authorized Signatory

Print Name

State of Wisconsin)
)ss.

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

Notary Public, State of Wisconsin

My Commission expires: _____

CERTIFICATE OF THE TOWN OF LEDGEVIEW

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

Jennifer Brioch
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of De Pere this _____ day of _____, 20____.

Carey Danen
City Clerk



Steven M. Bieda
PLS-2275
January 12, 2026

NOTES

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

Future sidewalks will be installed along Bower Creek Road in the public ROW when Bower Creek Road is urbanized.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.



Job #: 250805
Date: 01/12/2026
Rev:
Drafted By: ROET
Checked By:

SURVEYED FOR:
DAVE WOUTERS
4600 HERITAGE HEIGHTS
DRAWING #L-12586

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

**SHEET
3 OF 4**



Request for Plan Commission Action

MEETING DATE: January 26, 2026
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Consideration and possible action for a new 14-foot-wide sanitary easement at 815 Fox River DR (Parcel ED-91).*
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
PC Report, Application and supporting documents

Consideration and possible action for a new 14-foot-wide sanitary easement at 815 Fox River DR (Parcel ED-91).*

SITE MAP



REQUESTED ACTION: New 14-foot-wide sanitary easement for City of De Pere. (File E 26-01)

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

ZONING: RM-1 (Multi-Unit [3-6 units] District).

SURROUNDING LAND USES: 2-unit residential condominium (R2-60 PDD) to the north.
Residential (R2-60) to the south (R2-60).
Fox River State Recreational Trail (CON) to the east.
Residential R1-60) and Bomier Boat Launch (PI-1) to the west.

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

APPLICANT/OWNER:

<u>Applicant</u>	<u>Property Owners</u>
City of De Pere	PFT LLC
335 S Broadway ST	ATTN: Tim Kneeland
De Pere, WI 54115-2593	1400 Fox River DR
	De Pere, WI 54115

LAND USE HISTORY: The site was developed for residential use prior to the 1938 air photographs.

STAFF REVIEW: Summary

The request is for a new sanitary easement to be placed on an existing underground sanitary line for the City of De Pere.

Details

The City of De Pere, with support from the property owner, is requesting a new 14-foot-wide sanitary easement at 815 Fox River DR, which is privately owned. The location is within the boundary of a vacated alley (former right-of-way) on the property.

STAFF RECOMMENDATION: Staff recommends APPROVAL of a new 14-foot-wide sanitary easement at the 815 Fox River DR and then forwarding the recommendation to the Common Council for a final decision. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application


Submitted On:

Jan 6, 2026, 06:09PM EST

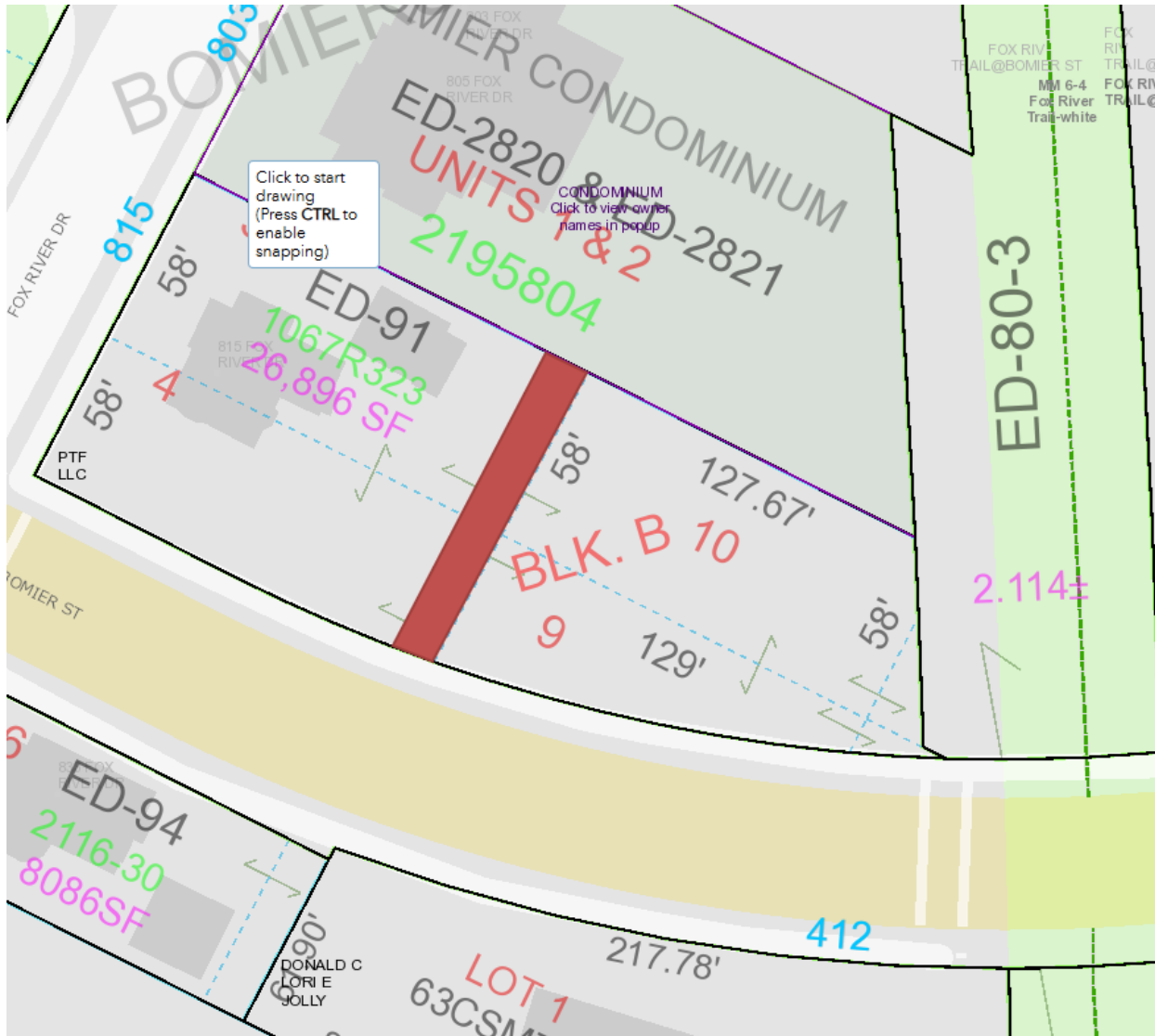
Planning & Zoning Department

Parcel Number: (Include ALL parcels)	ED-91
Nearest property address to the project site:	Street Address: 815 Fox River DR City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	Easement
Current 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 pre-consultation meeting?	Yes
Property Owner:	First Name: PTF LLC Last Name: ATTN: Tim 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
Property Owner's Phone Number:	9206195662
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: 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:	9203394043
Authorized Representative's Email Address:	pschleinz@deperewi.gov
Is this project creating a new easement or releasing an existing easement?	New Easement
Please attach an EXHIBIT MAP with the easement boundary.	815 Fox River DR Easement.rtf
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.	815 Fox River DR Easement.rtf
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: 100px;">  </div> <p>Signed at: January 6, 2026 6:09pm America/New_York</p>
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User's Session Information	IP Address: 216.56.64.34 Referrer URL:
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Parcel ED-91: 14-foot wide storm Sanitary Easement within a vacated alley (VAC IN J1763-11).



Request for Plan Commission Action

MEETING DATE: January 26, 2026
DEPARTMENT: Development Services
FROM: Peter Schleinz, City Planner/Zoning Administrator
SUBJECT: Discussion about site plans received since the December 2025 Plan Commission meeting and review of the status of recently approved development projects.
RECOMMENDED ACTION: Discussion item.

ATTACHMENTS:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: January 26, 2026

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

Summary:

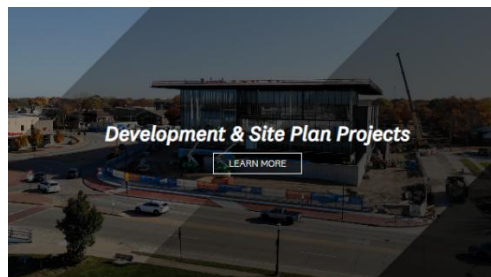
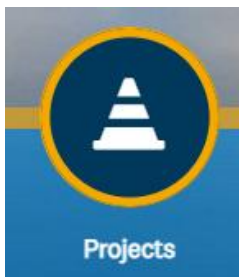
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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 January 14, 2026.

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:

- [665 Grant ST - West De Pere High School Autos Addition](#)
- [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](#)

Projects that are Recently Approved:

- [3001 Ryan RD - Altmayer Elementary School Re-Pavement \(includes new pavement\)](#)
- [411 Destiny DR - Mobius Parking Restripe and New Playground](#)
- [2000 BLK Profit PL - New Soft Light Photography](#)
- [224 N Wisconsin ST - New De Pere Parking Facility](#)
- [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](#)
- [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](#)
- [701 Millennium CT – Storage Shop USA Phase 2 & 3 Addition](#)

Projects that are Recently Completed:

- [2000 Commerce DR - New Amerilux Buildings](#)
- [2005 Venture AV - New Massman Corporate INC](#)

Projects that are Recently Denied:

- None

Additional Project Status Information

Altmayer Elementary School Re-pavement (includes new pavement)							
Address: 3001 Ryan RD							
Parcel Number: ED-R28							
City Funding: No							
Developer or Authorized Representative: Jesse Becker, Point of Beginning 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 (€)	Site Plan Approved - Jan 12, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Mobius Parking Restripe and New Playground							
Address: 224 N Wisconsin ST							
Parcel Number: ED-F0081-1							
City Funding: No							
Developer or Authorized Representative: Tanner Wojcik, 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 (€)	Site Plan Approved - Jan 07, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

West De Pere High School Autos Addition							
Address: 665 Grant ST							
Parcel Number: WD-864							
City Funding: No							
Developer or Authorized Representative: Nathan Stark, Bray Architects							

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 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 (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 23, 2025 (C)	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 (C)	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 (C)	Plan Commission Review (C)	Site Plan Approved - Jan 07, 2026 (C)	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.							

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.							

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.](#)

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 (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 12, 2026 (C)
Click here to see the site plan and developer contact information.							

New Contractor Warehouses							
Address: 1405 Enterprise DR							
Parcel Number: ED-2077-1							
City Funding: No							
Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 03, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Valley Cabinet							
Address: 1840 S Broadway ST							
Parcel Number: ED-F0101							
City Funding: No							
Developer or Authorized Representative: Mike Kohlbeck, McMahon Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 11, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Massman Corporate INC							
Address: 2005 Venture AV							
Parcel Number: WD-D0076							
City Funding: TIF 11							
Developer or Authorized Representative: John Davel, Davel Engineering & Environmental INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 22, 2025 (C)	Permits Issued or Under Construction (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.							

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.							

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