



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, October 28, 2024	7:00 PM	Council Chambers and Virtual
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Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 28, 2024 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 Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the September 23, 2024 Plan Commission meeting.
3. Public comments upon 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 an extraterritorial 2-lot certified survey map at 1845 Williams Grant DR in Lawrence (Parcel L-169-1).*
5. Consideration and possible action for a release of parts of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*
6. Consideration and possible action for a new 12-foot-wide utility easement at the southern end of a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*
7. Consideration and possible action for a new 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement, created for the City of De Pere for access and maintenance of a stormwater pond on the northwest side of 1862 Commerce DR (Parcel ED-344-101-5).*
8. Discussion about site plans received since the September 2024 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Justin Hewitt

One Source Tech I LLC

Amerilux Holdings LLC

Mask LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the September 23, 2024 Plan Commission meeting.

ATTACHMENTS:

- PC_Sep2024_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, September 23, 2024

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Pamela Gantz	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Shane Raymaker	Commissioner	Excused	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the August 26, 2024 Plan Commission meeting.

Ald. Hansen noted that his name was misspelled in the minutes under item 7 of page 2 of the minutes. Staff noted that the typo would be corrected. There were no other corrections.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Pamela Gantz, Aldersperson
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

3. Public comments upon 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.

RESULT:	DISCUSSED
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4. Consideration and possible action on a 10-lot extraterritorial final plat of Little Rapids Subdivision at 1602 Torchwood TR in Lawrence (Parcels L-2279, L-2295).*

City Planner Peter Schleinzi reviewed the final extraterritorial plat of Little Rapids Subdivision. Staff recommended approval of the final plat. Ald. Hansen moved, seconded by Brenda Busch, to approve the final plat and forward it to Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

5. Consideration and possible action for a zoning map amendment from MX1 (Downtown Mixed-Use) to PI-2 (Campus Public & Institutional District) at 221 S Broadway ST (Parcel ED-812).*

City Planner Peter Schleinz reviewed the zoning map amendment for the Mulva Cultural Center at 221 S Broadway Street. Peter noted that electronic message signs are generally not permitted in the MX1 district, but are allowed in the PI-2 District, which is the reason for this amendment. Staff recommended changing the time of the message duration from 8 seconds to 60 seconds. He added that the Mulva representative would like to discuss changing the time to 15 seconds, not 60 seconds. Staff recommended approval of the zoning map amendment. Ald. Hansen asked for clarification on the location of the sign since the report states it is located on the west facade of the building. Peter clarified that it is located in the southwest corner of the facade. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Marv Wall from the Mulva Cultural Center addressed the commission. Discussion followed. Staff noted that some of the concerns with the sign are that it will be distracting to drivers. Mr. Wall explained that the center portion of the sign will be used to advertise the larger exhibits, while the corners of the sign will be used for other advertisements for the Mulva Center. Mayor Boyd moved, seconded by Ald. Gantz to go back to regular order. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Ald. Hansen to approve the zoning map amendment with the agreement between the Plan Commission and the applicant that the message duration be changed from 60 seconds to 15 seconds, with both sides of the electronic sign changing simultaneously, and requiring that only a third of the sign being digital. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Jonathon Hansen, Alderperson
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

6. Consideration and possible action for a zoning map amendment from BP-1 (Business Park 1 District) C (Commercial District) at 1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe DR (Parcels ED-F0103-6, ED-F0103-7, ED-2078).*

City Planner Peter Schleinz reviewed the zoning map amendment from BP-1 to C at 1302 S Broadway St, 1314 S Broadway St, and 860 O'Keefe Rd. Staff recommended approval of the amendment. Mayor Boyd moved, seconded by Grant Schilling, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

7. Consideration and possible action for a zoning map amendment from BP-1, BP-2, and CON (Business Park 1 District, Business Park 2 District, and Conservancy District) to BP-2 (Business Park 2 District) at 2000 Commerce DR (Parcel ED-3103).*

City Planner Peter Schleinze reviewed the zoning map amendment at 2000 Commerce Drive. Staff recommended approval of the zoning map amendment. Peter noted that staff received a number of emails and phone calls regarding this request and that there were residents in the audience that wished to speak. Mayor Boyd moved, seconded by Grant Schilling, to open the meeting. Upon vote, motion carried unanimously. Mike Stoller addressed the commission. His mother lives in one of the homes directly behind the parcel. First question: does the rezoning affect the conservancy and the stormwater pond and the strip of land that the property owners own? Peter stated that the rezoning does not affect the strip of land owned by the property owners. The stormwater pond is zoned conservancy and will remain conservancy. Mr. Stoller's second question was if changing the strip of conservancy to BP-2 allows the property owner to get closer to the property line that is owned by the homeowners. His last question was is their site plan going to change at all from what the residents were already shown. Development Services Director Daniel Lindstrom replied that this is just meant to be a clean-up action so the single parcel has only one zoning category and that the proposed zoning map amendment action does not have an impact on proposed site plan layouts. Mayor Boyd asked if that answered Mr. Stoller's questions, and he stated that he was satisfied with the answers given by staff. Next, Kurt Voss with Amerilux Holdings spoke. He stated that Amerilux will do what they can to be a good neighbor to the residents, but at the same time, the residents also need to share in the responsibility. Lastly, Mary Jane Stoller who lives at 665 Ravine Drive spoke. She didn't have any questions, but expressed her concern with the lights and the traffic from the commercial parcel. Mayor Boyd moved, seconded by Mark Higgins, to go back to regular order. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Ald. Gantz, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Pamela Gantz, Alderperson
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

8. Consideration and possible action for a new 12-foot-wide underground easement, created by the City of De Pere for Wisconsin Public Service on the east-central side of 335 S Broadway ST (Parcel ED-275).*

City Planner Peter Scheinz reviewed the new 12-foot underground easement request at 335 S Broadway Street. He explained that a new electric line needs to be run across the City property to allow Dish Network to operate their facilities. To facilitate this, Wisconsin Public Service is requesting a 12-foot-wide easement across the City property to run a new electric facility to the City tower and provide service to Dish Network. Staff

recommended approval of the easement and forwarding the request to Common Council for final approval. Mark Higgins moved, seconded by Ald. Gantz, to approve the new easement. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Pamela Gantz, Alderperson
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Schilling
EXCUSED:	Shane Raymaker

9. Discussion about site plans received since the August 2024 Plan Commission meeting and review of the status of recently approved development projects.

City Planner Peter Schleinz provided an update on the status of recently approved development projects since the August 2024 Plan Commission meeting. There were no comments or questions.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Mark Higgins, to adjourn the meeting at 7:56 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon 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.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

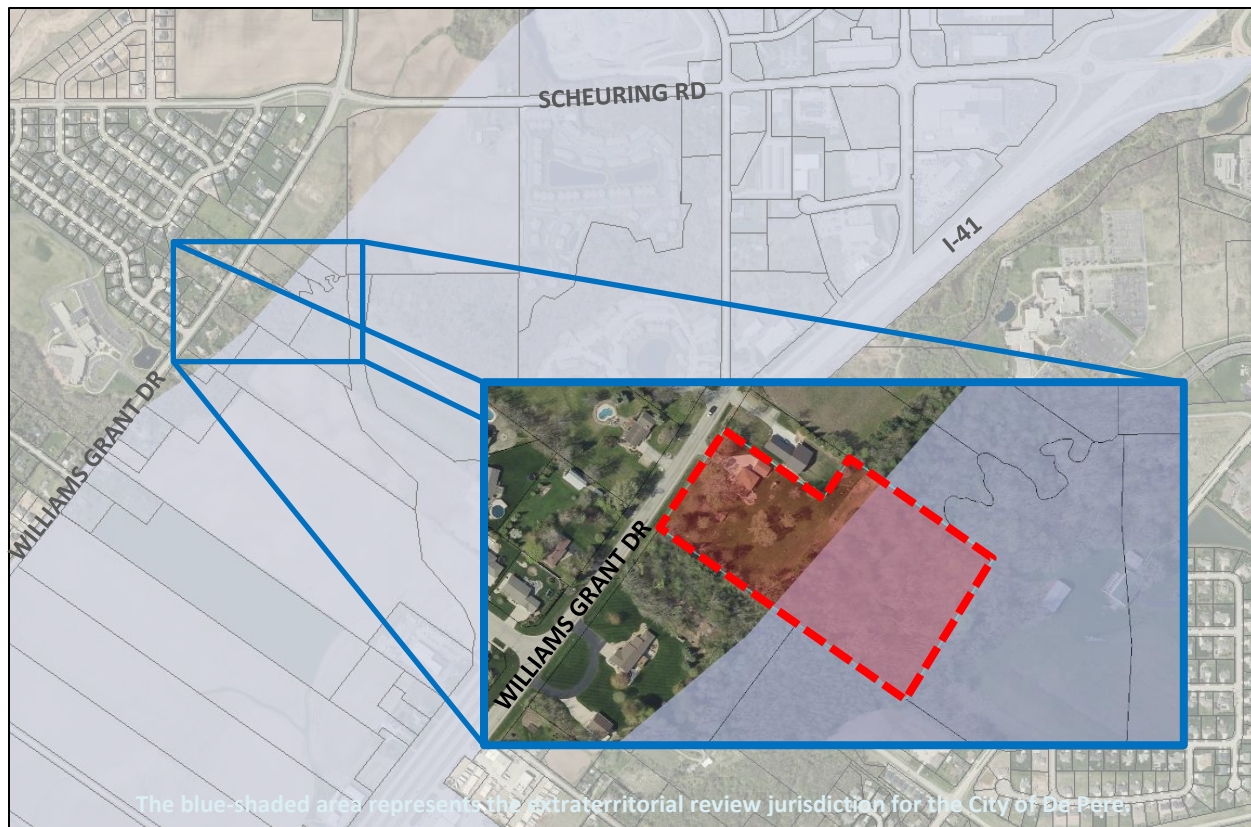
SUBJECT: Consideration and possible action for an extraterritorial 2-lot certified survey map at 1845 Williams Grant DR in Lawrence (Parcel L-169-1).*

ATTACHMENTS:

- PC Report - 1845 Williams Grant DR (DOCX)
- Application Form and Preliminary CSM - 15 Oct 2024 (PDF)

Item 4: Consideration and possible action for an extraterritorial 2-lot certified survey map at 1845 Williams Grant DR in Lawrence (Parcel L-169-1).*

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.
COMMON DESCRIPTION:	1845 Williams Grant DR , located south of the Williams Grant DR and Scheuring RD intersection in Lawrence.
ZONING:	R-1 Residential in Lawrence.
SURROUNDING LAND USES:	Agricultural to the north. Residential and natural areas to the south, east, and west.
COMPREHENSIVE PLAN:	Residential in Lawrence.
APPLICANT/OWNER:	<u>Applicant and Property Owner</u> Justin Hewitt 1845 Williams Grant DR De Pere, WI 54115
LAND USE HISTORY:	After a review of air photographs, the site was developed with a residential structure in the 1960's-1970's.

STAFF REVIEW:

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

- The proposed CSM is 4,300-feet west of the De Pere city limits.
- The proposed land division will create two residential lots.
- The site is located outside the sewer service area.
- The Lawrence minimum acreage and frontage requirements are 0.28 acres and 100-feet. The De Pere minimum acreage and frontage requirements are 0.18 acres and 75-feet.

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 lot sizes, street frontages, and setbacks meet De Pere's requirements.

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

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.



Planning/Zoning Application

Planning & Zoning Department

4.b

Submitted On:

Sep 23, 2024, 08:12PM EDT

Parcel Number: (Include ALL parcels)	L-169-1
Nearest property address to the project site:	Street Address: 1845 Williams Grant Drive City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	Town of Lawrence
Existing Site Land Uses:	Residential
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: justin Last Name: hewitt
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-606-9237
Property Owner's Email Address:	jushewitt@yahoo.com
Is someone processing the project for the property owner as their authorized representative?	No
Please attach 1 PDF copy of the CSM.	Preliminary CSM L-169-1.pdf
How do you plan on paying for your application?	Online with a credit card

\$375.00

4.b

First Name: justin

Last Name: hewitt

Email Address: jushewitt@yahoo.com

justin hewitt

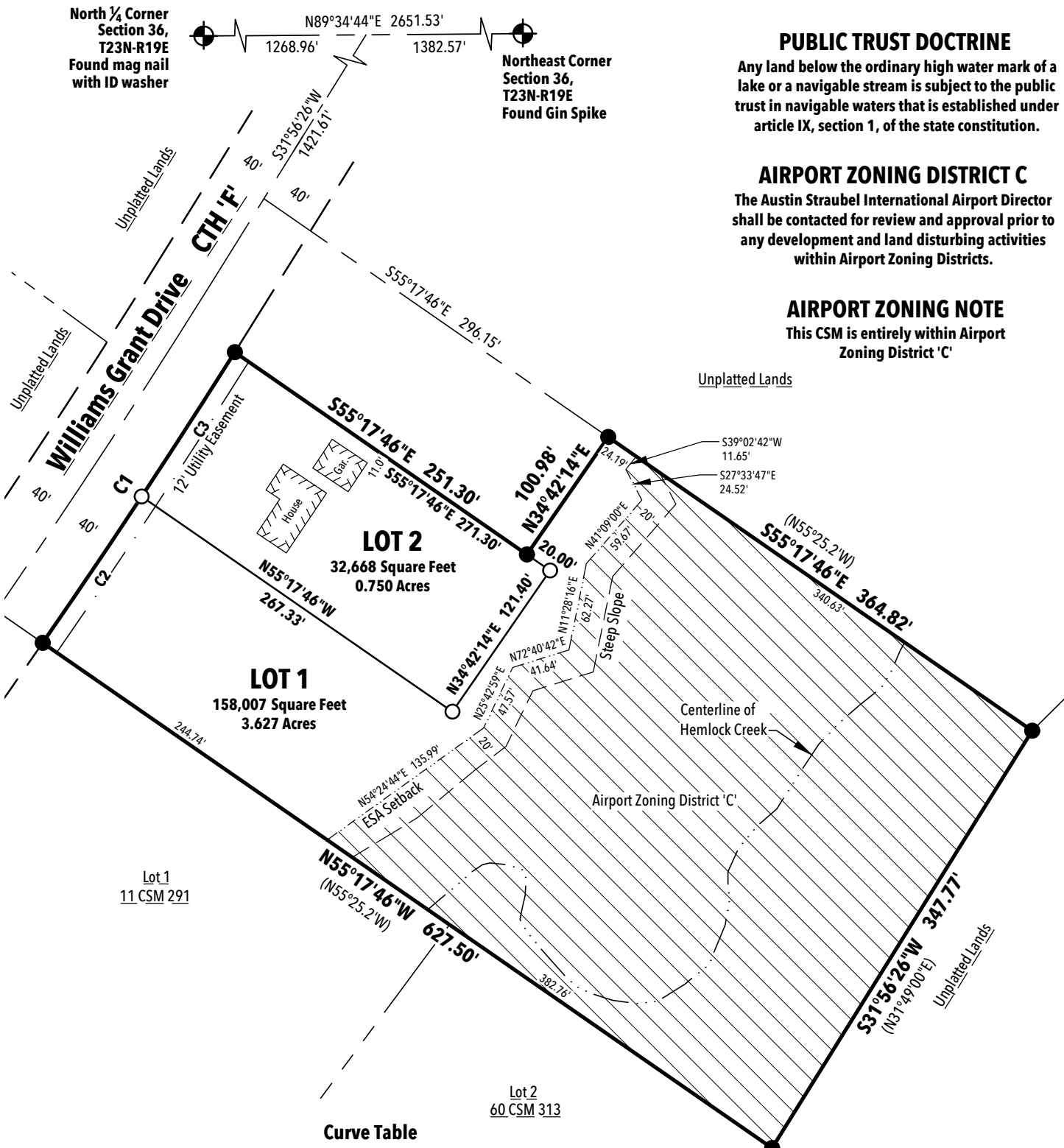
Signed at: September 23, 2024 8:11pm America/New_York

IP Address: 174.97.189.246

Referrer URL:

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP, MAP NUMBER 9021, DOCUMENT NUMBER 2851623, LOCATED IN PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 23 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



Curve #	Delta	Radius	Length	Curve Table			
				Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	2°26'51"	5769.58'	246.47'	N33°27'00.5"E	246.45'	N34°40'27"E	N32° 13' 35"E
C2	1°14'29"	5769.58'	125.00'	N34°03'12.5"E	125.00'	N34°40'27"E	N33° 25' 58"E
C3	1°12'22"	5769.58'	121.47'	N32°49'47"E	121.46'	N33°25'58"E	N32° 13' 35"E

LEGEND

-  Set 1" x 18" Iron Pipe with cap weighing 1.13 lbs./lin. ft.
-  Existing 1" Iron Pipe
-  County Monument

 **Environmentally Sensitive Area (ESA) depicted on CSM #9567**

SCALE: 1" = 100'



A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 50', 100', and 200' at the bottom. The bar is divided into four equal segments, each representing 50 feet.

Bearings are based on the Brown County Coordinate System. The north line of Lot 2, Section 36, T23N-R19E, bears N89°34'44"E.



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AFFECTED TAX PARCELS
L-169-1

SHEET 1 OF 4

Packet Pg. 14

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP, MAP NUMBER 9021, DOCUMENT NUMBER 2851623, LOCATED IN PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 23 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lot 1, Certified Survey Map, Map Number 9021, Document Number 2851623, located in part of Government Lot 2, Section 36, Township 23 North, Range 19 East, Town of Lawrence, Brown County, Wisconsin.

Said parcel contains 190,676 Square Feet (4.377 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 Brown County Planning Commission in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2024.

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

NOTES

- 1. A shoreland permit from the Brown County Zoning Administrator's office is required for Lot(s) 1 & 2 prior to construction, fill, excavation, or grading activity within 300 feet of a stream.
- 2. A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway.

LOT DRAINAGE RESTRICTIVE COVENANT

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.

EROSION CONTROL NOTE

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

ESA RESTRICTIVE COVENANT

Lot 1 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands,navigable waterways and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP, MAP NUMBER 9021, DOCUMENT NUMBER 2851623, LOCATED IN PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 23 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE

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

**TOWN OF LAWRENCE
CITY OF DE PERE
BROWN COUNTY PLANNING COMMISSION**

Justin M. Hewitt Date

Nicole J. Hewitt (FKA Nicole J. Lindquist)	Date
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STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named Jim Appleton, 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:_____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the herein described land, do hereby consent to the surveying, dividing, mapping and granting (easement) of the land described on this Certified Survey Map, and we do hereby consent to the owner certificate of Justin and Nicole Hewitt.

Witness the hand and seal of _____, Mortgagee, this _____ day of _____, 2024.

In the presence of:

(Print name and title above)

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of _____

(print name)_____

My commission expires: _____



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SHEET 3 OF 4

Packet Pg. 16

CERTIFIED SURVEY MAP

ALL OF LOT 1, CERTIFIED SURVEY MAP, MAP NUMBER 9021, DOCUMENT NUMBER 2851623, LOCATED IN PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 23 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 2024.

Devin Yoder
Senior Planner

TOWN BOARD APPROVAL CERTIFICATE

Approved by the Town of Lawrence this _____ day of _____, 2024.

Cindy Kocken, Clerk-Treasurer

CITY OF DE PERE EXTRA TERRITORIAL APPROVAL CERTIFICATE

Approved by the City of De Pere Common Council on _____ day of _____, 2024.

Carey E. Danen, City Clerk

TREASURER'S CERTIFICATE

As Brown County Deputy Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map (L-169-1) as of the date listed below.

Charles Mahlik
Brown County Deputy Treasurer

Date



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

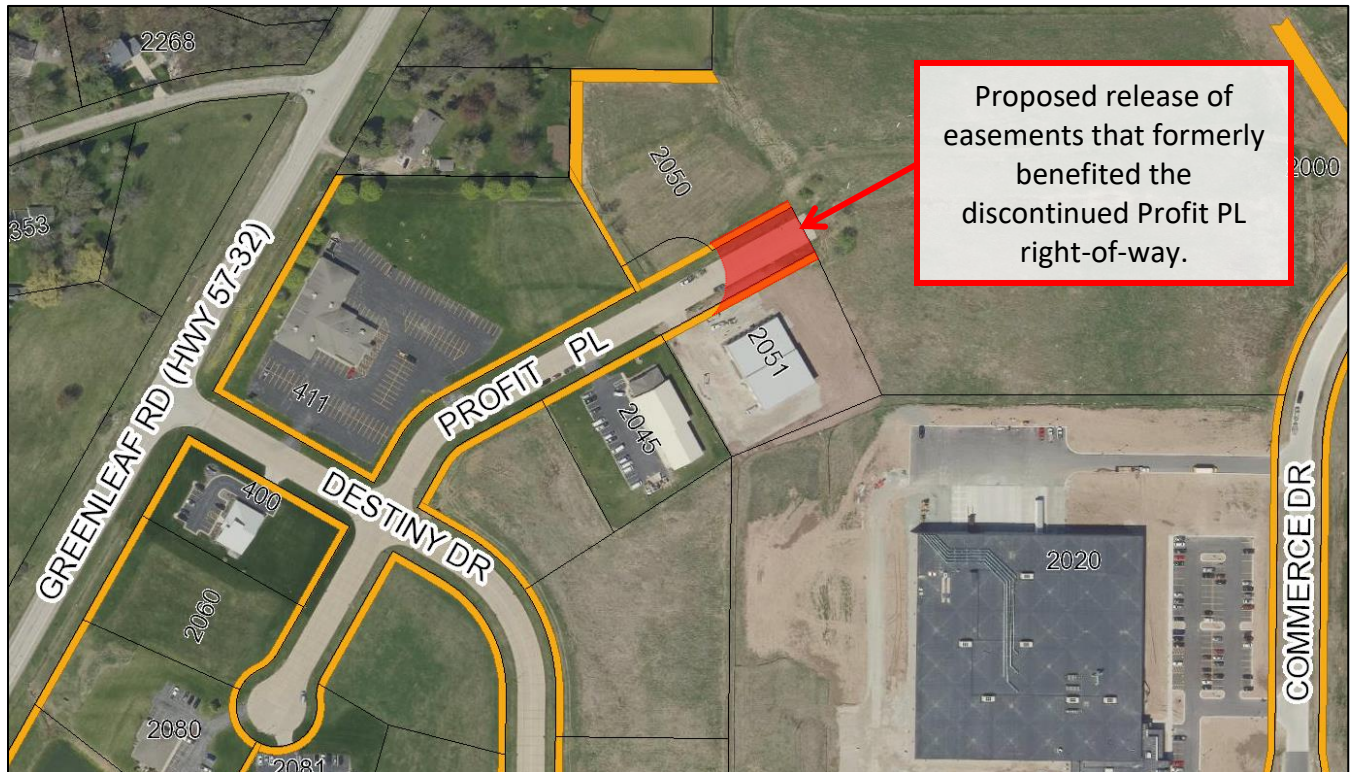
SUBJECT: Consideration and possible action for a release of parts of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

ATTACHMENTS:

- PC Report - Easement Release (DOCX)
- Application Form (PDF)
- Easement Release (PDF)

ITEM 5: Consideration and possible action for a release of parts of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

SITE MAP



REQUESTED ACTION:	Release of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL.	
COMMON DESCRIPTION:	2051 Profit PL and 2000 Commerce DR, northeast of the Profit PL and Destiny DR intersection.	
ZONING:	BP-2 (Business Park 2 District) and BP-1 (Business Park 1 District).	
SURROUNDING LAND USES:	Business Park (BP-2, BP-1) to the north, south, and east. Business Park (BP-1) and Religious & Non-Secular Assembly (C) to the east.	
COMPREHENSIVE PLAN:	Business Park.	
APPLICANT/OWNER:	<u>Applicant</u> City of De Pere ATTN: Peter Schlein, Senior Planner 335 S Broadway ST De Pere, WI 54115	<u>Property Owners</u> <u>Parcel ED-2382:</u> One Source Tech I LLC 5571 River Oaks DR De Pere, WI 54115 <u>Parcel ED-3103:</u> Amerilux Holdings LLC 1300 Enterprise DR De Pere, WI 54115

LAND USE HISTORY: The right-of-way developed as part of the business park in the early 2000's.

STAFF REVIEW:

Summary

The City of De Pere is requesting the release of easements that will allow for future development in the business park, due to the proposed discontinuance of part of Profit PL. The easements will no longer be needed if the right-of-way is discontinued by Common Council on November 6, 2024.

Note: Plan Commission recommended approval of the Profit PL discontinuance on August 26, 2024.

Details

If the above-referenced discontinuance is approved by Common Council on November 6, 2024, then the easements referenced in this report will no longer be needed. The release of the easements will allow for future development in the business park.

Note: In a separate report on October 28, 2024, Plan Commission will also review a new 12-foot utility easement at the north end of the proposed Profit PL cul-de-sac.

STAFF RECOMMENDATION: Staff recommends APPROVAL of a release of parts of two 12-foot-wide utility easements and a release of easements within a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

5.b

Submitted On:

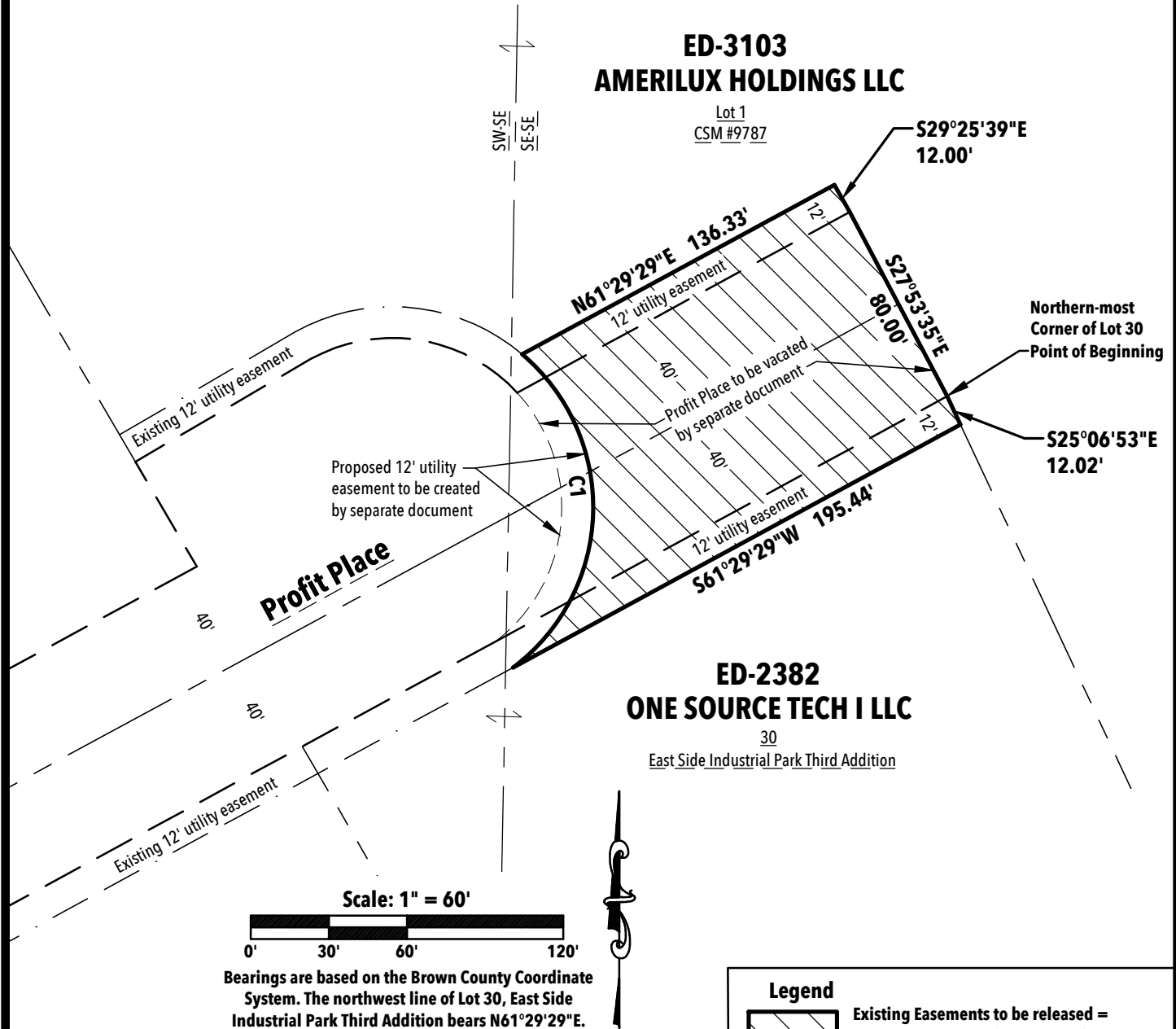
Oct 14, 2024, 02:43PM EDT

Parcel Number: (Include ALL parcels)	ED-3103, ED-2382, Adjacent ROW
Nearest property address to the project site:	Street Address: 2000 Commerce DR City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	Both
Current De Pere Zoning Districts:	BP-1 BP-2 None, in the right-of-way
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: 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: W 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	First Name: Peter

Name:		Last Name: Schleinz	5.b
Authorized Representative's Business Name:		City of De Pere	
Authorized Representative's Phone Number:		9203394043	
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the easement boundary.		Easement Release.pdf Proposed Easement.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.		Easement Release Legal Description.docx Proposed Easement Legal Description.docx	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$375.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: October 14, 2024 2:43pm America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

EXHIBIT 'A'

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	102°44'29"	77.00'	138.07'	N01°40'25.5"E	120.31'	N53°02'40"E	N49°41'50"W



R:\0400\0404\0404498\dwg\404498_easement releases_revised.dwg

REL Robert E. Lee
& Associates, Inc.

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



CITY OF DE PERE
Engineering Division
925 S. Sixth Street
De Pere, Wisconsin 54115

Office (920) 339-4061
Fax (920) 339-4071

Date: 10/15/2024

REL Job #: 404498

Exhibit
Sheet 1 of 1

EASEMENT RELEASE LEGAL DESCRIPTION

Part of Lot 1, Certified Survey Map Number 9787, Document Number 3071597, part of Lot 30, East Side Industrial Park Third Addition, Volume 21 of Plats, Page 117, Document Number 1747462 and part of Profit Place right of way, located in part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the northern-most corner of said Lot 30; thence S25°06'53"E, 12.02 feet on the northeast line of said Lot 30 to an existing 12' Utility Easement that is 12.00 feet southeasterly of and parallel with the southeast right of way of said Profit Place; thence S61°29'29"W, 195.44 feet on the southeasterly line of said 12' Utility Easement; thence 138.07 feet on a 77.00 foot radius curve to the left, having a long chord which bears N01°40'25.5"E, 120.31 feet to an existing 12' Utility Easement that is 12.00 feet northwesterly of and parallel with northwest right of way of said Profit Place; thence N61°29'29"E, 136.33 feet on the northwest line of said 12' Utility Easement to the northern-most corner of said 12' Utility Easement; thence S29°25'39"E, 12.00 feet on the northeast line of said 12' Utility Easement to said northwest right of way; thence S27°53'35"E, 80.00 feet on the northeast right of way of said Profit Place to the Point of Beginning.

As shown and dimensioned on the attached Exhibit A.

Said described lands (easement release area) contain 14,869 Square Feet (0.341 Acres) more or less.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

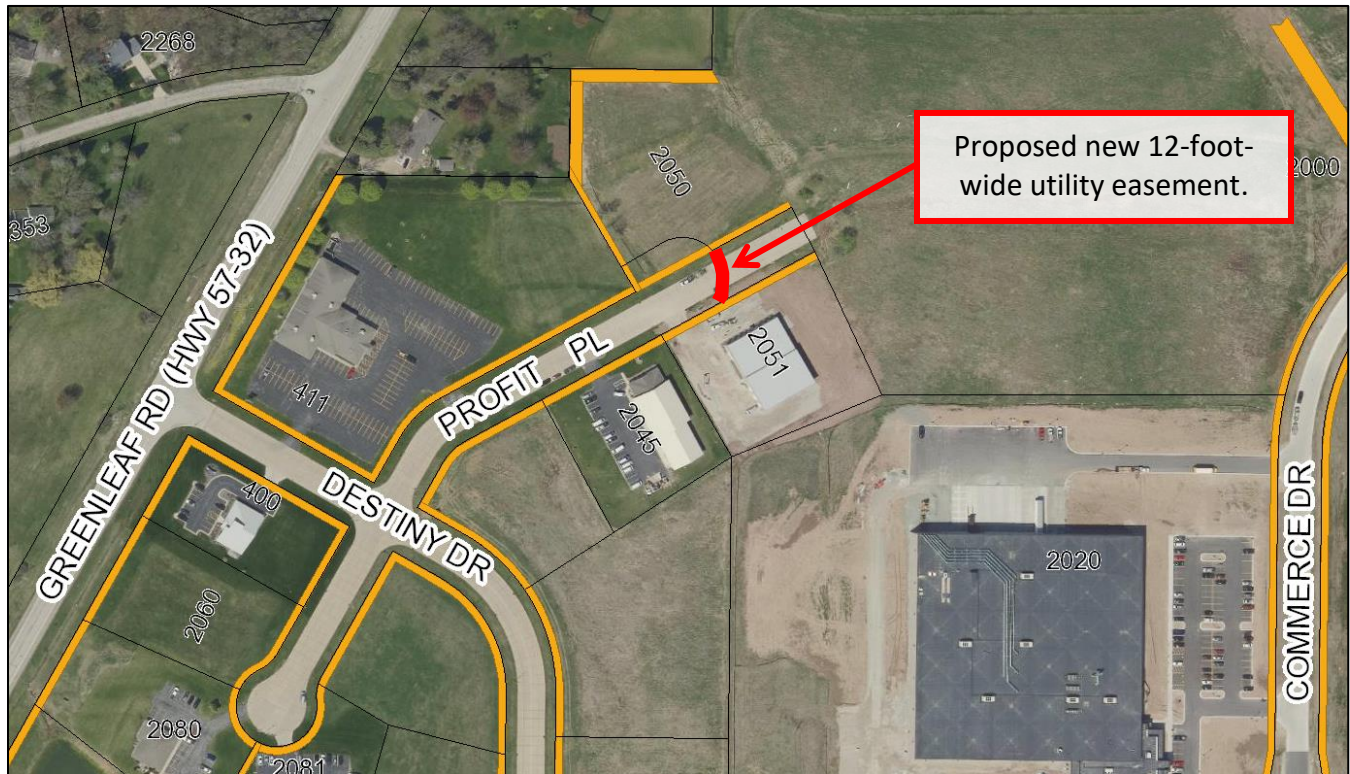
SUBJECT: Consideration and possible action for a new 12-foot-wide utility easement at the southern end of a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

ATTACHMENTS:

- PC Report - New Easement (DOCX)
- Application Form (PDF)
- Proposed Easement (PDF)

ITEM 6: Consideration and possible action for a new 12-foot-wide utility easement at the southern end of a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR (Parcels ED-2382, ED-3103).*

SITE MAP



REQUESTED ACTION:	New 12-foot-wide utility easement.	
COMMON DESCRIPTION:	2051 Profit PL and 2000 Commerce DR, northeast of the Profit PL and Destiny DR intersection.	
ZONING:	BP-2 (Business Park 2 District) and BP-1 (Business Park 1 District).	
SURROUNDING LAND USES:	Business Park (BP-2, BP-1) to the north, south, and east. Business Park (BP-1) and Religious & Non-Secular Assembly (C) to the east.	
COMPREHENSIVE PLAN:	Business Park.	
APPLICANT/OWNER:	<u>Applicant</u> City of De Pere ATTN: Peter Schlein, Senior Planner 335 S Broadway ST De Pere, WI 54115	<u>Property Owners</u> <u>Parcel ED-2382:</u> One Source Tech I LLC 5571 River Oaks DR De Pere, WI 54115 <u>Parcel ED-3103:</u> Amerilux Holdings LLC 1300 Enterprise DR De Pere, WI 54115

LAND USE HISTORY: The right-of-way was developed as part of the business park in the early 2000's.

STAFF REVIEW:

Summary

The City of De Pere is requesting a new 12-foot-wide utility easement at the end of a proposed cul-de-sac on Profit PL. Easements like this are typically found on the edges of rights-of-ways and this action creates the easement, following a proposed right-of-way discontinuance and easement release.

Details

If a discontinuance is approved by Common Council on November 6, 2024, then the easement referenced in this report is needed. The new easement allows for utilities on the sides of rights-of-way, allowing for future development in the business park.

Note: In a separate report on October 28, 2024, Plan Commission will also review the release of easements at the north end of the proposed Profit PL cul-de-sac.

STAFF RECOMMENDATION: Staff recommends APPROVAL of a new 12-foot-wide utility easement at the southern end of a proposed discontinued part of Profit PL at 2051 Profit PL and 2000 Commerce DR and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

6.b

Submitted On:

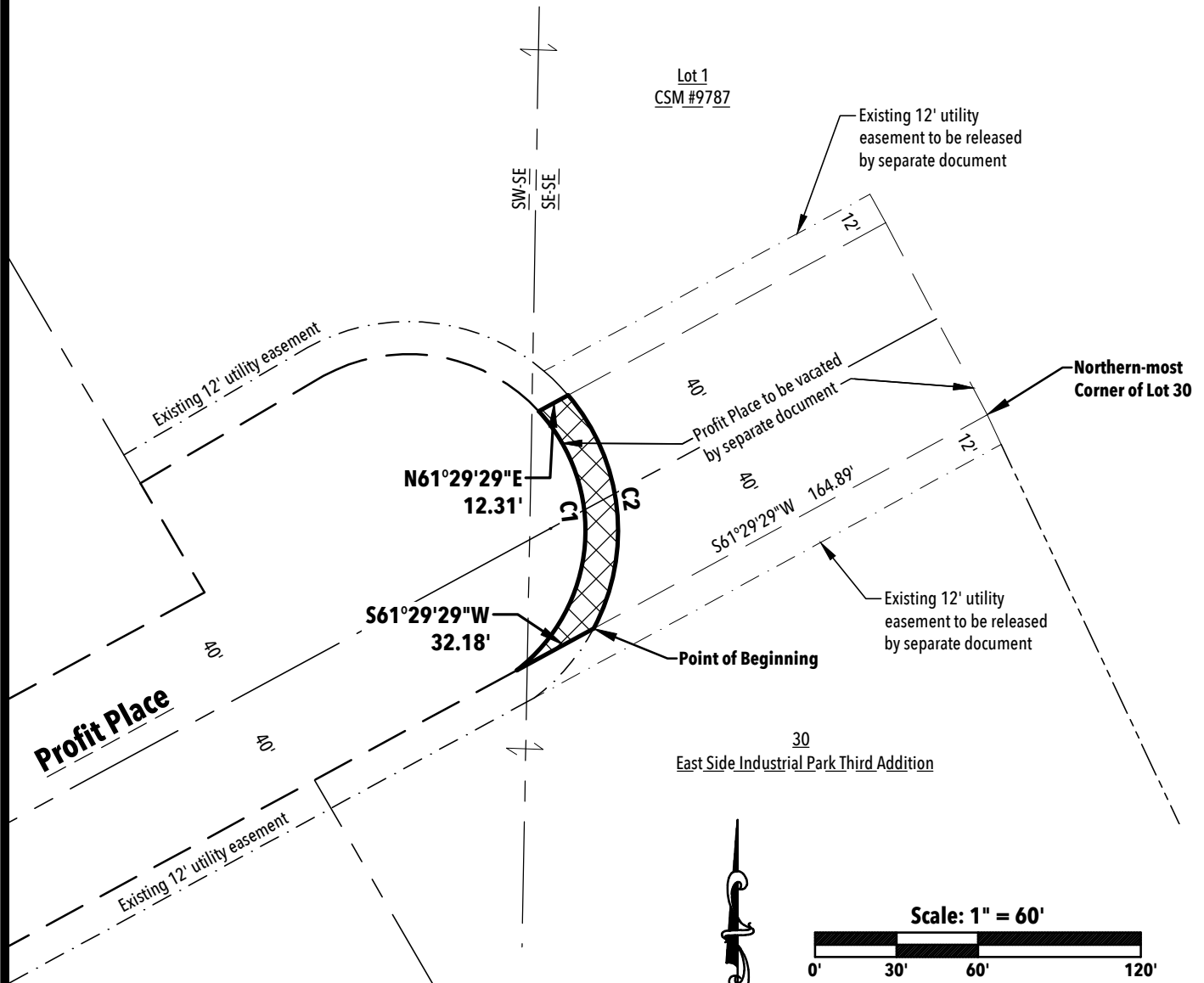
Oct 14, 2024, 02:43PM EDT

Parcel Number: (Include ALL parcels)	ED-3103, ED-2382, Adjacent ROW
Nearest property address to the project site:	Street Address: 2000 Commerce DR City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	Both
Current De Pere Zoning Districts:	BP-1 BP-2 None, in the right-of-way
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: 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: W 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	First Name: Peter

Name:		Last Name: Schleinz	6.b
Authorized Representative's Business Name:		City of De Pere	
Authorized Representative's Phone Number:		9203394043	
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the easement boundary.		Easement Release.pdf Proposed Easement.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.		Easement Release Legal Description.docx Proposed Easement Legal Description.docx	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$375.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: October 14, 2024 2:43pm America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

EXHIBIT 'A'

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	94°54'03"	65.00'	107.66'	N04°50'44.5"E	95.77'	N52°17'46"E	N42°36'17"W
C2	68°18'15"	77.00'	91.79'	S06°13'14.5"E	86.45'	N27°55'53"E	N40°22'22"W



Legend



Proposed easement area = 1,165 Square Feet (0.027 Acres)

Scale: 1" = 60'



Bearings are based on the Brown County Coordinate System. The northwest line of Lot 30, East Side Industrial Park Third Addition bears N61°29'29"E.

R:\0400\0404\0404498\dwg\404498_utility easement.dwg

REL Robert E. Lee
& Associates, Inc.

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



CITY OF DE PERE
Engineering Division
925 S. Sixth Street
De Pere, Wisconsin 54115

Office (920) 339-4061
Fax (920) 339-4071

Date: 10/07/2024

REL Job #: 404498

Exhibit
Sheet 1 of 1

LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all in Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the northern-most corner of Lot 30, East Side Industrial Park Third Addition, Volume 21 of Plats, Page 117, Document Number 1747462; thence S61°29'29"W, 164.89 feet on the southeast right of way of vacated Profit Place to the **POINT OF BEGINNING**; thence continuing S61°29'29"W, 32.18 feet on said southeast right of way; thence 107.66 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N04°50'44.5"E, 95.77 feet on the east right of way of Profit Place to the northwest right of way of vacated Profit Place; thence N61°29'29"E, 12.31 feet on said northeast right of way; thence 91.79 feet on a 77.00 foot radius curve to the right, having a long chord which bears S06°13'14.5"E, 86.45 feet on an arc that is 12.00 easterly of and parallel with the east right of way of Profit Place to the Point of Beginning.

As shown and dimensioned on the attached Exhibit A.

Said described lands (proposed easement area) contain 1,165 Square Feet (0.027 Acres) more or less.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

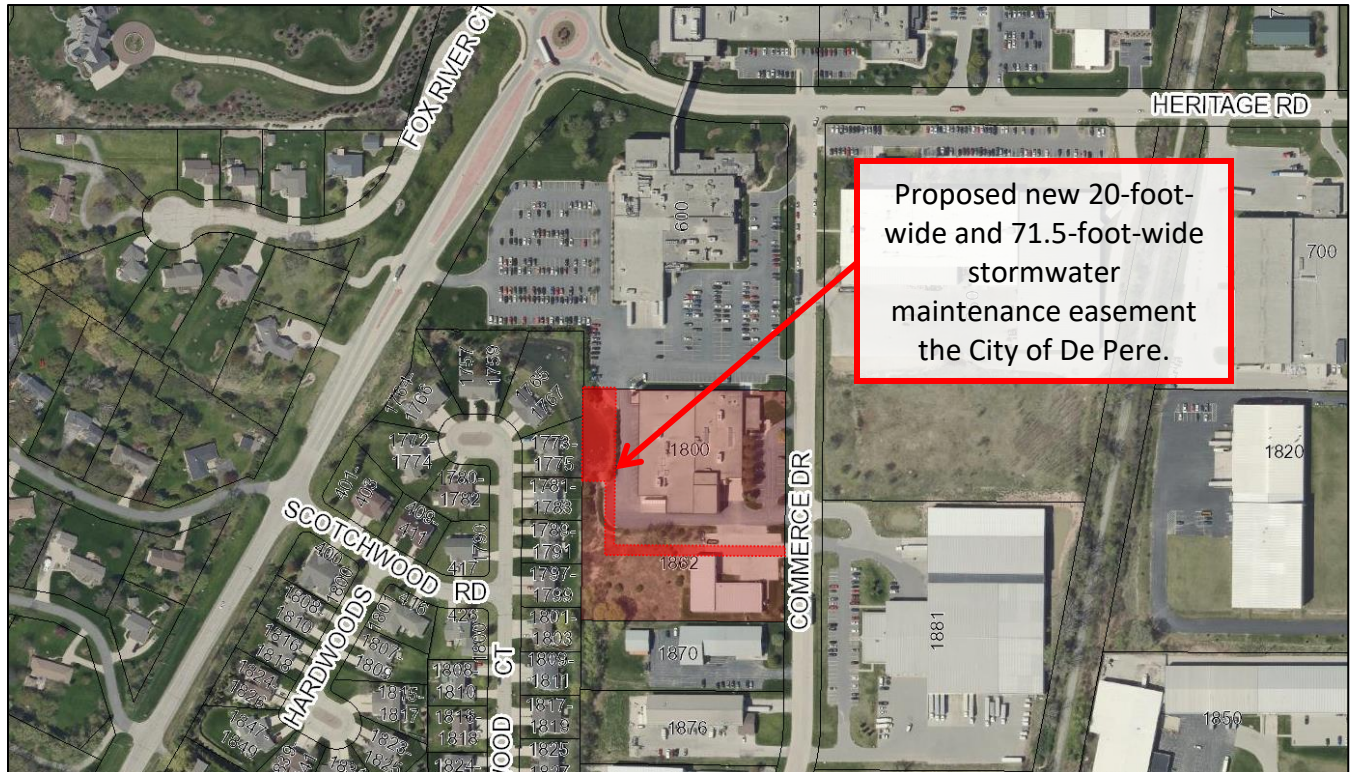
SUBJECT: Consideration and possible action for a new 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement, created for the City of De Pere for access and maintenance of a stormwater pond on the northwest side of 1862 Commerce DR (Parcel ED-344-101-5).*

ATTACHMENTS:

- PC Report - Stormwater Maintenance Easement (DOCX)
- Application Form with Easement Exhibit - 08 Oct 2024 (PDF)

ITEM 7: Consideration and possible action for a new 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement, created for the City of De Pere for access and maintenance of a stormwater pond on the northwest side of 1862 Commerce DR (Parcel ED-344-101-5).*

SITE MAP



REQUESTED ACTION: New 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement.

COMMON DESCRIPTION: 1862 Commerce DR, southwest of the Commerce DR and Heritage RD intersection.

ZONING: BP-2 (Business Park 2 District).

SURROUNDING LAND USES: Business Park (BP-2) to the north, east, and south.
Two-Family Residential (R2-60) to the west.

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT/OWNER:

<u>Applicant</u>	<u>Property Owner</u>
City of De Pere	MASK LLC
ATTN: Peter Schleinz, Senior Planner	PO BOX 5310
335 S Broadway ST	De Pere, WI 54115
De Pere, WI 54115	

LAND USE HISTORY: The property developed as part of the business park in the 1990's.

STAFF REVIEW:

Summary

The City of De Pere is requesting a new 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement. The purpose for the easement is to access an existing stormwater management pond at the northwest end of the parcel. This is in relation to the terms of the development agreement signed between the City of De Pere and MASK LLC in 2023.

Details

The City has maintained the pond for many years. The creation of the easement establishes access to continue to access and maintain the stormwater pond.

The easement is being created along with a new business park development on the property in TID 10. The City provided funding for the new development.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the 20-foot-wide and 71.5-foot-wide stormwater access and maintenance easement and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

7.b

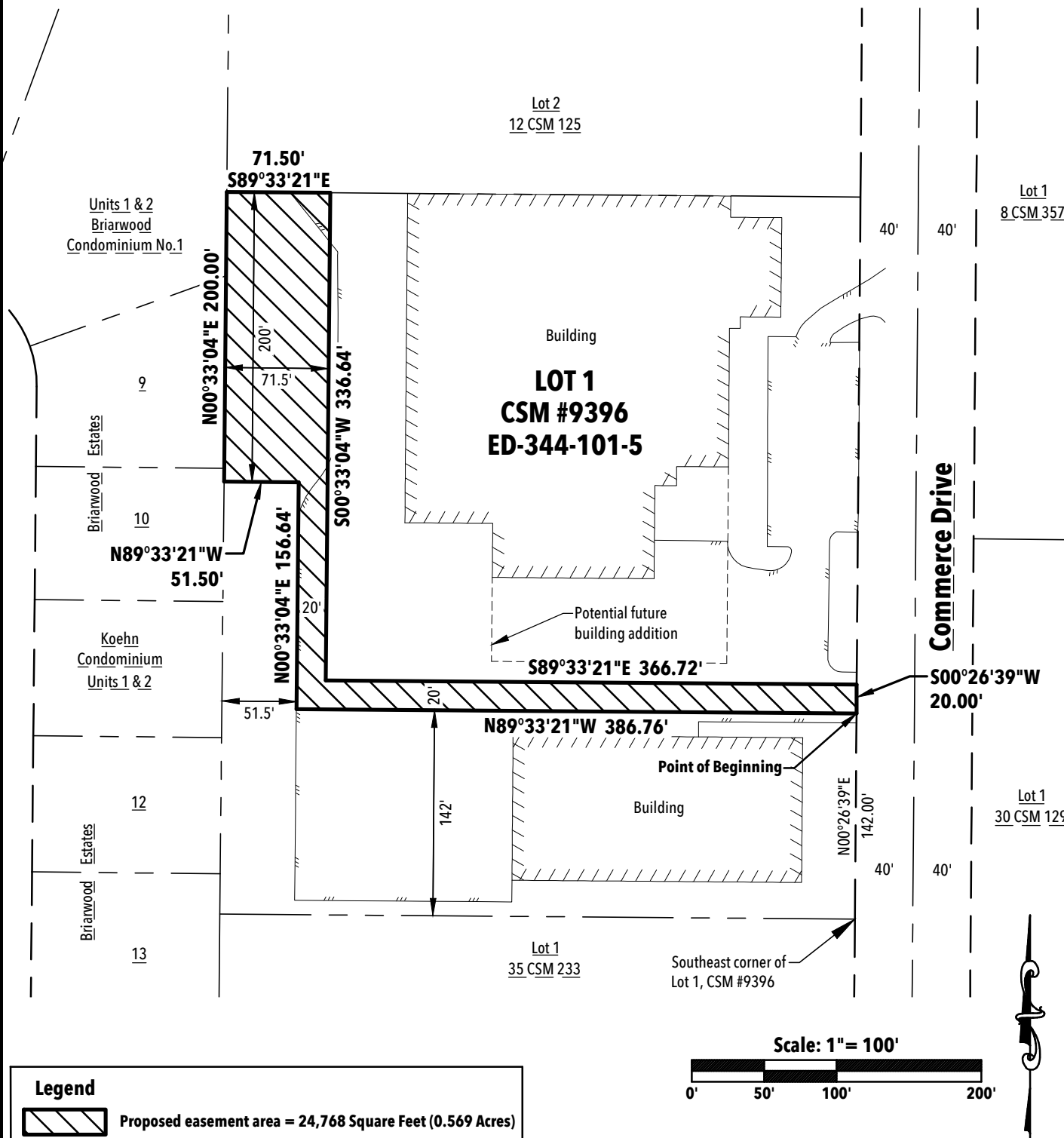
Submitted On:

Sep 26, 2024, 03:25PM EDT

Parcel Number: (Include ALL parcels)	ED-344-101-5
Nearest property address to the project site:	Street Address: 1862 Commerce DR City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	New Easement
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: 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: W 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	First Name: Peter

Name:		Last Name: Schleinz	7.b
Authorized Representative's Business Name:		City of De Pere	
Authorized Representative's Phone Number:		9203394043	
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the easement boundary.		20240926122125750.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.		New Rich Text Document (2).rtf	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$375.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: September 26, 2024 3:25pm America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

EXHIBIT 'A'



LEGAL DESCRIPTION

Part of Lot 1, Certified Survey Map Number 9396, Document Number 2982119, located in part of the Southwest 1/4 of the Northwest 1/4, Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Lot 1; thence N00°26'39"E, 142.00 feet on the west right of way of Commerce Drive to the **POINT OF BEGINNING**; thence N89°33'21"W, 386.76 feet on a line that is 142.00 feet north of and parallel with the south line of said Lot 1 to a line that is 51.50 feet east of a parallel to the west line of said Lot 1; thence N00°33'04"E, 156.64 feet on said parallel line to a line that is 200.00 feet south of and parallel with the north line of said Lot 1; thence N89°33'21"W, 51.50 feet on said parallel line to said west line; thence N00°33'04"E, 200.00 feet on said west line to the northwest corner of said Lot 1; thence S89°33'21"E, 71.50 feet on said north line to a line that is 71.50 feet east of and parallel with said west line; thence S00°33'04"W, 336.64 feet on said parallel line to a line that is 162.00 feet north of and parallel with said south line; thence S89°33'21"E, 366.72 feet on said parallel line to said west right of way; thence S00°26'39"W, 20.00 feet on said west right of way to the Point of Beginning.

As shown and dimensioned on the attached Exhibit A.

Said described lands (proposed easement area) contain 24,768 Square Feet (0.569 Acres) more or less.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about site plans received since the September 2024 Plan Commission meeting and review of the status of recently approved development projects.

ATTACHMENTS:

- Site Plan Reviews Memo - October 2024 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: October 28, 2024

RE: **Discussion about site plans received since the September 2024 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

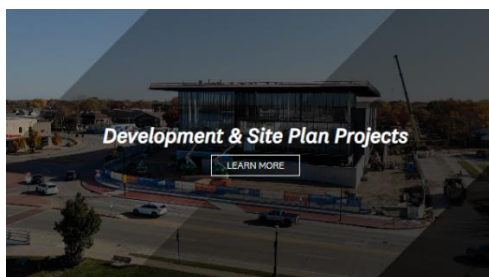
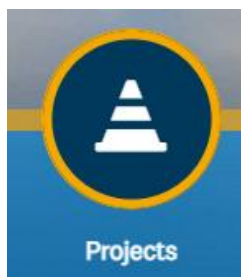
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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

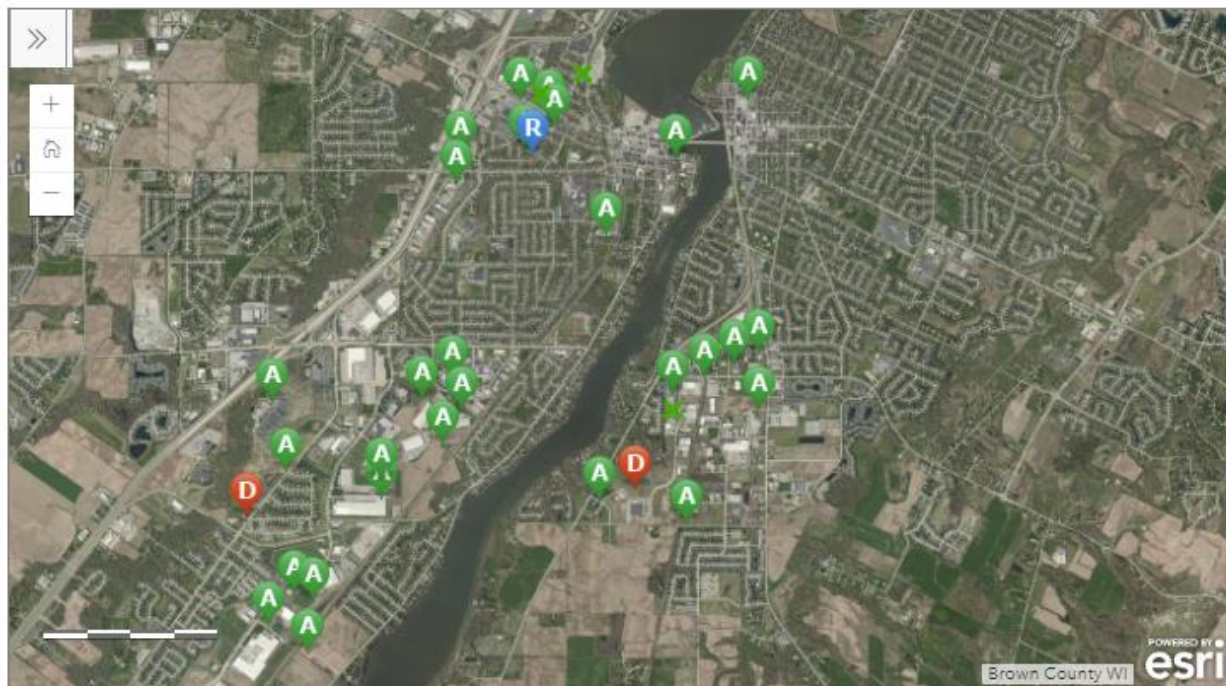
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on October 17, 2024.

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:

- 2000 Commerce DR - New Amerilux Buildings
- 2108-2118 Lawrence DR - New Green Bay Nursery

Projects that are Under Staff Review:

- 850 Morning Glory LN - New De Pere Housing Authority Building

Projects that are Recently Approved:

- 1302 S Broadway ST - Unity Hospice Resale Store Renovation
- 950 Main AV, Unit A - Dunkin' Facade Replacement
- 675 Heritage RD - Belmark Plant 5 Parking Lot Addition
- 1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition
- 2107 American BL - New Robinson Metal Driveway
- 411 Destiny DR - Destiny Church Addition
- 1414 Builders CT - New Badgerland Supply Warehouse
- 1121 Grant ST - Country Visions Facade Maintenance
- 310 N Wisconsin ST - Saltbox Tile & Stone Gallery Facade Replacement
- 1404 Enterprise DR - New Contractor Warehouses
- 803 Main AV - New Caribou Coffee
- 2121 American BL - New Robinson Metal Loading Docks and Pavement
- 820 Main AV - New North Shore Bank
- 850 Morning Glory LN - New De Pere Housing Authority Generator
- 1840 S Broadway ST - New Valley Cabinet
- 1775 E Matthew DR - Schreiber Foods Concrete Pad and Screening
- 2005 Venture AV - New Massman Corporate INC
- 290 Reid ST - New St. Norbert College Schneider School of Business
- 600 Heritage RD - Belmark Plant 1 Addition
- 925 Sixth ST - MSC Master Plan - Including Fuel Tank Renovation
- 2257 American BL - Bayside Machine Building Addition
- 2211 American BL - Nicolet Real Estate Addition
- 1768 W Matthew DR - New Wolter INC
- 1100 Employers BL - Preserve Development Refuse Enclosure Addition
- 421 Lawrence DR - Creekside Christian Montessori Fence Addition
- 1600 N Honeysuckle CI - New Preserve Development Clubhouse
- 701 Millennium CT - Storage Shop USA Phase 2 & 3 Addition
- 410-416 Willie Mays CI - New Waterview Heights Apartments

Projects that are Recently Completed:

- 201 N Ninth ST - Two Birds Bakery Cafe Fence
- 516 N Eighth ST - New DSSB LLC Facade
- 1862 Commerce DR - New Belmark Plant 8

Projects that are Recently Denied:

- None

Additional Project Status Information

■ *New De Pere Housing Authority Building*

Address: 850 Morning Glory LN

Parcel Number: WD-86-5

City Funding: No

Developer or Authorized Representative: David Johnson, Architects Group LTD

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *Belmark Plant 5 Parking Lot Addition*

Address: 675 Heritage RD

Parcel Number: ED-F0094-1

City Funding: No

Developer or Authorized Representative: Carolyn Adler, McMahon Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *Dunkin' Facade Replacement*

Address: 950 Main AV, Unit A

Parcel Number: WD-709-1

City Funding: TID 13

Developer or Authorized Representative: Erik Valiulus, MRV Architects INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ Saltbox Tile & Stone Gallery Facade Replacement

Address: 310 N Wisconsin ST

Parcel Number: ED-878

City Funding: YES

Developer or Authorized Representative: Tom Lemkuil, Lemkuil Architectural Designs LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 11, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ New Amerilux Buildings

Address: 2000 Commerce DR

Parcel Number: ED-3103

City Funding: TID 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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ New Robinson Metal Driveway

Address: 2107 American BL

Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043

City Funding: TID 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 - 09 Oct 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *New Badgerland Supply Warehouse*

Address: 1414 Builders CT

Parcel Number: WD-L176-1

City Funding: No

Developer or Authorized Representative: Patrick Kuehl, Robert E Lee & Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *Country Visions Facade Maintenance*

Address: 1221 Grant ST

Parcel Number: WD-D0217-1

City Funding: No

Developer or Authorized Representative: Olivia Vander Heiden, Alliance Construction & Design

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 24, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *Two Birds Bakery Cafe Fence*

Address: 201 N Ninth ST

Parcel Number: WD-709-3-4

City Funding: TID 13

Developer or Authorized Representative: Barry Peters, Two Birds Bakery Cafe'

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 05, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued	Project Completed - Oct 1, 2024 (C)
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[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
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[Click here to see the site plan and developer contact information.](#)

■ *Unity Hospice Resale Store Renovation*

Address: 1302 S Broadway ST

Parcel Number: ED-F0103-6

City Funding: No

Developer or Authorized Representative: Collin Arndt, AIA, Somerville Architects & Engineers

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *New Robinson Metal Loading Docks and Pavement*

Address: 2121 American BL

Parcel Number: WD-1040

City Funding: No

Developer or Authorized Representative: Steve Kolar, Payne & Dolan INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - July 2, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New Green Bay Nursery**

Address: 2108-2118 Lawrence DR

Parcel Number: WD-L281-1

City Funding: TID 15

Developer or Authorized Representative: Tanner Wojcik, Vierbicher

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

■ **New DSSB LLC Facade**

Address: 516 N Eighth ST

Parcel Number: WD-515-1

City Funding: No

Developer or Authorized Representative: Doug Schoenwalder

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 10, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 30, 2024 (C)
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[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
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[Click here to see the site plan and developer contact information.](#)

■ *New De Pere Housing Authority Generator*

Address: 850 Morning Glory LN

Parcel Number: WD-86-5

City Funding: No

Developer or Authorized Representative: David Johnson, Architects Group LTD

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 26, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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: TID 11

Developer or Authorized Representative: John Davel, Davel Engineering & Environmental INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ *Belmark Plant 1 Addition*

Address: 600 Heritage RD

Parcel Number: ED-F0096, ED-F0095, ED-D29-1

City Funding: TID 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 - Apr 17, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New St. Norbert College Schneider School of Business**

Address: 290 Reid ST

Parcel Number: WD-905, WD-934

City Funding: No

Developer or Authorized Representative: Chris Dahlke, Director of Facilities Management, Saint Norbert College

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 25, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New Caribou Coffee**

Address: 803 Main AV

Parcel Number: WD-84-3, WD-84

City Funding: No

Developer or Authorized Representative: Brandon Robaidek, Robert E. Lee and 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	Site Plan Approved - 30 Jul 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **Destiny Church Addition**

Address: 1205 Lawrence DR

Parcel Number: ED-F0081-1

City Funding: No

Developer or Authorized Representative: Mathew Litchfield, Mach IV Engineering & Surveying LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **Schreiber Foods Concrete Pad and Screening**

Address: 1775 E Matthew DR

Parcel Number: WD-364-D-506-1

City Funding: No

Developer or Authorized Representative: Paul Stimpson, Schreiber Foods

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 5, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **Nicolet Real Estate Addition**

Address: 2211 American BL

Parcel Number: WD-1375

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - 06 Dec 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New Belmark Plant 8**

Address: 1862 Commerce DR

Parcel Number: ED-344-101-5

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Ron Wolf, Project Engineer, McMahon Associates

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 - Nov 15, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Sep 30, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

■ **Preserve Development Refuse Enclosure Addition**

Address: 1100 Employers BL

Parcel Number: WD-D0031

City Funding: TID (Tax Increment District)

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 - Oct 17, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **Creekside Christian Montessori Fence Addition**

Address: 421 Lawrence DR

Parcel Number: WD-0209, WD-0209-1

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) Indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **MSC Master Plan - Including Fuel Tank Renovation**

Address: 925 S Sixth ST

Parcel Number: WD-142

City Funding: City Project

Developer or Authorized Representative: Scott Thoresen, Director of Public Works

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 - 22 Jan 2023 (C)	Common Council Approved - Mar 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New Wolter INC**

Address: 1768 W Matthew DR

Parcel Number: WD-364-D-505-8

City Funding: No

Developer or Authorized Representative: David Gehrt, Vice President, One Source Construction Corporation

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 24, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ **New North Shore Bank**

Address: 820 Main AV

Parcel Number: WD-534, WD-535, WD-536, WD-533-1

City Funding: No

Developer or Authorized Representative: Michael Leidig, EIT, Robert E Lee and Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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: TID (Tax Increment District)

Developer or Authorized Representative: Bill Kingston, Developer, Preserve Development LLC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 11, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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: Eric Simenson, President, Precision Industrial Contractors

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 - 10 Oct 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[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
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[Click here to see the site plan and developer contact information.](#)

■ *Bayside Machine Building Addition*

Address: 2257 American BL

Parcel Number: WD-1371

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, 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	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved - Jan 23, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

■ New Waterview Heights Apartments							
Address: 410-416 Willie Mays Ct							
Parcel Number: WD-2197							
City Funding: No							
Developer or Authorized Representative: Brad Trembl, 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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