



Plan Commission

Regular Meeting

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

Agenda

Monday, October 23, 2023	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 23, 2023** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic 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://depercitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the September 25, 2023 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 on a 35-lot and 2-outlot extraterritorial final plat of Little Rapids Subdivision at 2700 BLK Lawrence DR in Lawrence (Parcel L-2184).*
5. Discussion about site plans received since the September 2023 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
Douglas E. Woelz, PLS, McMahon Associates
Town of Lawrence



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 23, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the September 25, 2023 Plan Commission meeting.

ATTACHMENTS:

- PC_Sep2023_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, September 25, 2023

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	
Mark Higgins	Commissioner	Present	
Devin Perock	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Excused	

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

2. Approval of the minutes of the August 28, 2023 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Aldersperson
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker
EXCUSED:	Grant Schilling

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 for an extraterritorial 2-lot certified survey map at 1446 Sandy Springs CT in Lawrence (Parcel L-374-D-3).*

City Planner Peter Schlein reviewed the 2-lot extraterritorial CSM at 1446 Sandy Springs Court in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the CSM with the conditions. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker
EXCUSED:	Grant Schilling

5. Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to I (Industrial District) at 1840 S Broadway ST and 1800 BLK Enterprise DR (Parcels ED-F0101, ED-F0105).*

City Planner Peter Schlein reviewed the zoning map amendment from BP-2 to I at 1840 S Broadway Street and the 1800 block of Enterprise Drive in the East Industrial Park.

Staff recommended approval of the zoning map amendment, subject to the conditions in the report. Mark Higgins moved, seconded by Mayor Boyd, to approve the zoning map amendment. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council with a public hearing at the October 17, 2023 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker
EXCUSED:	Grant Schilling

6. Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Neighborhood Residential (Including Multi-Family)' to 'Business Park' at 2108 Lawrence DR (Parcel WD-L281-1).*

At the start of this agenda item, Plan Commission member Grant Schilling joined the meeting.

City Planner Peter Schleinz reviewed the proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the future land uses map from "Neighborhood Residential" to "Business Park" at 2108 Lawrence Drive. He explained that the property owners of 2108 Lawrence Drive have requested this amendment for a landscaping business to operate on this parcel. Since the agenda was published, two other property owners would like to be added to this request. Peter noted that property owners within 300 feet of this site were notified of this request. One telephone call was received, and staff answered questions that the caller asked regarding the request. Staff does not make a recommendation on amendments to the Comprehensive Plan. Mayor Boyd moved, seconded by Ald. Raasch, to approve the amended resolution, adding the additional three parcels to the amendment. Staff will amend Resolution #PC 23-02 to include the additional parcels, which are: Parcels WD-L281-1, WD-L183-3-2, WD-L183-3, and WD-L183-3-3. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council with a public hearing at the November 7, 2023 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

7. Recommendation from Plan Commission to approve revisions to the Zoning Ordinance and the Official Zoning Map.*

A. Plan Commission recommendation to approve revisions to Municipal Code Chapter 14 (Zoning Ordinance).*

City Planner Peter Schleinz reviewed the proposed quarterly revisions to Municipal Code Chapter 14 Zoning Ordinance. He noted there are 12 proposed changes and briefly outlined those changes. Mayor Boyd moved, seconded by Ald. Raasch, to approve the revisions and forward them to the Common Council for a final decision. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

B. Plan Commission recommendation to approve revisions to the Official Zoning Map.*

City Planner Peter Schleinz reviewed the revisions to the Official Zoning Map. There were two changes. Ald. Raasch moved, seconded by Shane Raymaker, to approve the revisions and forward them to the Common Council for a final decision. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

8. Discussion about site plans received since the August 2023 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 2023 Plan Commission meeting. No action needed to be taken.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Ald. Perock, to adjourn the meeting at 7:29 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 23, 2023

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 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

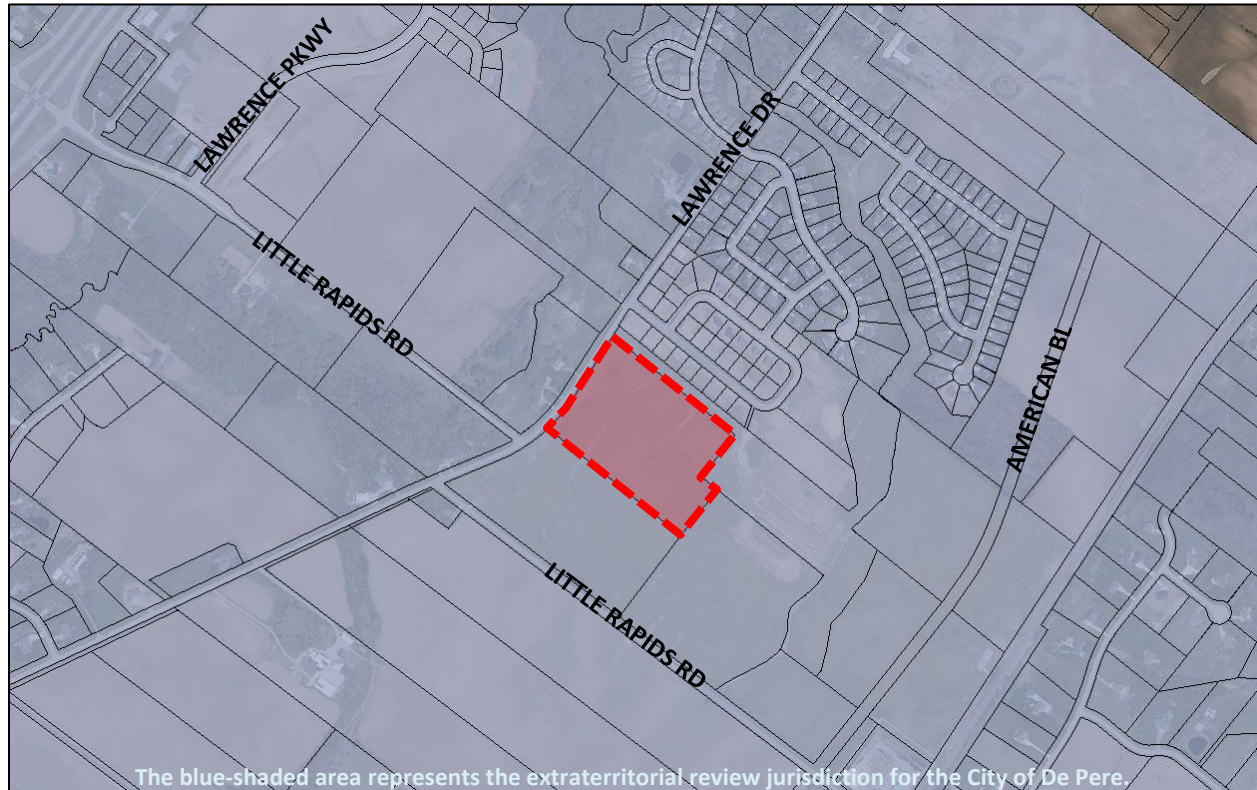
SUBJECT: Consideration and possible action on a 35-lot and 2-outlot
extraterritorial final plat of Little Rapids Subdivision at 2700 BLK
Lawrence DR in Lawrence (Parcel L-2184).*

ATTACHMENTS:

- PC Report - FinPlat Little Rapids (DOCX)
- Final Plat and Application - 28 Sep 2023 (PDF)

ITEM 4: Consideration and possible action on a 35-lot and 2-outlot extraterritorial final plat of Little Rapids Subdivision at 2700 BLK Lawrence DR in Lawrence (Parcel L-2184).*

SITE MAP



REQUESTED ACTION:	Final Extraterritorial Plat Approval.	
COMMON DESCRIPTION:	2700 BLK Lawrence DR, north and east from Lawrence DR and Little Rapids RD.	
ZONING:	R-1 (Residential) in Lawrence.	
SURROUNDING LAND USES:	Residential to the north. Developing residential and natural areas to the south, east, and west.	
COMPREHENSIVE PLAN:	Residential in Lawrence.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Douglas E. Woelz, PLS, McMahon Associates 1445 McMahon DR Neenah, WI 54956	<u>Property Owner</u> Town of Lawrence 2400 Shady CT De Pere, WI 54115
LAND USE HISTORY:	The property remained undeveloped since air photos of 1938.	

STAFF REVIEW:

When reviewing a plat, staff considers State Statutes 236 Sections 46-3 through 46-7 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 plat is 3,425' south of the De Pere city limits.
- The proposed plat will create 35 residential lots and 2 outlots.
- The site is located inside of the sewer service area.
- The De Pere minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100'. All lots meet the minimum acreage and frontage criteria for De Pere and Lawrence.
- Lawrence is developing this property as a town-owned residential subdivision and the owner will be selling the lots.

The plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the final extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

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

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW		Fee: \$ 200.00
			Receipt #: 184264
			Date: 9-28-23

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) McMahon Associates	Authorized Representative Douglas Woelz	Title Senior Land Surveyor	
Mailing Address 1445 McMahon Drive	City Neenah	State WI	ZIP Code 54957
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) 920-751-4200	Fax Number (incl. area code) 920-751-4284	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Court	City DePere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) 920-336-9131	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Little Rapids Subdivision	Parcel No. L-2184
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SECTION 4: Plat Review

Review Type:	☐ Preliminary Plat ☒ Final Plat ☐ Condominium Plat		
Fee: \$200.00	Preliminary Plat Fee: \$300 + (___ # of lots and outlots x \$68) Final Plat Fee: \$200 Condominium Plat Fee: \$300 + (___ # of units x \$68) + (___ # of common elements x \$68)	\$ 200.00	
Present Use of Parcel:	Farm Land		
Proposed Use of Lots:	Residential		

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

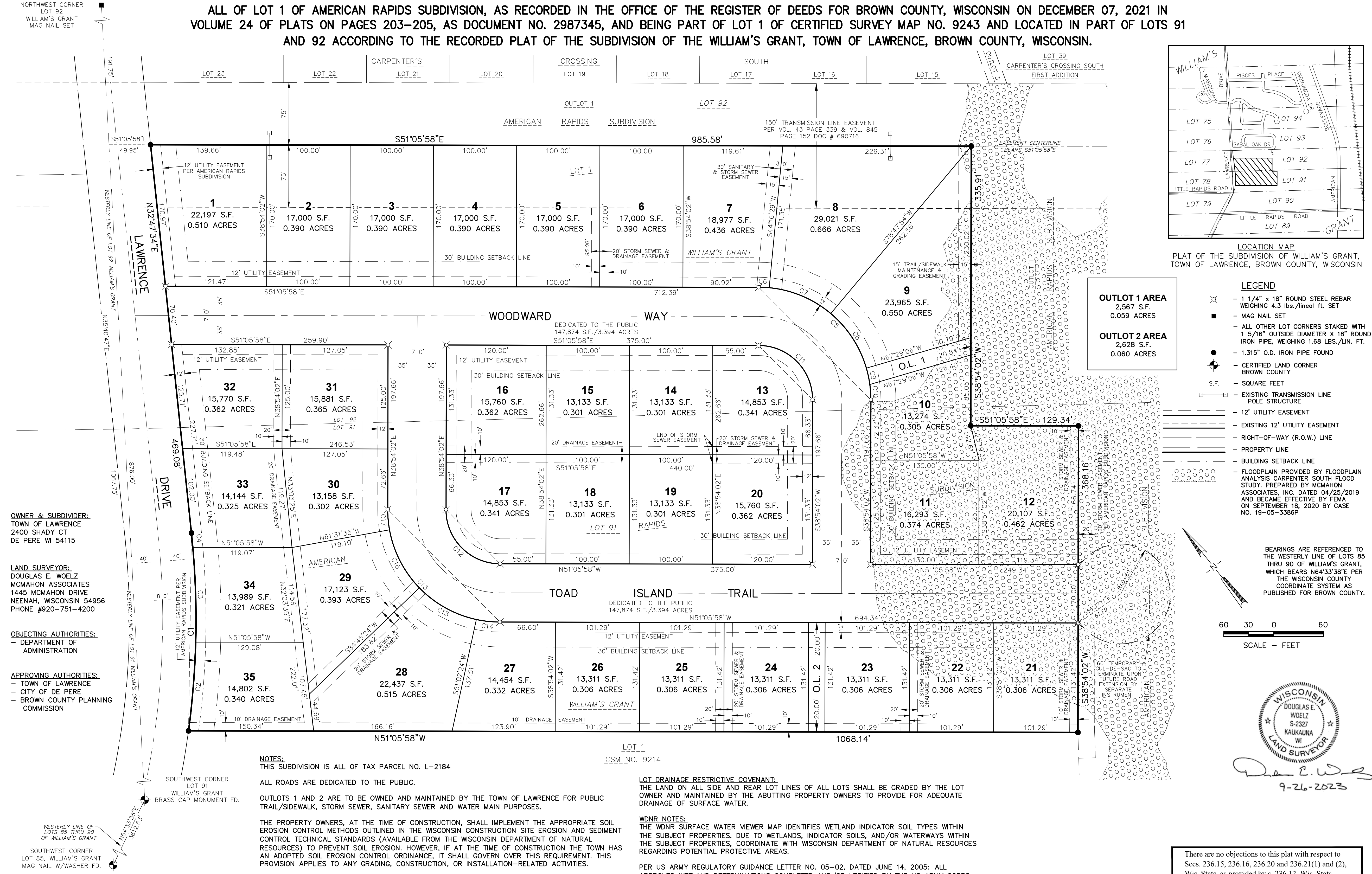
Name of Owner/Authorized Representative (please print) Douglas Woelz	Title Senior Land Surveyor	Phone Number 920-751-4200
Signature of Applicant 		Date Signed 09-26-2023

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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LITTLE RAPIDS SUBDIVISION

ALL OF LOT 1 OF AMERICAN RAPIDS SUBDIVISION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BROWN COUNTY, WISCONSIN ON DECEMBER 07, 2021 IN VOLUME 24 OF PLATS ON PAGES 203-205, AS DOCUMENT NO. 2987345, AND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9243 AND LOCATED IN PART OF LOTS 91 AND 92 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- MAG NAIL SET
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- S.F.
- SQUARE FEET
- EXISTING TRANSMISSION LINE POLE STRUCTURE
- 12' UTILITY EASEMENT
- EXISTING 12' UTILITY EASEMENT
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- FLOODPLAIN PROVIDED BY FLOODPLAIN ANALYSIS CARPENTER SOUTH FLOOD STUDY, PREPARED BY MCMAHON ASSOCIATES, INC. DATED 04/25/2019 AND BECAME EFFECTIVE BY FEMA ON SEPTEMBER 18, 2020 BY CASE NO. 19-05-3386P

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOTS 85 THRU 90 OF WILLIAM'S GRANT, WHICH BEARS N64°33'38"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY.

60 30 0 60
SCALE - FEET

WISCONSIN
DOUGLAS E. WOELZ
S-2327
KAUKAUNA WI
LAND SURVEYOR
9-26-2023

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE, NEENAH, WI 54956
Mailing: P.O. BOX 1025, NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about site plans received since the September 2023 Plan Commission meeting and review of the status of recently approved development projects.

ATTACHMENTS:

- Site Plan Reviews Memo - October 2023 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: October 23, 2023

RE: **Discussion about site plans received since the September 2023 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

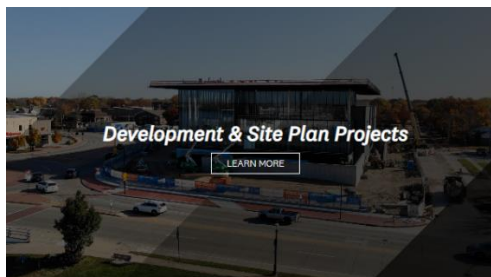
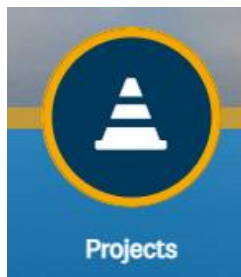
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance and site plan proposals.

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

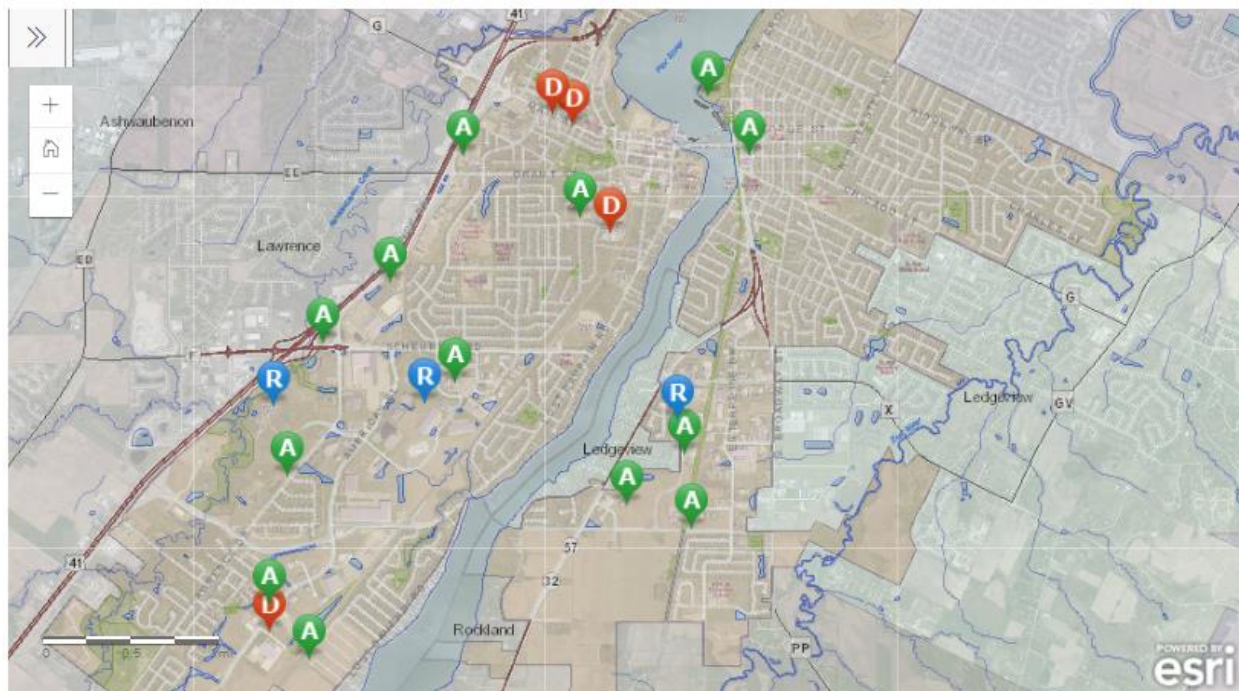
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on October 16, 2023.

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:

- [925 Sixth ST - MSC Fuel Tank Renovation](#)
- [820 Main AV - New North Shore Bank](#)
- [746 Main AV - Kwik Trip Parking Lot Addition](#)
- [2257 American BL - Bayside Machine Building Addition](#)

Projects that are Under Staff Review:

- [1768 W Matthew DR - New Wolter INC](#)
- [1862 Commerce DR - New Belmark Plant 8](#)
- [1100 Employers BL - Preserve Development Refuse Enclosure Addition](#)

Projects that are Recently Approved:

- [421 Lawrence DR - Creekside Christian Montessori Fence Addition](#)
- [100 William ST - New Nelson Pavilion at Voyageur Park](#)
- [1600 N Honeysuckle CI - New Preserve Development Clubhouse](#)
- [2222 American BL - Washworld Building Addition](#)
- [665 Grant ST - West De Pere High School Shed Addition](#)
- [2051 Profit PL - New One Source Technologies](#)
- [1610 Lawrence DR - New Taco Bell](#)
- [1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition](#)
- [1891 Commerce DR - Bedford Paper Addition](#)
- [221 S Broadway ST - New Mulva Cultural Center](#)
- [701 Millennium CT - Storage Shop USA Phase 2 & 3 Addition](#)
- [1225 Lawrence DR - New CoVantage Credit Union](#)
- [410-416 Willie Mays CI - New Waterview Heights Apartments](#)

Projects that are Recently Completed:

- None

Projects that are Recently Denied:

- None

Additional Project Status 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 or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
<u>Click here to see the site plan and developer contact information.</u>							

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	Plan Commission Review (C)	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.](#)

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	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 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	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 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	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 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	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.](#)**Project Name: West De Pere High School Shed Addition****Address: 665 Grant ST**

Parcel Number: WD-864

City Funding: No

Developer or Authorized Representative: Terry Vande Hey

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 13, 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.](#)**Project Name: Kwik Trip Parking Lot Addition****Address: 746 Main AV**

Parcel Number: WD-445, WD-451

City Funding: No

Developer or Authorized Representative: Nick Newman, Store Engineering, Kwik Trip 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
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[Click here to see the site plan and developer contact information.](#)**Project Name: 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	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.](#)**Project Name: Bedford Paper Addition****Address: 1891 Commerce DR**

Parcel Number: ED-344-102-4

City Funding: No

Developer or Authorized Representative: Lee St Aubin, Architect, Baisch Engineering

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 12, 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.](#)**Project Name: New Nelson Pavilion at Voyageur Park****Address: 100 William ST**

Parcel Number: ED-728

City Funding: City Project

Developer or Authorized Representative: Kevin Chevalier, Project Manager, 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 - Sep 1, 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.](#)**Project Name: Washworld Building Addition****Address: 2222 American BL**

Parcel Number: WD-1136-1

City Funding: No

Developer or Authorized Representative: Bob Mach, PE, 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 - Aug 9, 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.](#)**Project Name: 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 (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 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.](#)**Project Name: New Mulva Cultural Center****Address: 221 S Broadway ST**

Parcel Number: WD-812

City Funding: Land, Infrastructure

Developer or Authorized Representative: Mike Van Asten, De Pere Cultural Foundation 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 - Nov 23, 2020 (C)	Site Plan Approved - Feb 16, 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.](#)**Project Name: New Taco Bell****Address: 1610 Lawrence DR**

Parcel Number: WD-D0015-2-1

City Funding: No

Developer or Authorized Representative: Alfred Teleron, Project Architect, 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 - Aug 22, 2022 (C)	Site Plan Approved - Jun 29, 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.](#)**Project Name: 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.](#)**Project Name: New One Source Technologies****Address: 2051 Profit PL**

Parcel Number: ED-2382

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Calvin L. Tollefson, Engineer, Harris & 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 - Sep 26, 2022 (C)	Site Plan Approved - Oct 20, 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.](#)**Project Name: New CoVantage Credit Union**

Address: 1225 Lawrence DR

Parcel Number: WD-D0014

City Funding: No

Developer or Authorized Representative: Carmen Behm, Project Architect, MartinRiley 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 - Sep 26, 2022 (C)	Site Plan Approved - Nov 10, 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.](#)**Project Name: 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	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	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.](#)**Project Name: New Waterview Heights Apartments****Address: 410-416 Willie Mays CI**

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