



Plan Commission

Regular Meeting

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

Agenda

Monday, April 27, 2026

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **April 27, 2026 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

Electronic Meeting Access:

<https://www.gotomeet.me/DePere>

Telephonic Meeting Access:

1 (866) 899 4679 -or- 1 (312) 757-3117
Access Code: 154-883-285

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENTS
Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC
4. NEW BUSINESS
 - A. Approval of the minutes of the February 23, 2026 Plan Commission meeting.
 - B. Consideration and possible action for a 3-lot extraterritorial certified survey map at 3852-3890 Creamery RD in Ledgeview (Parcel D-376, D-376-2).*
 - C. Consideration and possible action for a 3-lot extraterritorial certified survey map at 3223 Lost Dauphin RD in Lawrence (Parcel L-552).*
 - D. Consideration and possible action for a 3-lot extraterritorial certified survey map at 2315 Lawrence PKWY in Lawrence (Parcel L-2111).*
 - E. Consideration and possible action to change the street names Southbridge RD, part of Red Maple RD, and Rockland RD to Generations BLVD.*
 - F. Discussion about 2025 Wisconsin Act 173 (2025 Assembly Bill 453) and its impact on the Comprehensive Plan, zoning classifications, and Tax Increment Districts.
 - G. Discussion about site plans received since the February 2026 Plan Commission meeting and

review of the status of recently approved development projects.

5. ADJOURNMENT

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Development Services Department at 920-339-4052 by noon on the previous day so that arrangements can be made.

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.

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



City of De Pere, Wisconsin

4.A

Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Kelly Barker, Administrative Assistant

Subject: Approval of the minutes of the February 23, 2026 Plan Commission meeting.

Recommendation: Motion to approve.

Attachments:
PC_Feb2026_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, February 23, 2026

7:00 PM

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

I. CALL TO ORDER

1. Roll Call

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

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

Absent:

Excused:

2. Approval of the minutes of the January 26, 2026 Plan Commission meeting.

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

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

There were no public comments.

4. Consideration and possible action on a 46-lot and 2-outlot final plat of Kingston Preserve First Addition at 1200 BLK Employers BL (Parcels WD-2336, WD-2336-1).*

City Planner Peter Schlein reviewed the final plat of Kingston Preserve First Addition. Staff recommended approval of the plat, subject to the conditions in the report. Ald. Hansen asked for staff to comment on lot size. Peter replied that the lots are smaller lots, slightly larger than the minimum lot size. Mayor Boyd moved, seconded by Brenda Busch, to approve the final plat and forward it to Common Council. Upon vote, motion carried unanimously.

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

5. Consideration and possible action on a zoning map amendment to remove an outdated PDD overlay from 40 parcels within The Kingston Preserve Subdivision, generally located west from the N Honeysuckle CI and Lawrence DR intersection.*

City Planner Peter Schleinzi reviewed the zoning map amendment to remove an outdated PDD overlay from the parcels within the Kingston Preserve. He explained that the PDD allows for smaller lots, but the zoning ordinance was rewritten in 2023 to allow for smaller lots, so the PDD overlay is no longer needed. Staff recommended approval of the request. Ald. Hansen moved, seconded by Shane Raymaker, to approve the zoning map amendment. Upon vote, motion carried unanimously.

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

6. Consideration and possible action for a zoning map amendment from O (Office District) to R1-45 (Single-Dwelling Detached District) at 1200 BLK Employers BL (Parcel WD-2336-1).*

City Planner Peter Schleinzi reviewed the zoning map amendment request. Staff recommended approval with no conditions. Mayor Boyd moved, seconded by Ald. Hansen to approve the zoning map amendment. Upon vote, motion carried unanimously.

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

7. Consideration and possible action for a major design exception from Zoning Ordinance Section 14-41[Table 4-2], transitional yard at 2000 Lawrence DR (Parcel WD-D0038).

City Planner Peter Schleinzi reviewed the major design exception at 2000 Lawrence Dr. Staff does not make a recommendation for design exceptions. Mark Higgins asked if the owner changed, would the exception transfer to the new owner. Peter replied no, since design exceptions are tied to the specific site plan design, not to the owner of a property. Mayor Boyd moved, seconded by Mark Higgins, to approve the major design exception. Upon vote, motion carried unanimously.

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

8. Consideration and possible action for a right-of-way discontinuance at 1900 BLK Lebrun ST

(Adjacent to Parcel ED-1164-R-32-2).*

City Planner Peter Schleinzi reviewed the right-of-way discontinuance. The cul-de-sac bulb will not be built, but the right-of-way for a potential future through street remains. Staff recommended approval of the discontinuance. Mayor Boyd moved, seconded by Brenda Busch, to approve the discontinuance. Upon vote, motion carried unanimously.

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

9. Consideration and possible action for the release of a 12-foot wide part of a utility easement at 1900 BLK Lebrun ST (Parcel ED-1164-R-32-2).*

City Planner Peter Schleinzi reviewed the easement release. Staff recommended approval of the request and forwarding the recommendation to the Common Council. Mayor Boyd moved, seconded by Shane Raymaker, to approve the easement release. Upon vote, motion carried unanimously.

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

10. Consideration and possible action for a major design exception from Zoning Ordinance Section 14-26(3)(d) [Table 2-7], parking lot siting at 1900 BLK Lebrun ST (Parcel ED-1164-R-32-2).

City Planner Peter Schleinzi reviewed the major design exception. Staff does not make a recommendation for design exceptions. Peter noted that the petitioner is planning on planting a hedge of six foot juniper bushes and four trees along the northern edge of the east side parking lot. He also stated that they attempted to propose several more street trees and front yard trees but an existing storm sewer line eliminated that proposal. Mayor Boyd moved, seconded by Brenda Busch, to approve the design exception. Upon vote, motion carried unanimously.

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

11. Consideration and possible action on the release of a 14-foot by 20-foot part of a utility easement at the south end of 224 N Wisconsin ST (Parcel ED-875).*

City Planner Peter Schleinzi reviewed the easement release for the proposed parking ramp at 224 N Wisconsin St. Staff recommended approval of the request and forwarding the recommendation to the

Common Council. Ald. Hansen moved, seconded by Mark Higgins, to approve the easement release. Upon vote, motion carried unanimously.

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

12. Consideration and possible action on the award of contract for Downtown Master Plan Update to SmithGroup*

Development Services Director Daniel Lindstrom reviewed the award of contract for the Downtown Master Plan Update to SmithGroup. Mayor Boyd moved, seconded by Brenda Busch, to approve the SmithGroup for the Downtown Master Plan Update as outlined in the RFP and forward to recommendation to the Common Council for approval. Upon vote, motion carried unanimously.

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

13. Discussion about Backyard Cottage Regulations related to Zoning Ordinance Section 14-27(3)(c) [Table 2-8], Building Size.

Peter Schleinz reviewed the regulations related to backyard cottages. The current height limitation is the more restrictive of 20 feet or no taller than the height of the primary structure. He explained that the intent of the height regulation was to discourage accessory buildings from overwhelming the primary structure. Staff would like the Plan Commission to discuss potential changes for the backyard cottage maximum height. Mark Higgins suggested that the City handle these on an individual basis, until they become a problem and then consider changing it in the future if it becomes more of an issue. The consensus was to give the idea more thought for now without suggesting any changes.

14. Discussion about the 2025 City of De Pere Housing Affordability Report Update.

City Planner Peter Schleinz stated that the 2025 Housing Affordability Report Update was posted online on January 31, 2026. Mayor Boyd moved, seconded by Ald. Perock to receive the update and place it on file. Upon vote, motion carried unanimously.

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

15. Discussion about site plans received since the January 2026 Plan Commission meeting and

review of the status of recently approved development projects.

City Planner Peter Schleinz provide an update on the site plans received since the January 2026 Plan Commission meeting. There were no questions.

16. Adjournment.

Mayor Boyd moved, seconded by Ald. Hansen, to adjourn the meeting at 7:58 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

4.B

Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Peter Schleinz, City Planner/Zoning Administrator

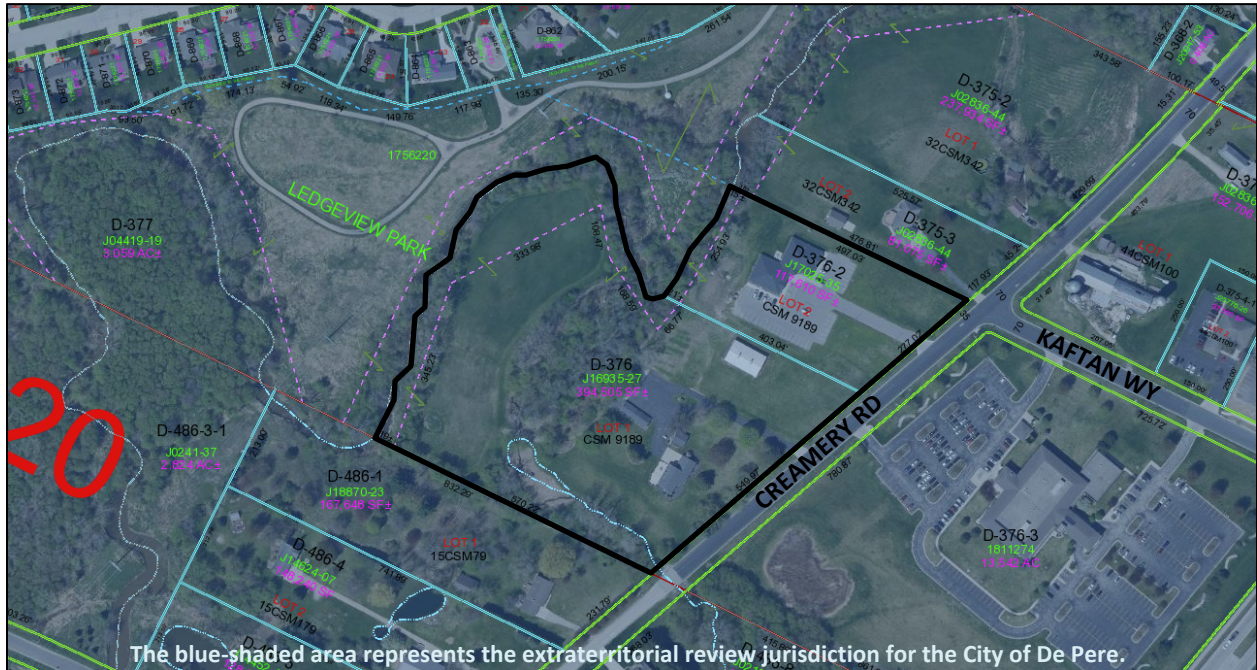
Subject: Consideration and possible action for a 3-lot extraterritorial certified survey map at 3852-3890 Creamery RD in Ledgeview (Parcel D-376, D-376-2).*

Recommendation: Motion to approve.

Attachments:
PC Report, Preliminary CSM - 25 Mar 2026

Consideration and possible action for a 3-lot extraterritorial certified survey map at 3852-3890 Creamery RD in Ledgeview (Parcel D-376, D-376-2).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File ECSM 26-02).
- COMMON DESCRIPTION:** 3852-3890 Creamery RD, southwest from the Creamery RD and Kaftan RD intersection.
- ZONING:** R-R (Rural Residential) and NCD (Neighborhood Center District) in Ledgeview.
- SURROUNDING LAND USES:** Residential to the north and south.
Clinic to the east.
Recreational (Ledgeview Park) to the west.
- COMPREHENSIVE PLAN:** Planned Mix Use in Ledgeview.
- APPLICANT / OWNERS:** Authorized Representative
Connor Christopherson
TNT Professional Land Surveyors INC
2165 S Broadway ST
Green Bay, WI 54304
- Property Owner
Fe Sobre Miedo LLC
2399 Heritage RD
De Pere, WI 54115
- LAND USE HISTORY:** After a review of air photographs, the site has been developed since at least 1938.

STAFF REVIEW:

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

- The proposal reconfigures the existing two lots and creates a new lot at the north end.
- Lot 1 is a residential lot, zoned R-R in Ledgeview.
- Lot 2 is a business lot, partially zoned R-R and NCD in Ledgeview. A rezoning to be entirely NCD is in progress in Ledgeview.
- Lot 3 is a future business lot, zoned NCD in Ledgeview.
- Because the proposed lots do not all meet the minimum lot sizes for Ledgeview, a proposed rezoning is in progress.
- The Ledgeview minimum acreage and frontage requirements for Rural Residential are 1.4 acres and 150 feet. The Ledgeview minimum acreage and frontage requirements for Neighborhood Center District are a range of 0.1-0.2 acres and Zero feet. The De Pere minimum acreage and frontage requirements are 0.2 acres and 75 feet.
 - Ledgeview has been notified that Lot 2 may be in conflict with the maximum allowed lot size for the Town's NCD zoning district.
- Environmentally sensitive areas and floodways are reviewed by Brown County.

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

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

STAFF RECOMMENDATION:

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

1. Meeting all other state and local regulations, including the Town of Ledgeview, City of De Pere, and Brown County Planning Commission.
2. The lots must be properly rezoned to allow for minimum lot sizes for each lot, particularly for Lot 3, prior to obtaining a signature from the City of De Pere.
3. Verify that the line weight for the border of the former property line within proposed Lot 2 is corrected to be a dashed line instead of a solid line.
4. Correct the City of De Pere certificate to reference the De Pere Common Council instead of the De Pere Plan Commission.



Planning/Zoning Application


Submitted On:

Mar 25, 2026, 09:09AM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	D-376 AND D-376-2
Nearest property address to the project site:	Street Address: 3852 AND 3890 Creamery Rd City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	Not in De Pere
Existing Site Land Uses:	Residential Business Park/Industrial
Proposed Site Land Uses:	Residential Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Eliza Last Name: Andrews
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2399 Heritage Road City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	██████████
Property Owner's Email Address:	████████████████████
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Connor Last Name: Christopherson
Authorized Representative's Business Name:	Tnt Professional Land Surveyors Inc.
Authorized Representative's Address:	Street Address: 2165 S. Broadway City: Green Bay

	State: WI Zip: 54304
Authorized Representative's Phone Number:	[REDACTED]
Authorized Representative's Email Address:	[REDACTED]
Number of lots in the CSM:	3
Number of outlots in the CSM:	0
Extraterritorial Zoning Districts:	City of De Pere
Please attach 1 PDF copy of the CSM.	0126-140_CSM_3-25-2026_City of De Pere Submittal.pdf
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00

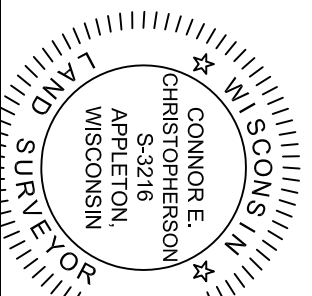
Property Owner or Authorized Representative Signature	First Name: Connor Last Name: Christopherson Email Address: [REDACTED]
	
Signed at: March 25, 2026 9:07AM America/New_York	

User's Session Information	99.96.93.105, Referrer URL
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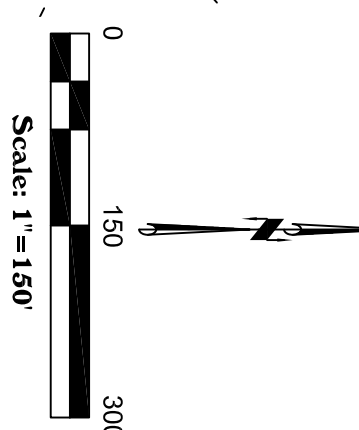
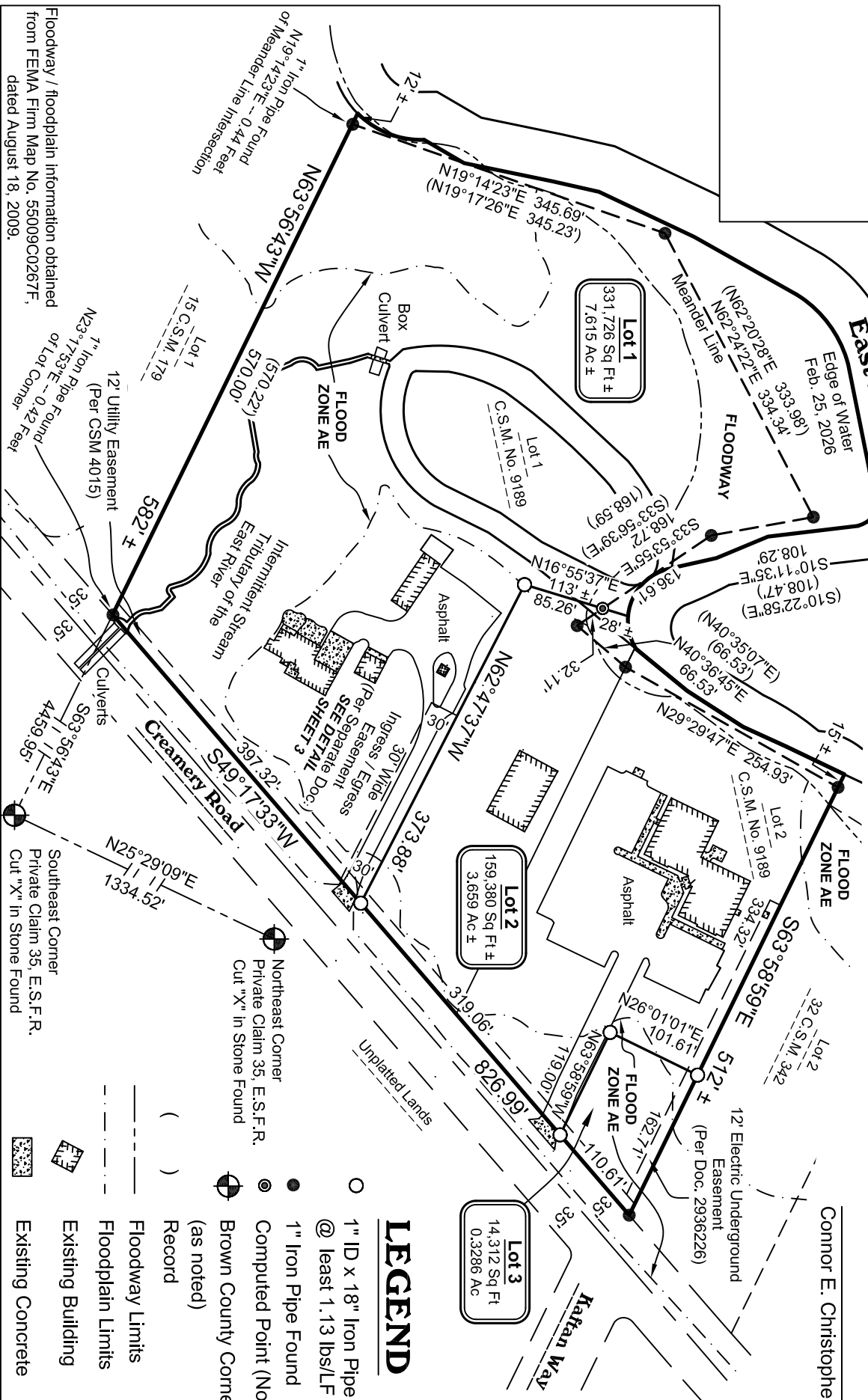
Public Trust Doctrine
 Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

CERTIFIED SURVEY MAP

All of Lot 1 and 2 of Certified Survey Map No. 9189, Recorded as Document Number 2911364; Being All of Lots 1 and 2 of Certified Survey Map No. 4015, Recorded in Volume 24 of Certified Survey Maps on Page 27 as Document Number 1229352; All Being Part of Private Claim 55, East Side of Fox River, Town of Ledgewire, Brown County, Wisconsin



Connor E. Christopherson, S-3216-008 Date



Bearings referenced to the East line of P.C. 35, E.S.F.R., published to bear N25°29'09"E, based on the Brown County Coordinate System

LEGEND

- 1" ID x 18" Iron Pipe @ least 1.13 lbs/LF Set
- 1" Iron Pipe Found
- ⊙ Computed Point (Not Set)
- ⊙ Brown County Corner (as noted)
- ⊙ Record
- Floodway Limits
- Floodplain Limits
- ▒ Existing Building
- ▒ Existing Concrete

Floodway / Floodplain information obtained from FEMA Firm Map No. 55009C0267F, dated August 18, 2009.

Prepared For:
 Fe Sobre Miedo, LLC
 2399 Heritage Road
 De Pere, WI 54115

TNT
 Professional Land
SURVEYORS Inc.
 2165 S. Broadway
 Green Bay, WI 54304
 (920)406-1477
 Job No. 0126-140

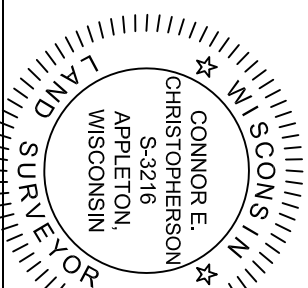
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CERTIFIED SURVEY MAP

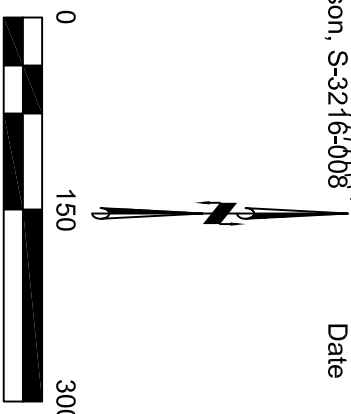
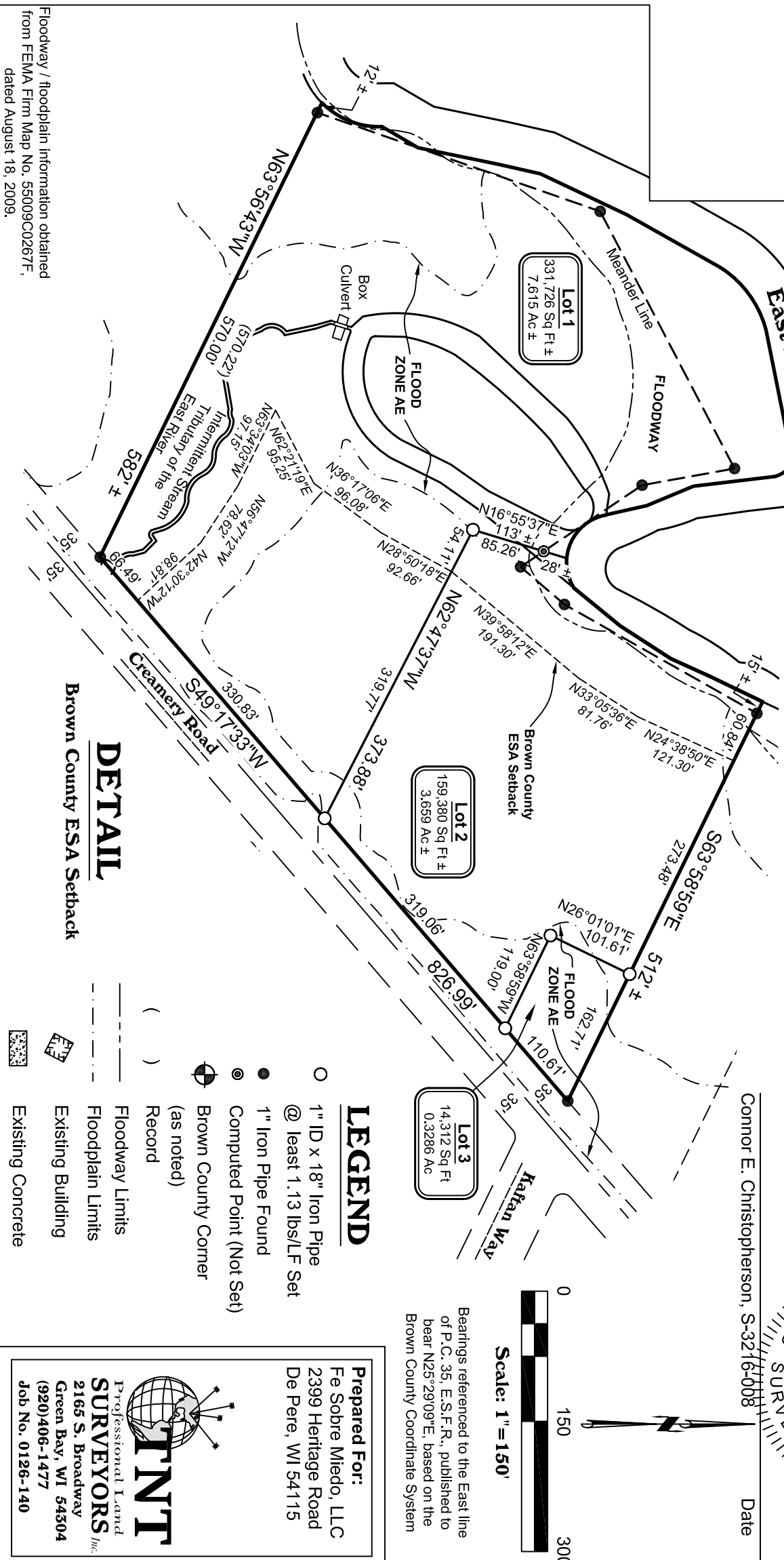
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Connor E. Christopherson, S-3216-008

Date



Sheet 2 of 6



Bearings referenced to the East line of P.C. 35, E.S.F.R., published to bear N25°29'09"E, based on the Brown County Coordinate System

LEGEND

- 1" ID X 18" Iron Pipe @ least 1.13 lbs/LF Set
- 1" Iron Pipe Found
- ⊙ Computed Point (Not Set)
- ⊙ Brown County Corner (as noted)
- () Record
- Floodway Limits
- - - Floodplain Limits
- ▒ Existing Building
- ▒ Existing Concrete

DETAIL

Brown County ESA Setback

Floodway / Floodplain information obtained from FEMA Firm Map No. 55009C0267F, dated August 18, 2009.

Prepared For:
 Fe Sobre Miedo, LLC
 2399 Heritage Road
 De Pere, WI 54115

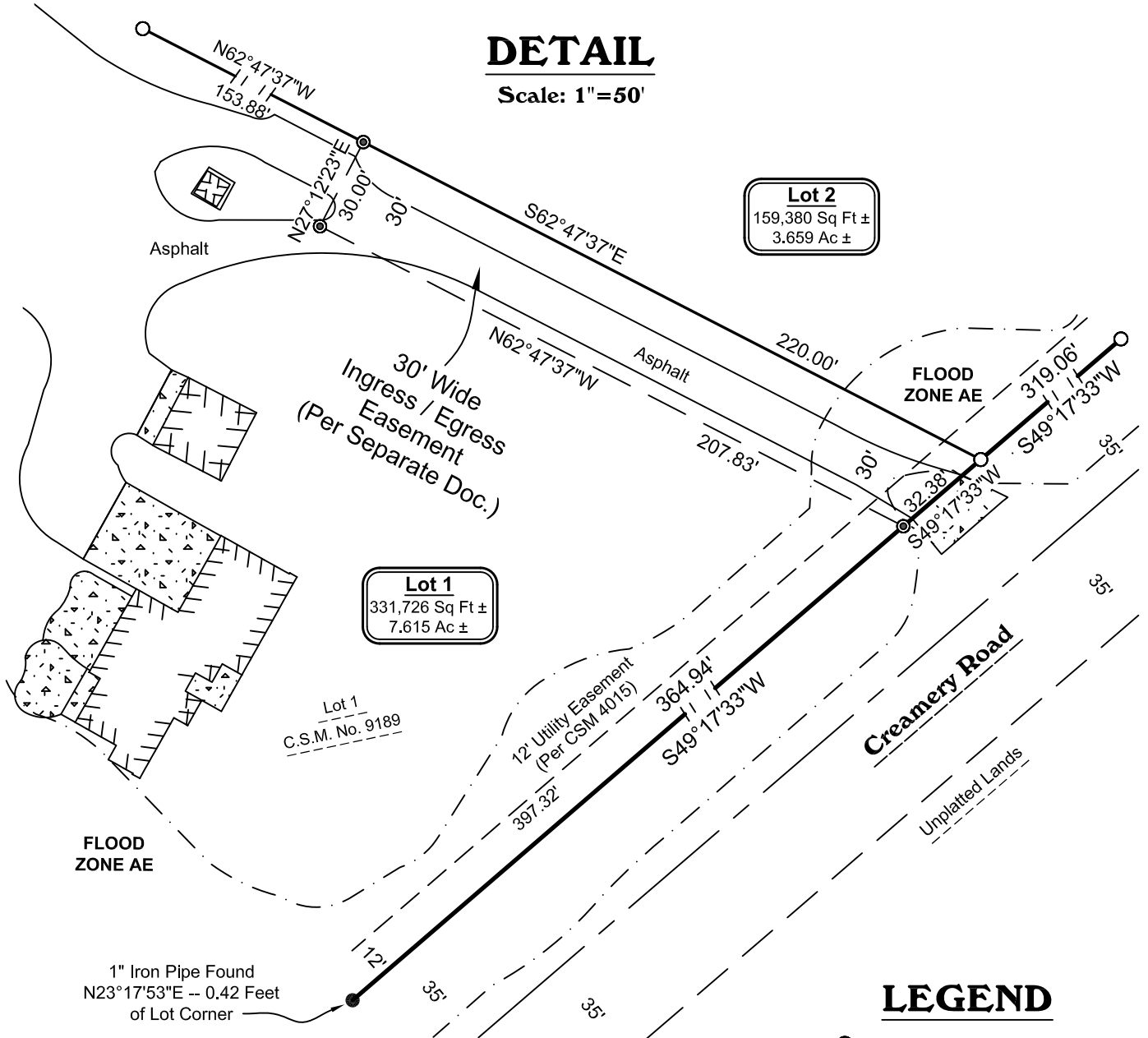
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CERTIFIED SURVEY MAP

All of Lot 1 and 2 of Certified Survey Map No. 9189, Recorded as Document Number 2911364; Being All of Lots 1 and 2 of Certified Survey Map No. 4015, Recorded in Volume 24 of Certified Survey Maps on Page 27 as Document Number 1229352; All Being Part of Private Claim 35, East Side of Fox River, Town of Ledgerview, Brown County, Wisconsin

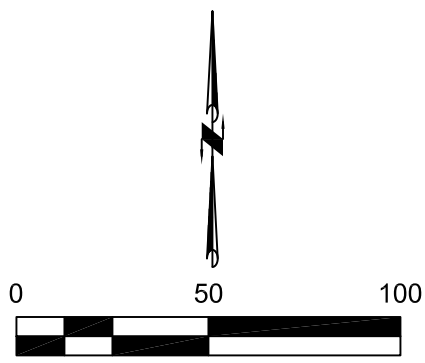
DETAIL

Scale: 1" = 50'



LEGEND

- 1" ID x 18" Iron Pipe @ least 1.13 lbs/LF Set
- 1" Iron Pipe Found
- ⊙ Computed Point (Not Set)
- ⊕ Brown County Corner (as noted)
- () Record
- Floodway Limits
- - - Floodplain Limits
- ▣ Existing Building
- ▨ Existing Concrete



Bearings referenced to the East line of P.C. 35, E.S.F.R., published to bear N25°29'09"E, based on the Brown County Coordinate System

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Green Bay, WI 54304
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Job No. 0126-140

WISCONSIN
★ CONNOR E. CHRISTOPHERSON S-3216 APPLETON, WISCONSIN ★
LAND SURVEYOR

Connor E. Christopherson, S-3216-008 Date

CERTIFIED SURVEY MAP

All of Lot 1 and 2 of Certified Survey Map No. 9189, Recorded as Document Number 2911364; Being All of Lots 1 and 2 of Certified Survey Map No. 4015, Recorded in Volume 24 of Certified Survey Maps on Page 27 as Document Number 1229352; All Being Part of Private Claim 35, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Connor E. Christopherson, Professional Land Surveyor S-3216-008, do hereby certify that I have surveyed, divided and mapped all of Lot 1 and 2 of Certified Survey Map No. 9189, recorded as Document Number 2911364, being all of Lots 1 and 2 of Certified Survey Map No. 4015, recorded in Volume 24 of Certified Survey Maps on Page 27 as Document Number 1229352; All being part of Private Claim 35, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin.

Said parcel contains 505,418 Square Feet (11.603 Acres) more or less to the waters of the East River and is subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Fe Sobre LLC, a Wisconsin Limited Liability Company, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Brown County Subdivision Ordinance, the Town of Ledgeview Subdivision and Platting Regulations and is true and correct to the best of my knowledge and belief. Field work completed on March 9, 2026.

Dated this _____ day of _____, 2026.

Connor E. Christopherson, S-3216-008



SURVEYOR'S NOTES:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in 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.
2. A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 1, 2 and 3 prior to construction, fill, excavation or grading activity within 300 feet of the Ordinary High Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, and/or 1000' of the OHWM of navigable lakes, ponds or flowages.
3. Prior Certified Survey Map No. 9189, recorded as Document Number 2911364, has a note that states, "Future bicycle and pedestrian facilities will be provided in the right of way of Creamery Road."
4. Prior Certified Survey Map No. 9189, recorded as Document Number 2911364, on the face states, "Wetland delineation performed by George and Holt LLC in June 2020 found no wetlands on site."

RESTRICTIVE COVENANTS:

1. The land on all lot lines shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
3. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



CERTIFIED SURVEY MAP

All of Lot 1 and 2 of Certified Survey Map No. 9189, Recorded as Document Number 2911364; Being All of Lots 1 and 2 of Certified Survey Map No. 4015, Recorded in Volume 24 of Certified Survey Maps on Page 27 as Document Number 1229352; All Being Part of Private Claim 35, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin

Owner's Certificate:

Fe Sobre Miedo, LLC, a Limited Liability Company, a duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner does hereby certify that I caused the land described herein to be surveyed, mapped and divided and as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required per S.236.10 or 236.12 to be submitted to the following for approval or objection:

Brown County
Town of Ledgeview
City of De Pere

Managing Member of Fe Sobre Miedo, LLC

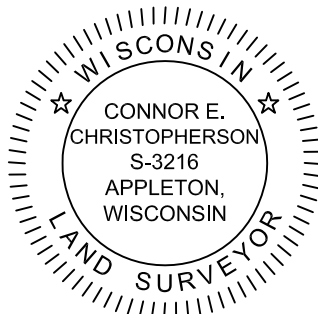
Print Name

STATE OF WISCONSIN)
COUNTY OF _____) ss

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

Notary Public

My Commission Expires _____



Connor E. Christopherson, S-3216-008 Date



Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Peter Schleinz, City Planner/Zoning Administrator

Subject: Consideration and possible action for a 3-lot extraterritorial certified survey map at 3223 Lost Dauphin RD in Lawrence (Parcel L-552).*

Recommendation: Motion to approve.

Attachments:
PC Report, Preliminary CSM - 09 Apr 2026

Consideration and possible action for a 3-lot extraterritorial certified survey map at 3223 Lost Dauphin RD in Lawrence (Parcel L-552).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File ECSM 26-03).
- COMMON DESCRIPTION:** 3223 Lost Dauphin RD, north and east from the Lost Dauphin RD and Hickory RD roundabout.
- ZONING:** R-1 (Residential District) in Lawrence.
- SURROUNDING LAND USES:** Residential to the north, south, and west.
Fox River to the east.
- COMPREHENSIVE PLAN:** Residential and Natural Resource Features in Lawrence.
- APPLICANT / OWNERS:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|-----------------------|
| Randall Oettinger | Carol J Schumacher |
| 400 Security BL, STE 1 | 2074 River Point CT |
| Green Bay, WI 4313 | De Pere, WI 54115 |
- LAND USE HISTORY:** After a review of air photographs, the site has been developed for residential use in the 1960s-70s.
- 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 proposal divides the property into two residential use lots.
 - The Lawrence minimum acreage and frontage requirements for residential District are 0.3 acres and 100 feet. The De Pere

minimum acreage and frontage requirements are 0.2 acres and 75 feet.

- Environmentally sensitive areas and floodways are reviewed by Brown County.

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

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

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

1. Meeting all other state and local regulations, including the Town of Lawrence, Village of Greenleaf, City of De Pere, and Brown County Planning Commission.
2. The Village of Greenleaf has review authority for the southern portion of Parcel L-552. Add a missing Village of Greenleaf certificate and signature line to the certified survey map.



Planning/Zoning Application


Submitted On:

Apr 9, 2026, 03:25PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	L-552
Nearest property address to the project site:	Street Address: 3223 Lost Dauphin Road Town of Lawrence City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	Not in De Pere
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	No
Property Owner:	First Name: Carol Last Name: Schumacher
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2074 River Point Court City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	██████████
Property Owner's Email Address:	██
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Randall Last Name: Oettinger
Authorized Representative's Business Name:	Vierbicher
Authorized Representative's Address:	Street Address: 400 Security Blvd Ste 1 City: Green Bay

	State: WI Zip: 54313
Authorized Representative's Phone Number:	[REDACTED]
Authorized Representative's Email Address:	[REDACTED]
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Extraterritorial Zoning Districts:	Yes
Please attach 1 PDF copy of the CSM.	L-12622.pdf
How do you plan on paying for your application?	Mail a check
Total Due:	\$375.00

Signature Data	First Name: Randy Last Name: Oettinger Email Address: [REDACTED]
	 Signed at: April 9, 2026 3:22pm America/New_York

User's Session Information	IP Address: 74.87.124.242 Referrer URL:
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CERTIFIED SURVEY MAP

Part of Lot 1 of Volume 52, Certified Survey Maps, Page 103 (Map #7594-Doc. #2288990). Brown County Records and part of Block 3 of the plat of Village of Lawrence, recorded in Volume 1, Page 73, Town of Lawrence, Brown County, Wisconsin

GRAPHIC SCALE: 1" = 150'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" DIA. IRON PIPE
- FOUND 2" DIA. IRON PIPE
- SET 1.32" x 18" DIA. IRON PIPE W/CAP, WEIGHING 1.18# PER L.F.



FLOODPLAIN PER FEMA FIRM PANEL #55009C0244F

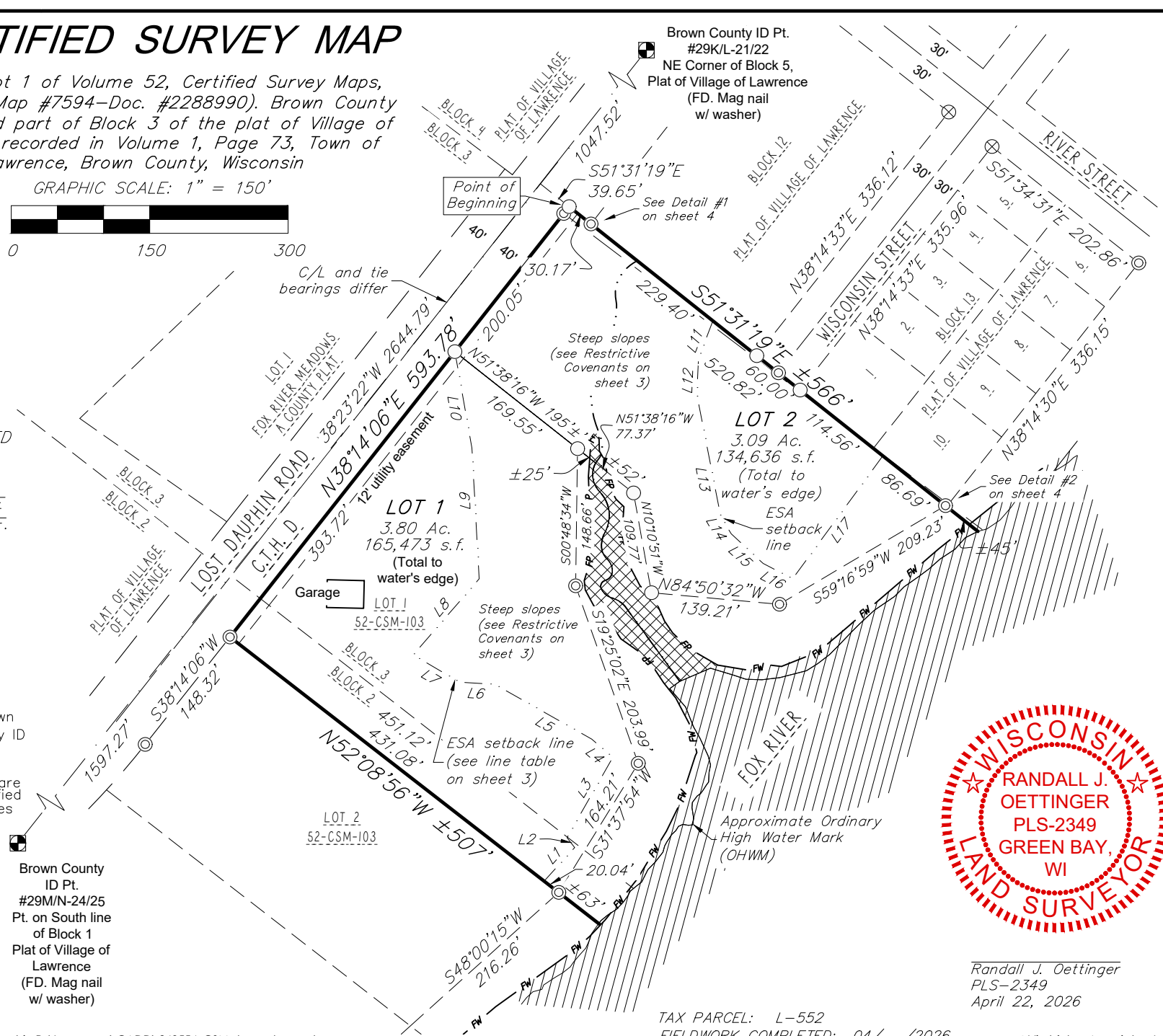
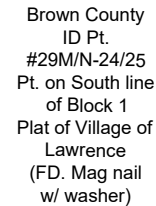


FLOODWAY PER FEMA FIRM PANEL #55009C0244F

NOTES

- 1) Bearings referenced to the line between Brown County ID Pt. #29K/L-21/22 and Brown County ID Pt. #29M/N-24/25, which bears S38°23'22"W.
- 2) The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.
- 3) Public Trust Doctrine:
Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 4) Floodplain shown from FEMA FIRM Panel #55009C0244F, effective date 8/18/2009.

Brown County ID Pt. #29M/N-24/25 Pt. on South line of Block 1 Plat of Village of Lawrence (FD. Mag nail w/ washer)



Randall J. Oettinger
PLS-2349
April 22, 2026

TAX PARCEL: L-552
FIELDWORK COMPLETED: 04/___/2026

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

SURVEYED FOR:
Carol Schumacher

Drawing # L-12622

Job #: 240554
Date: 04/01/2026

Rev.

Drafted By: ROET

Checked By:



22 Apr 2026 - 8:29a G:\Schumacher_Carol\240554_3223.Lost Dauphin Rd Lawrence\CADD\240554_CSM.dwg by:roet

CERTIFIED SURVEY MAP

Part of Lot 1 of Volume 52, Certified Survey Maps, Page 103 (Map #7594-Doc. #2288990).
Brown County Records and part of Block 3 of the plat of Village of Lawrence, recorded in
Volume 1, Plats, Page 73, Town of Lawrence, Brown County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Randall J. Oettinger, Professional Land Surveyor, PLS-2349, do hereby certify that I have surveyed, divided and mapped part of Lot 1 of Volume 52, Certified Survey Maps, Page 103 (Map #7594-Doc. #2288990) and part of Block 3 of the plat of Village of Lawrence, recorded in Volume 1, Plats, Page 73, Brown County Records, in the Town of Lawrence, Brown County, Wisconsin, described as follows:

Commencing at the Northeast corner of Block 5 of the Village of Lawrence plat, recorded in Volume 1, Plats, Page 73, Brown County Records; thence S38°23'22"W, 1047.52 feet along the line between said point and Brown County Survey ID Point #29M/N-24/25; thence S51°31'19"E, 39.65 feet to the East right of way of Lost Dauphin Road (a.k.a. C.T.H. D) and the point of beginning; thence continuing S51°31'19"E, 520.82 feet along the South line of Block 12 and 13 of the plat of Village of Lawrence, Brown County Records, and the South right of way of Wisconsin Avenue to the starting point of a meander line to the Fox River, said point being N51°31'19"W, 45 feet, more or less from the approximate ordinary high water mark of said river; thence S59°16'59"W, 209.23 feet along said meander line; thence N84°50'32"W, 139.21 feet along said meander line; thence N10°10'51"W, 109.77 feet along said meander line; thence N51°38'16"W, 77.37 feet along said meander line; thence S00°48'31"W, 148.66 feet along said meander line; thence S19°25'02"E, 203.99 feet along said meander line; thence S31°37'54"W, 164.21 feet to the ending point of said meander line, said point being N52°08'56"W, 63 feet, more or less, from the approximate ordinary high water mark of said river; thence N52°08'56"W, 451.12 feet along the South line of Lot 1 of Volume 52, Certified Survey Maps, Page 103, Brown County Records to said East right of way of Last Dauphin Road; thence N38°14'06"E, 593.78 feet along said right of way to the point of beginning. Parcel includes those lands lying between the meander line and the water's edge of the Fox River.

Parcel contains 239,198 square feet / 5.49 acres, more or less, to the meander line.

Parcel contains 300,104 square feet / 6.89 acres, more or less, to the approximate ordinary high water mark of the Fox River.

Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Lawrence, City of De Pere and the Brown County Planning Commission Code in surveying, dividing and mapping the same.

Randall J. Oettinger PLS-2349
April 22, 2026



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this ____ day of _____, 20__.

Jeffrey Kussow
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

Ray Suennen Date
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LAWRENCE

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

Town Representative



Job #: 240554
Date: 04/01/2026
Rev:
Drafted By: ROET
Checked By:

SURVEYED FOR:
Carol Schumacher
SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670
Drawing #: L-12622

**SHEET
2 OF 4**

22 Apr 2026 - 8:29a G:\Schumacher_Carol\240554_3223_Lot1_Dauphin_Rd_Lawrence\CADD\240554_CSM.dwg by:roet

CERTIFIED SURVEY MAP

Part of Lot 1 of Volume 52, Certified Survey Maps, Page 103 (Map #7594–Doc. #2288990).
Brown County Records and part of Block 3 of the plat of Village of Lawrence, recorded in
Volume 1, Plats, Page 73, Town of Lawrence, Brown County, Wisconsin

OWNER'S CERTIFICATE

Carol J. Schumacher, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the Town of Lawrence, City of De Pere and the Brown County Planning Commission Code for approval. Witness the hand and seal of said owner this _____ day of _____, 2026.

Carol J. Schumacher

By: _____

State of Wisconsin)
)ss.
County of Brown)

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

My Commission expires: _____

Notary Public, State of Wisconsin

NOTES

- 1) 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.
- 2) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- 3) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.
- 4) A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 1 and 2 prior to any construction, fill, or grading activity within 300 feet of of the Ordinary High-Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, and/or 1000 feet of the OHWM of navigable lakes, ponds, or flowages.

RESTRICTIVE COVENANTS

- 1) 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.
- 2) Lots 1 & 2 contain a natural resource feature identified in Chapters 21, 22, and 23 of the Brown County Code of Ordinances. The natural resource features include floodway and floodplain areas, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, and steep slopes of 20% or greater and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in these areas and may require approval or permits from the Brown County Planning Commission, Brown County Zoning Administrators Office or Wisconsin Department of Natural Resources.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	49.14'	N42°18'45"E	L10	105.89'	S10°03'45"E
L2	13.47'	N37°50'53"W	L11	44.25'	N20°39'36"E
L3	100.11'	N29°39'27"E	L12	38.59'	S02°31'53"W
L4	30.20'	N48°51'51"W	L13	133.83'	S11°02'46"E
L5	120.68'	N60°29'44"W	L14	22.66'	S30°45'45"E
L6	38.13'	N86°34'46"W	L15	47.28'	S47°04'38"E
L7	58.43'	N59°37'45"W	L16	35.99'	S62°36'44"E
L8	109.16'	N40°57'30"E	L17	165.15'	N36°15'06"E
L9	142.21'	N03°10'21"W			



Randall J. Oettinger
PLS-2349
April 22, 2026



Job #: 240554
Date: 04/01/2026
Rev:
Drafted By: ROET
Checked By:

SURVEYED FOR:
Carol Schumacher

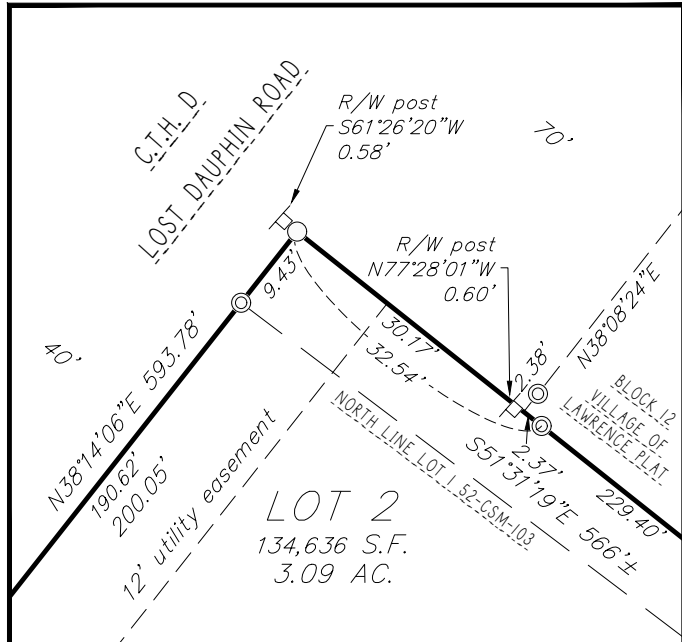
SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

Drawing #: L-12622

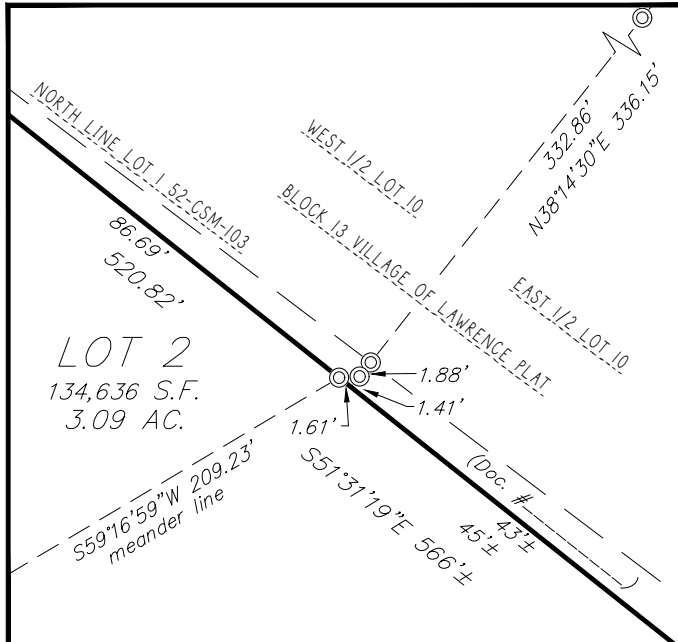
**SHEET
3 OF 4**

CERTIFIED SURVEY MAP

Part of Lot 1 of Volume 52, Certified Survey Maps, Page 103 (Map #7594-Doc. #2288990).
Brown County Records and part of Block 3 of the plat of Village of Lawrence, recorded in
Volume 1, Plats, Page 73, Town of Lawrence, Brown County, Wisconsin



DETAIL #1
(Not to Scale)



DETAIL #2
(Not to Scale)

SURVEY LEGEND

- ⊙ FOUND 1" DIA. IRON PIPE
- ⊗ FOUND 2" DIA. IRON PIPE
- SET 1.32" x 18" DIA. IRON PIPE
- W/CAP, WEIGHING 1.18# PER L.F.
- ◇ R/W POST



Randall J. Oettinger
PLS-2349
April 22, 2026

CERTIFICATE OF THE CITY OF DE PERE

Approved from the City of De Pere Common Council this ____ day of _____, 20__.

Carey Danen _____ Date
City Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Carol J. Schumacher, Grantor, to:

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

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

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



Job #: 240554
Date: 04/01/2026
Rev:
Drafted By: ROET
Checked By:

SURVEYED FOR:
Carol Schumacher
SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670
Drawing #: L-12622

**SHEET
4 OF 4**



City of De Pere, Wisconsin

4.D

Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Peter Schleinz, City Planner/Zoning Administrator

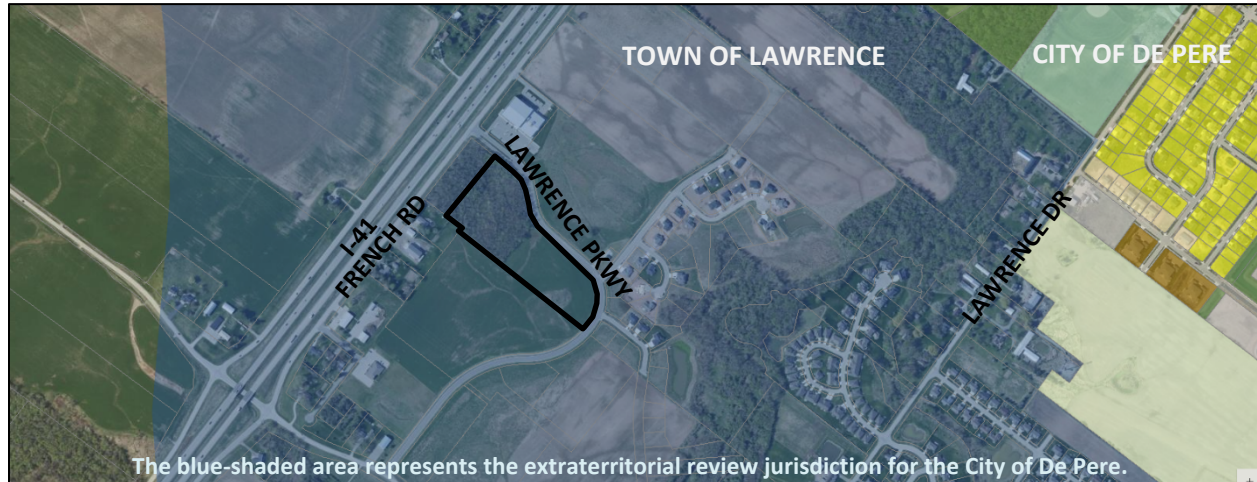
Subject: Consideration and possible action for a 3-lot extraterritorial certified survey map at 2315 Lawrence PKWY in Lawrence (Parcel L-2111).*

Recommendation: Motion to approve.

Attachments:
PC Report, Preliminary CSM - 15 Apr 2026

Consideration and possible action for a 3-lot extraterritorial certified survey map at 2315 Lawrence PKWY in Lawrence (Parcel L-2111).*

SITE MAP



- REQUESTED ACTION:** Certified Survey Map Approval (File ECSM 26-04).
- COMMON DESCRIPTION:** 2315 Lawrence PKWY, southeast from the Lawrence PKWY and French RD intersection.
- ZONING:** B-1 (Business/Commercial District) in Lawrence.
- SURROUNDING LAND USES:** Developing agriculture to the north and south.
Residential to the east.
Natural areas and I-41 to the west.
- COMPREHENSIVE PLAN:** Outdoor recreation in Lawrence.
- APPLICANT / OWNERS:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|-----------------------|
| Doug Woelz | Town of Lawrence |
| McMahon Associates | 2400 Shady CT |
| 1445 McMahon DR | De Pere, WI 54115 |
| Neenah, WI 54956 | |
- LAND USE HISTORY:** After a review of air photographs, the site has been undeveloped since at least 1938.
- STAFF REVIEW:** When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.
- The proposal divides the parcel into three lots.
 - Lots 1 & 2 are for business uses for eating and drinking places in Lawrence.
 - Lot 3 is for future development in Lawrence.

- The Lawrence minimum acreage and frontage requirements for Business/Commercial District are 0.3 acres and 100 feet. The De Pere minimum acreage and frontage requirements are 0.2 acres and 75 feet.
- Environmentally sensitive areas and floodways are reviewed by Brown County.

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

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

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

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



Planning/Zoning Application

Submitted On: Apr 15, 2026, 01:41PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	L-2111
Nearest property address to the project site:	Street Address: 2315 Lawrence Parkway City: DePere State: WI Zip: 54115
Check each project type that is being applied for:	CSM
Current De Pere Zoning Districts:	Not in De Pere
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Town of Last Name: Lawrence
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2400 Shady Court City: DePere State: WI Zip: 54115
Property Owner's Phone Number:	[REDACTED]
Property Owner's Email Address:	[REDACTED]
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Doug Last Name: Woelz
Authorized Representative's Business Name:	McMahon Associates
Authorized Representative's Address:	Street Address: 1445 McMahon Drive City: Neenah State: WI Zip: 54956
Authorized Representative's Phone Number:	[REDACTED]
Authorized Representative's Email Address:	[REDACTED]
Number of lots in the CSM:	3
Number of outlots in the CSM:	0
Extraterritorial Zoning Districts:	B1 Business Commercial
Please attach 1 PDF copy of the CSM.	2026-04-14 Wetlands CSM.pdf
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00
Property Owner or Authorized Representative Signature	First Name: Douglas Last Name: Woelz Email Address: [REDACTED]

Doug Woelz

Signed at: April 15, 2026 1:39PM America/New_York

User's Session Information

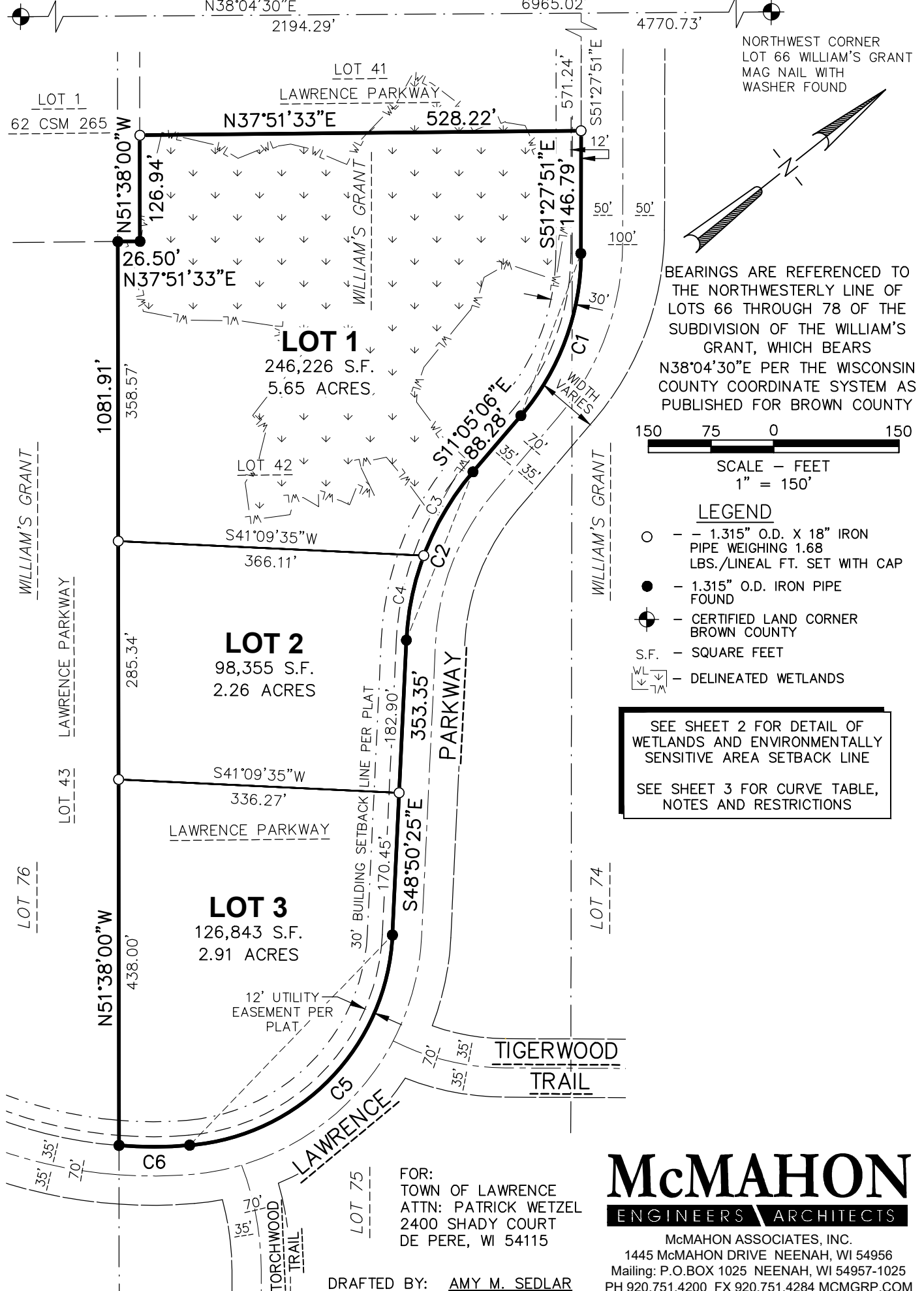
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CERTIFIED SURVEY MAP SHEET 1 OF 5

ALL OF LOT 42 OF LAWRENCE PARKWAY, RECORDED IN VOLUME 24 OF PLATS ON PAGES 153-154 AS DOCUMENT NO. 2920886, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SOUTHWEST CORNER
LOT 78 WILLIAM'S GRANT
1" IRON PIPE WITH
PLASTIC CAP FOUND

NORTHWESTERLY LINE LOTS 66 THROUGH 78 OF WILLIAM'S GRANT
N38°04'30"E 6965.02'



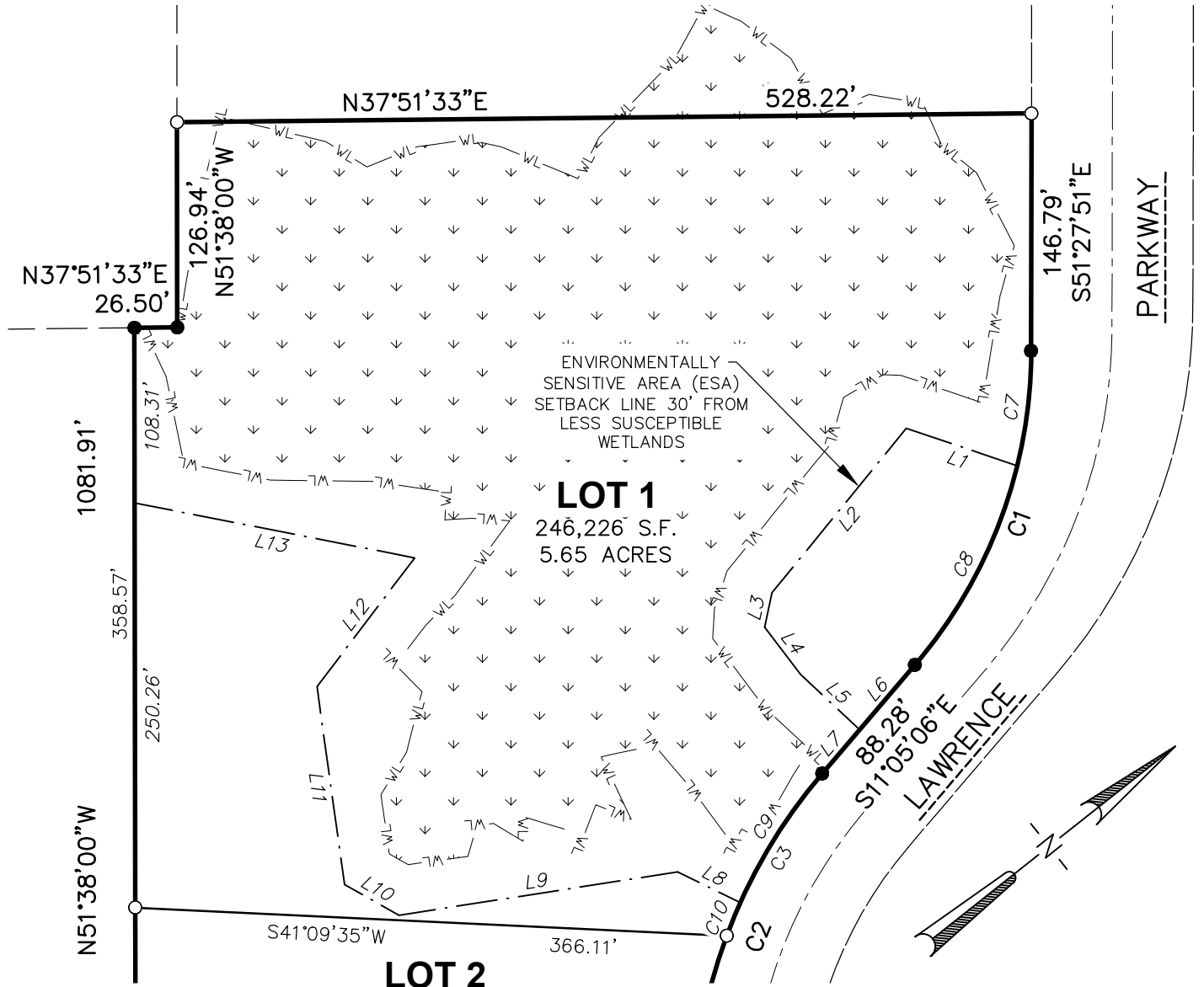
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CERTIFIED SURVEY MAP

SHEET 2 OF 5

ALL OF LOT 42 OF LAWRENCE PARKWAY, RECORDED IN VOLUME 24 OF PLATS ON PAGES 153-154 AS DOCUMENT NO. 2920886, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

DETAIL OF WETLANDS AND ENVIRONMENTALLY SENSITIVE AREA

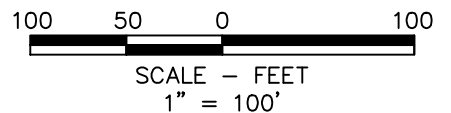


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S57°09'39\"W	72.32'
L2	S12°21'45\"E	131.30'
L3	S39°38'54\"E	21.67'
L4	S88°28'38\"E	36.64'
L5	N81°27'37\"E	50.09'
L6	N11°05'06\"W	52.68'
L7	S11°05'06\"E	35.60'
L8	N64°31'10\"E	43.17'
L9	S29°35'50\"W	174.26'
L10	S67°47'06\"W	38.76'
L11	N59°27'40\"W	123.55'
L12	N14°21'38\"W	99.95'
L13	S49°31'40\"W	176.45'

LEGEND

- - - 1.315" O.D. X 18" IRON PIPE WEIGHING 1.68 LBS./LINEAL FT. SET WITH CAP
- - 1.315" O.D. IRON PIPE FOUND
- S.F. - SQUARE FEET
- WETLANDS AS DELINEATED BY WALLY SEDLAR OF McMAHON ASSOCIATES, INC., DATED DECEMBER 22, 2025

BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF LOTS 66 THROUGH 78 OF THE SUBDIVISION OF THE WILLIAM'S GRANT, WHICH BEARS N38°04'30\"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY



NOTE: WETLAND DELINEATIONS ARE VALID FOR FIVE (5) YEARS. THE WETLAND DELINEATION SHOWN ON LOT 42 OF LAWRENCE PARKWAY DATED SEPTEMBER 2018 HAS EXPIRED AND IS SUPERSEDED BY THE WETLAND DELINEATION DATED DECEMBER 22, 2025.

SEE SHEET 3 FOR CURVE TABLE, NOTES AND RESTRICTIONS

CERTIFIED SURVEY MAP

SHEET 3 OF 5

ALL OF LOT 42 OF LAWRENCE PARKWAY, RECORDED IN VOLUME 24 OF PLATS ON PAGES
153–154 AS DOCUMENT NO. 2920886, BEING PART OF LOTS 74 AND 75 OF THE
RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 42 of Lawrence Parkway, recorded in Volume 24 of Plats on Pages 153–154 as Document No. 2920886, being part of Lots 74 and 75 of the recorded plat of the Subdivision of The William’s Grant, Town of Lawrence, Brown County, Wisconsin containing 471,424 square feet (10.82 acres) of land.

That I have made this survey by the direction of the Owner of said lands.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Town of Lawrence and Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this ____day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S–2327

NOTES:

LOT 1 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

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.

RESTRICTIVE COVENANTS:

ESA:

LOT 1 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10–30 FEET OF LESS SUSCEPTIBLE WETLANDS. 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.

LOT DRAINAGE: 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. GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	300.00'	040°22'44"	211.42'	S31°16'29"E	207.08'	S51°27'51"E	S11°05'06"E
C2	335.00'	037°45'18"	220.75'	S29°57'46"E	216.78'	S11°05'06"E	S48°50'25"E
C3	335.00'	020°00'38"	117.00'	S21°05'25"E	116.40'		
C4	335.00'	017°44'40"	103.75'	S39°58'04"E	103.34'		
C5	265.00'	082°31'02"	381.65'	S07°34'54"E	349.51'	S48°50'25"E	S33°40'37"W
C6	530.00'	009°08'58"	84.63'	S38°15'06"W	84.54'	S33°40'37"W	S42°49'34"W
C7	300.00'	013°42'46"	71.80'	S44°36'28"E	71.63'		
C8	300.00'	026°39'58"	139.62'	S24°25'05"E	138.37'		
C9	335.00'	016°12'45"	94.79'	S19°11'29"E	94.48'		
C10	335.00'	003°47'53"	22.21'	S29°11'48"E	22.20'		

CERTIFIED SURVEY MAP

SHEET 4 OF 5

ALL OF LOT 42 OF LAWRENCE PARKWAY, RECORDED IN VOLUME 24 OF PLATS ON PAGES 153-154 AS DOCUMENT NO. 2920886, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Town of Lawrence, as Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Town of Lawrence
City of De Pere
Brown County Planning Commission

Dated this ____ day of _____, 20__.

Dr. Lanny J. Tibaldo,
Town Chairperson

Cindy Kocken
Town Clerk

State of Wisconsin)
)ss
Brown County)

Personally appeared before me on the ____ day of _____, 20__, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public
Brown County, Wisconsin
My commission expires _____

CERTIFIED SURVEY MAP

SHEET 5 OF 5

ALL OF LOT 42 OF LAWRENCE PARKWAY, RECORDED IN VOLUME 24 OF PLATS ON PAGES 153-154 AS DOCUMENT NO. 2920886, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

TOWN OF LAWRENCE APPROVAL

Approved by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson Date

Cindy Kocken, Town Clerk Date

CITY OF DE PERE APPROVAL

Approved by the City of De Pere Common Council on this _____ day of _____, 20____.

Carey E. Danen, City Clerk Date

CERTIFICATE OF COUNTY TREASURER

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

County Treasurer Date
Raymond F. Suennen

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission on this _____ day of _____, 20____.

Brown County Planning Commission

NOTES

THIS CSM IS ALL OF PARCEL NO. L-2111
THE PROPERTY OWNER OF RECORD IS THE TOWN OF LAWRENCE
THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NO. 2868361



City of De Pere, Wisconsin

4.E

Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Peter Schleinz, City Planner/Zoning Administrator

Subject: Consideration and possible action to change the street names Southbridge RD, part of Red Maple RD, and Rockland RD to Generations BLVD.*

Recommendation: Motion to approve.

Attachments:
Memo to PC, Application Form

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schlein, Senior Planner | Zoning Administrator

Date: April 27, 2026

RE: **Consideration and possible action to change the street names Southbridge RD, part of Red Maple RD, and Rockland RD to Generations BLVD.***

Summary

The Southern Bypass is under construction in Brown County, which will connect I-41 to Monroe RD (CTH GV) when completed. The part of the Southern Bypass within De Pere includes the existing Southbridge RD, part of Red Maple RD, and Rockland RD (see below map). To minimize confusion from the Southern Bypass having multiple street names, Common Council selected the street name Generations BLVD in 2023, via *Resolution 23-70*.

This Plan Commission review and action starts the process to change the street names to Generations BLVD for the Southern Bypass, with an effective date of September 1, 2027, to correspond with the WisDOT date of installation of signage on I-41. The City Department of Public Works will install temporary street name signage until permanent street name signage is put in place.

Reason for this Street Renaming

De Pere Municipal Code Section 46-4(1) states the following “...*Street names*. Any street which is the reasonable continuation of an existing street shall bear the same name...”.

History of the 2023 Street Name Selection Process

In the spring of 2023, Brown County asked the City to confirm the street name for the southern bypass because signage was being designed for both the Southern Bypass and I-43. The street name was needed to ensure that the name would fit on proposed signage.

Dozens of street names were considered and reviewed by the De Pere Historical Society, Mayor, and City Staff, and the name ‘Optimistic AV’ was selected because the street name conveyed a future prospective without appearing controversial or political. It was also determined that one consistent name for the full length of the Southern Bypass in De Pere reduced confusion.

On June 26, 2023, Plan Commission reviewed the proposed name and considered one additional name, but Plan Commission did not have enough information or research about the additional name. Plan Commission decided to refer the street name change to Common Council without a specific name recommendation.

On July 18, 2023, Common Council reviewed and proposed the following names for discussion and vote, with ‘Generations’ being the winning vote:

Generations: 4 votes	Unity: 1 vote	Amalgamate: 0 votes
Coalesce: 2 votes	Southbridge: 1 vote	Nekot: 0 votes
		Riparian: 0 votes

The above reviews and actions by the De Pere Historical Society, Mayor, and City Staff, Plan Commission and Common Council selected the street name ‘Generations’ via *Resolution 23-70*. The next meeting dates relate to the formal designation of the 2023 selected street name.

On April 27, 2026, Plan Commission will be requested to review and consider recommending the street name, ‘Generations BLVD’ to Common Council, based on the street name selection from 2023.

On May 5, 2026, Common Council will be requested to review and approve the tentative Plan Commission recommendation for the street name, ‘Generations BLVD’. The approval of a new street name will be via Ordinance.

The Pros and Cons for this Street Renaming

THE PROS			
Topic	Change all three streets to Generations BLVD	Change all three streets to one of the existing street names, like Southbridge RD	Leave three street names unchanged; Southern Bypass has three different names within the City limits
Follows Municipal Code 46-4(1) for street naming	Pro	Pro	-
Follows year 2023 Common Council naming decision in Resolution 23-70	Pro	-	-
Ease of GPS navigation with names that don't change arbitrarily	Pro	Pro	-
Equal references to both business parks	Pro	Pro	-
Minimal impacts to businesses	Pro	Pro	Pro
Minimizes number of property owners impacted <u>if done now</u> , instead of waiting for further land divisions that add more affected properties	Pro	Pro	Pro
No property owners are disturbed	-	-	Pro

THE CONS			
Topic	Change all three streets to Generations BLVD	Change all three streets to one of the existing street names, like Southbridge RD	Leave three street names unchanged; Southern Bypass has three different names within the City limits
Violates Municipal Code 46-4(1) for street naming	-	-	Con
Street name changes without turning corner or crossing city limits	-	-	Con
WISDOT is likely to include one street name on I-41	-	-	Con
City costs increase to redesign and rebuild WisDOT and County street signs to hold multiple street names	-	-	Con
Street name change affects developed property	15 affected	6 affected	0 affected
Property owners have to update personal records (license, check book, recorded documents)	Con	Con	-
Naming favors the west side or is arbitrary	-	Con	Con
Name is unspecific or unimaginative to represent City	-	Con	Con

Impacted Properties

The following properties are impacted due to the need for an address change, and the property owners have been notified via mail:

Southbridge RD

- Developed properties: 9
- Undeveloped properties: 5

Red Maple RD

- Developed properties: 3
- Undeveloped properties: 0

Rockland RD

- Developed properties: 3
- Undeveloped properties: 4

Total of all above properties: 24

Process for Renaming Streets

Neither the De Pere Municipal Code nor the Wisconsin State Statutes provide specific street renaming processes. Staff utilize the following procedures to review renamed streets:

1. A petitioner requests a street name change with information that identifies the existing street name and reason for a proposed new name.
 - a. In 2023, dozens of names were reviewed due to Brown County needing to know the name for signage along the Southern Bypass. the street name 'Generations' was specifically selected by the Common Council.
2. Property owners with addresses that will change are mailed letters that include the Plan Commission and Common Council meeting dates.
3. Plan Commission makes a recommendation to Common Council.
4. Common Council makes a final decision by Ordinance.
5. The approved name change is recorded at the Brown County Register of Deeds office.

Recording the name change allows the address information to change on tax bills and on GIS maps for Brown County and De Pere.

Staff Recommendation

Staff recommends approval of changing the street names Southbridge RD, Red Maple RD, and Rockland RD to Generations BLVD, effective on September 1, 2027, as was directed by Common Council in 2023, with *Resolution 23-70*. The 2023 Comon Council discussion included a discussion about the reason for the name choice being a way to acknowledge the past and look to the future, with the Generations name paying homage to the history of those that lived in the area for thousands of years in the past before the area was settled, and the name also looking forward to the future, including making decisions for the next seven generations.

The City Department of Public Works will install temporary street name signage until permanent street name signage is put in place.





Planning/Zoning Application

Submitted On: Apr 24, 2026, 11:57AM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	Right-of-Way
Nearest property address to the project site:	Street Address: Southbridge RD, part of Red Maple RD, and Rockland RD City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	Street Name Change
Current De Pere Zoning Districts:	None, in the right-of-way
Existing Site Land Uses:	Right-of-way
Proposed Site Land Uses:	Right-of-way
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Peter Last Name: Schleinz
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	[REDACTED]
Property Owner's Email Address:	[REDACTED]
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Peter Last Name: Schleinz
Authorized Representative's Business Name:	City of De Pere
Authorized Representative's Address:	Street Address: 335 S Broadway ST City: De Pere State: WI Zip: 54115
Authorized Representative's Phone Number:	[REDACTED]
Authorized Representative's Email Address:	p[REDACTED]
Current Street Name:	Southbridge RD, part of Red Maple RD, and Rockland RD
New Street Name:	Generations BLVD
Reason for Requesting Name Change:	To minimize confusion from the Southern Bypass having multiple street names, Common Council selected the street name Generations BLVD in 2023, via Resolution 23-70.
How do you plan on paying for your application?	City is the petitioner
Total Due:	\$350.00
Property Owner or Authorized Representative Signature	First Name: Peter Last Name: Schleinz Email Address: [REDACTED]

Peter Schleinz

Signed at: April 24, 2026 11:57AM America/New_York

User's Session Information

216.56.64.34, Referrer URL



City of De Pere, Wisconsin

4.F

Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Daniel Lindstrom, Development Services Director

Subject: Discussion about 2025 Wisconsin Act 173 (2025 Assembly Bill 453) and its impact on the Comprehensive Plan, zoning classifications, and Tax Increment Districts.

Recommendation: Discussion

Attachments:
Wisconsin Legislative Council Act Memo - 13 Apr 2026, Wisconsin Legislature_ 2025
Wisconsin Act 173

Wisconsin Legislative Council

ACT MEMO



Prepared by: Abby Gorzlancyk, Staff Attorney

April 13, 2026

2025 Wisconsin Act 173 [2025 Assembly Bill 453]

Changes to Comprehensive Plans, Requests to Change Zoning Classifications, and Tax Incremental Districts

Generally, 2025 Wisconsin Act 173 makes changes to comprehensive plans, requests to change zoning classifications, and certain aspects of tax incremental districts (TIDs).

Comprehensive Plans

Under current law, unless an exception applies, ordinances enacted or amended by a political subdivision that affect land use must be consistent with the political subdivision's comprehensive plan, and the comprehensive plan must have all the required planning elements.

Act 173 requires the land use element of the comprehensive plan of a city or village to identify, in five-year increments spanning 20 years, the areas in which residential land use is projected and to specify the minimum and maximum net density of residences that will be authorized. If a city or village enacts or amends certain zoning and local subdivision ordinances, those ordinances must be consistent with its comprehensive plan including incorporating residential net density standards into the ordinances. An ordinance is consistent with the comprehensive plan for a city or village if the ordinance permits a land use that is expressly identified for the land in the land use map of the comprehensive plan. The act specifies that these changes do not apply to a town or county.

Under the act, if a person submits to a city or village an application for a residential housing development permit or a request to change an existing zoning classification, and the comprehensive plan does not include net density requirements for areas in which residential land use is projected, the city or village must amend its comprehensive plan to include net density within 180 days. The application must certify that the land subject to the application is not located in a farmland preservation zoning district, an agricultural enterprise area, and is not subject to a farmland preservation agreement. For an amendment to add net density requirements in response to a request to change a zoning classification, a city or village does not need to follow otherwise required comprehensive planning procedures.

Request to Change a Zoning Classification

Act 173 requires a city or village to approve a request to change a zoning classification of land that is required in order to proceed with a residential housing development within 90 days, if the following are satisfied:

- The proposed change is for an area identified on the political subdivision's comprehensive plan as projected for residential land use.
- The proposed change is for an area that is adjacent or close in proximity to existing development.

- Either the proposed net density range of the residences in the housing development falls within the net density range specified in the comprehensive plan, or the political subdivision has not added net density to the comprehensive plan by the 180-day deadline described in the section above.¹
- Current housing supply in the political subdivision does not meet existing or forecasted housing demand within the next five years, as provided in the comprehensive plan.
- Certification that the proposed change is for an area that is not located with a farmland preservation zoning district or agricultural enterprise area and is not subject to a farmland preservation agreement.

The act creates an extension to the 90-day deadline if requested by the requestor of the zoning classification change. It also specifies that this request cannot be made to a town or county, nor does it apply to the extraterritorial zoning jurisdiction of a city or village.

The requestor may specify its preferences regarding the zoning classification, building setback requirements, lot width or frontage requirements, lot size requirements, and building size or bulk requirements. If the specified zoning classification allows the net density of residences proposed in the residential housing development, the land must be reclassified into that classification.

The act allows the denial of a request to change a zoning classification if the city or village demonstrates that the denial is necessary to prevent a shortage in or overburdening of public facilities, or to address a significant threat to the public health or safety. A city or village may also deny a request to change a zoning classification or a permit for a residential housing development for one year if it issues a request for proposals for a qualifying residential development with a specific net density range that aligns with the comprehensive plan,² and no person responds to the request, with certain specified exceptions. The act also specifies that these provisions do apply to a town or county.

Lastly, if a person is aggrieved by a political subdivision's failure to approve a request to change a zoning classification, either by the 90-day deadline or the extended time frame when requested, the requestor may seek relief through an action for mandamus and may recover court costs including reasonable attorney fees.

TIDs

The act defines newly platted residential development, for purposes of mixed-use TIDs, to mean residential development on a parcel that has not previously been the site of permanent structures other than agricultural structures. It also increases the housing extension currently available for certain TIDs at the end of their lifespan, from one to two years.

Effective date: January 1, 2028.

For a full history of the bill, visit the Legislature's [bill history page](#).

AG:jal

¹ If the 180-day update deadline is triggered by the request, then the 90-day timeline for the city or village to approve a request to change a zoning classification may begin only after the 180-day deadline.

² A qualifying residential development is defined as a residential development that is reasonably expected to receive sewerage and sanitary water services from a public utility and that is not reasonably believed to be environmentally contaminated.

Date of enactment: April 2, 2026
2025 Assembly Bill 453 Date of publication*: April 3, 2026

2025 WISCONSIN ACT 173

AN ACT *to repeal* 66.1001 (3m); *to renumber* 66.1001 (1) (am); *to renumber and amend* 66.1001 (2) (h), 66.1001 (3), 66.10016 (3) and 66.10016 (4); *to amend* 59.69 (3) (a), 62.23 (3) (b), 66.1001 (2m) (title), 66.1001 (2m) (a), 66.1002 (2) (intro.) and 66.1105 (6) (g) 1. (intro.); *to repeal and recreate* 66.1001 (3) (title); *to create* 66.1001 (1) (am) 2., 66.1001 (2) (h) 4., 66.1001 (3) (b), 66.1001 (3) (c), 66.10016 (3) (b), 66.10016 (4) (b), 66.10016 (5) and 66.1105 (2) (cs) of the statutes; **relating to:** required approvals of rezoning requests related to residential development, applications for certain approvals related to residential housing development, contents of and consistency of local ordinances with local comprehensive plans, certain tax incremental district project costs related to residential development, and tax incremental district lifespan extension.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 59.69 (3) (a) of the statutes is amended to read:

59.69 (3) (a) The county zoning agency may direct the preparation of a county development plan or parts of the plan for the physical development of the unincorporated territory within the county and areas within incorporated jurisdictions whose governing bodies by resolution agree to having their areas included in the county's development plan. The plan may be adopted in whole or in part and may be amended by the board and endorsed by the governing bodies of incorporated jurisdictions included in the plan. The county development plan, in whole or in part, in its original form or as amended, is hereafter referred to as the development plan. To the extent that the development plan applies to unincorporated areas of a county with the population described in s. 60.23 (34), it applies only to those unincorporated areas that are subject to county zoning. Beginning on January 1, 2010, ~~or, if the county is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b)~~; if the county engages in any program or action described in s. 66.1001 (3), the development plan shall contain at least all of the elements specified in s. 66.1001 (2).

SECTION 2. 62.23 (3) (b) of the statutes is amended to read:

62.23 (3) (b) The commission may adopt the master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts of a master plan. Beginning on January 1, 2010, ~~or, if the city is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b)~~; if the city engages in any program or action described in s. 66.1001 (3), the master plan shall contain at least all of the elements specified in s. 66.1001 (2). The adoption of the plan or any part, amendment, or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the city plan commission. The resolution shall refer expressly to the elements under s. 66.1001 and other matters intended by the commission to form the whole or any part of the plan, and the action taken shall be recorded on the adopted plan or part of the plan by the identifying signature of the secretary of the commission, and a copy of the plan or part of the plan shall be certified to the common council, and also to the commanding officer, or the officer's designee, of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in or near the city. The purpose and effect of the adoption and certifying of the master plan or part of the plan shall be solely to aid the city plan commission and the council in the performance of their duties.

SECTION 3L. 66.1001 (1) (am) of the statutes is renumbered 66.1001 (1) (am) 1.

SECTION 3n. 66.1001 (1) (am) 2. of the statutes is created to read:

66.1001 (1) (am) 2. This paragraph applies only to towns and counties.

SECTION 4. 66.1001 (2) (h) of the statutes is renumbered 66.1001 (2) (h) (intro.) and amended to read:

66.1001 (2) (h) *Land-use element.* (intro.) A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. In this paragraph, determinations of the net density of lands shall exclude only those portions of the lands that are wetlands, that are included in a 100-year floodplain, or that are owned by the federal government, a local governmental unit, as defined in s. 20.931 (1) (a), or a state agency, as defined in s. 20.931 (1) (c), and are not intended for redevelopment. The element shall ~~contain~~ do all of the following:

1. Contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. ~~The element shall analyze~~

2. Analyze trends in the supply, demand, and price of land, opportunities for redevelopment, and existing and potential land-use conflicts. ~~The element shall contain~~

3. Contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. ~~The element shall also include~~

5. Include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

SECTION 5. 66.1001 (2) (h) 4. of the statutes is created to read:

66.1001 (2) (h) 4. For 20 years, in 5-year increments, identify the areas in which residential land use is projected and, for each of these areas and increments, specify the minimum and maximum net density of residences, expressed in residential units per acre, that will be authorized. This subdivision does not apply to a town or county.

SECTION 6. 66.1001 (2m) (title) of the statutes is amended to read:

66.1001 (2m) (title) EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, ~~CONSISTENCY REQUIREMENTS.~~

SECTION 7. 66.1001 (2m) (a) of the statutes is amended to read:

66.1001 (2m) (a) ~~The~~ Notwithstanding sub. (2) (h) 4., the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

SECTION 8. 66.1001 (3) (title) of the statutes is repealed and recreated to read:

66.1001 (3) (title) CONSISTENCY REQUIREMENTS.

SECTION 9. 66.1001 (3) of the statutes is renumbered 66.1001 (3) (a), and 66.1001 (3) (a) (intro.), as renumbered, is amended to read:

66.1001 (3) (a) (intro.) ~~Except as provided in sub. (3m), beginning~~ Beginning on January 1, 2010 the effective date of this paragraph [LRB inserts date], if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

SECTION 10. 66.1001 (3) (b) of the statutes is created to read:

66.1001 (3) (b) 1. An ordinance enacted or amended under par. (a) is consistent with the comprehensive plan if the ordinance permits a land use that is expressly identified for the land affected by the ordinance enacted or amended under par. (a) in the adopted land use map contained in the comprehensive plan.

2. An ordinance under par. (a) is not inconsistent with the comprehensive plan solely because it permits additional land uses beyond those identified in the plan.

3. With regard to the comprehensive plan, in determining consistency under par. (a), only the adopted land use map and the corresponding land use category descriptions in the comprehensive plan may be considered.

4. Subdivisions 1. to 3. do not apply to a town or county.

SECTION 11. 66.1001 (3) (c) of the statutes is created to read:

66.1001 (3) (c) 1. Beginning on the effective date of this subdivision [LRB inserts date], if a political subdivision enacts or amends any of the ordinances under par. (a) or adds lands by annexation or consolidation intended for residential development, the political subdivision shall do all of the following:

a. Ensure that the comprehensive plan of the political subdivision includes the material required under sub. (2) (h) 4.

b. Ensure that the residential net density standards specified under sub. (2) (h) 4. are incorporated into the ordinance.

2. If a person submits to a political subdivision an application for a permit, as defined in s. 66.10016 (1) (a), or a request for a change to an existing zoning classification, and the submission or request is related to a residential housing development, as defined in s. 66.10016 (1) (c), and the comprehensive plan of the political subdivision does not include the material required under sub. (2) (h) 4., the political subdivision shall amend its comprehensive plan to include the material required under sub. (2) (h) 4. within 180 days of receiving the application.

3. Subsection (4) does not apply to the amendment of a comprehensive plan under this paragraph.

4. This paragraph does not apply to a town or county.

SECTION 12. 66.1001 (3m) of the statutes is repealed.

SECTION 13. 66.10016 (3) of the statutes is renumbered 66.10016 (3) (a) and amended to read:

66.10016 (3) (a) If a person submits a complete application for a permit related to a residential housing development meeting all existing requirements that must be satisfied to obtain the permit at the time the application is filed, the political subdivision shall grant the application. An application is deemed complete under this ~~subsection~~ paragraph if it complies with form and content requirements. As part of an application, the applicant shall certify that the lands subject to the application are not located within a farmland preservation zoning district, not subject to a farmland preservation agreement, and not located within an agricultural enterprise area. An applicant that provides a false certification under this paragraph is liable for any costs incurred by the political subdivision to reverse or remedy the rezoning and is not entitled to recover any costs under sub. (4) (a) or (b). An application is filed under this ~~subsection~~ paragraph on the date that the political subdivision receives the application.

SECTION 14. 66.10016 (3) (b) of the statutes is created to read:

66.10016 (3) (b) 1. Notwithstanding s. 66.1001 (2m) (a), and except as provided in subds. 4. and 5., sub. (5), and s. 66.1001 (3) (c) 2., if a person submits a request for a change to a zoning classification of land that is required to proceed with a residential housing development and all of the following are satisfied, the political subdivision shall grant the request within 90 days:

a. The proposed change is for an area identified in the political subdivision's comprehensive plan as projected for residential land use under s. 66.1001 (2) (h) 4.

b. The proposed change is for an area that is adjacent to or in close proximity to existing development such that the area may be reasonably served by existing infrastructure and public services.

c. Either the proposed minimum and maximum net density of residences in the residential housing development falls within the minimum and maximum net density for the area specified under s. 66.1001 (2) (h) 4. for the current 5-year increment or the comprehensive plan does not include the material required under s. 66.1001 (2) (h) 4. and the political subdivision has not complied with s. 66.1001 (3) (c) 2.

d. Current housing supply in the political subdivision does not meet existing housing demand or forecasted housing demand within the next 5 years, as provided in the comprehensive plan.

e. The requester certifies in writing that the proposed change is for an area that is not located within a farmland preservation zoning district or agricultural enterprise area or subject to a farmland preservation agreement. A requester that provides a false certification under this subd. 1. e. is liable for any costs incurred by the political subdivision to reverse or remedy the rezoning and is not entitled to recover any costs under sub. (4) (a) or (b).

2. In a request under subd. 1., the requester may specify its preferences regarding any of the following:

a. The zoning classification provided in the political subdivision's zoning ordinance into which the land should be reclassified.

b. Building setback requirements.

c. Lot width or frontage requirements.

d. Lot size requirements.

e. Building size or bulk requirements.

3. If a request is granted by action of subd. 1., the requester specified a zoning classification under subd. 2. a., and the zoning classification allows the net density of residences in the proposed residential housing development, the land subject to the request is reclassified into that classification.

4. a. Subdivision 1. does not apply to a request that does not identify the proposed minimum and maximum net density of residences in the residential housing development.

b. A request for a change to a zoning classification of land that satisfies the requirements of subd. 1. may be denied by the political subdivision if the political subdivision demonstrates that the denial is necessary to prevent a shortage in, or the overburdening of, public facilities located in the political subdivision or to address a significant threat to the public health or safety.

c. This paragraph does not apply to lands within a farmland preservation zoning district, lands subject to a farmland preservation agreement, or lands within an agricultural enterprise area, as certified by the requester under subd. 1. e.

d. This paragraph does not apply to lands within the extraterritorial zoning jurisdiction of a city or village, as described under s. 62.23 (7a).

e. This paragraph does not apply to a town or county.

5. The 90-day limit for granting a request under subd. 1. shall be extended by the political subdivision at the request of the person requesting a change to a zoning classification of land.

SECTION 15. 66.10016 (4) of the statutes is renumbered 66.10016 (4) (a) and amended to read:

66.10016 (4) (a) A person aggrieved by a political subdivision's failure to approve an application under sub. (3) (a) or a request under sub. (3)(b) may seek relief through an action for mandamus as provided in ch. 783. If the court finds that the political subdivision improperly failed to approve the application under sub. (3) (a) or the request under sub. (3)(b), the court shall issue a writ of mandamus ordering the political subdivision to approve the application or request. For purposes of any mandamus claim filed under this subsection, substantial damages or injury shall be assumed.

SECTION 16. 66.10016 (4) (b) of the statutes is created to read:

66.10016 (4) (b) In an action for mandamus under par. (a) based upon a political subdivision's failure to approve a request under sub. (3) (b), the petitioner may recover court costs and reasonable attorney fees attributable to the failure to approve the request within the time frame provided in sub. (3) (b) 1. or 5. of submission of the request.

SECTION 17. 66.10016 (5) of the statutes is created to read:

66.10016 (5) In this subsection "qualifying residential development" means a residential development that is reasonably expected to receive sewerage and sanitary water services from a public utility and that is not reasonably believed to be environmentally contaminated. If a political subdivision issues a request for proposals for a qualifying residential development that specifies minimum and maximum net density of residences in the development that are within the densities specified for the area in the political subdivision's comprehensive plan, and no person responds to the request by the date provided in the request for submissions, sub. (3) (b) does not apply in that political subdivision for one year after the last date on which responses were to be accepted. A response under this subsection includes a response that does not include a qualifying residential development proposal if the response is from a person with the capability to construct a qualifying residential development in the requesting political subdivision and the response explains with specificity the person's economic reasons for not submitting a proposal. This subsection does not apply to a town or county.

SECTION 18. 66.1002 (2) (intro.) of the statutes is amended to read:

66.1002 (2) MORATORIUM ALLOWED. (intro.) Subject to the limitations and requirements specified in this section, a municipality may enact a development moratorium ordinance if the municipality has enacted a comprehensive plan, is in the process of preparing its comprehensive plan, or is in the process of preparing a significant amendment to its comprehensive plan in response to a substantial change in conditions in the municipality, ~~or is exempt from the requirement as described in s. 66.1001 (3m)~~, and if at least one of the following applies:

SECTION 19. 66.1105 (2) (cs) of the statutes is created to read:

66.1105 (2) (cs) "Newly platted residential development" means residential development on a parcel that has not previously been the site of permanent structures other than structures used solely for agricultural purposes.

SECTION 20. 66.1105 (6) (g) 1. (intro.) of the statutes is amended to read:

66.1105 (6) (g) 1. (intro.) After the date on which a tax incremental district created by a city pays off the aggregate of all of its project costs, and notwithstanding the time at which such a district would otherwise be required to terminate under sub. (7), a city may extend the life of the district for ~~one year~~ up to 2 years if the city does all of the following:

SECTION 21. Initial applicability.

(1) This act first applies to an application for a permit, as defined in s. 66.10016 (1) (a), or a request for rezoning made on the effective date of this subsection.

SECTION 22. Effective date.

(1) This act takes effect on January 1, 2028.



Request for Plan Commission Action

Meeting Date: April 27, 2026

Department: Development Services

From: Peter Schleinz, City Planner/Zoning Administrator

Subject: Discussion about site plans received since the February 2026 Plan Commission meeting and review of the status of recently approved development projects.

Recommendation: Discussion

Attachments:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: April 27, 2026

RE: **Discussion about site plans received since the February 2026 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:

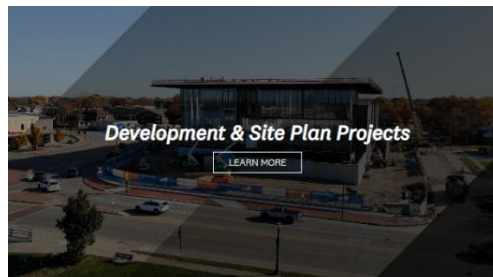
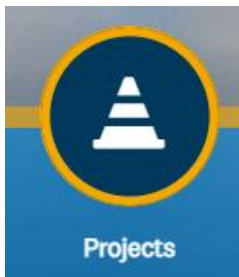
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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/>



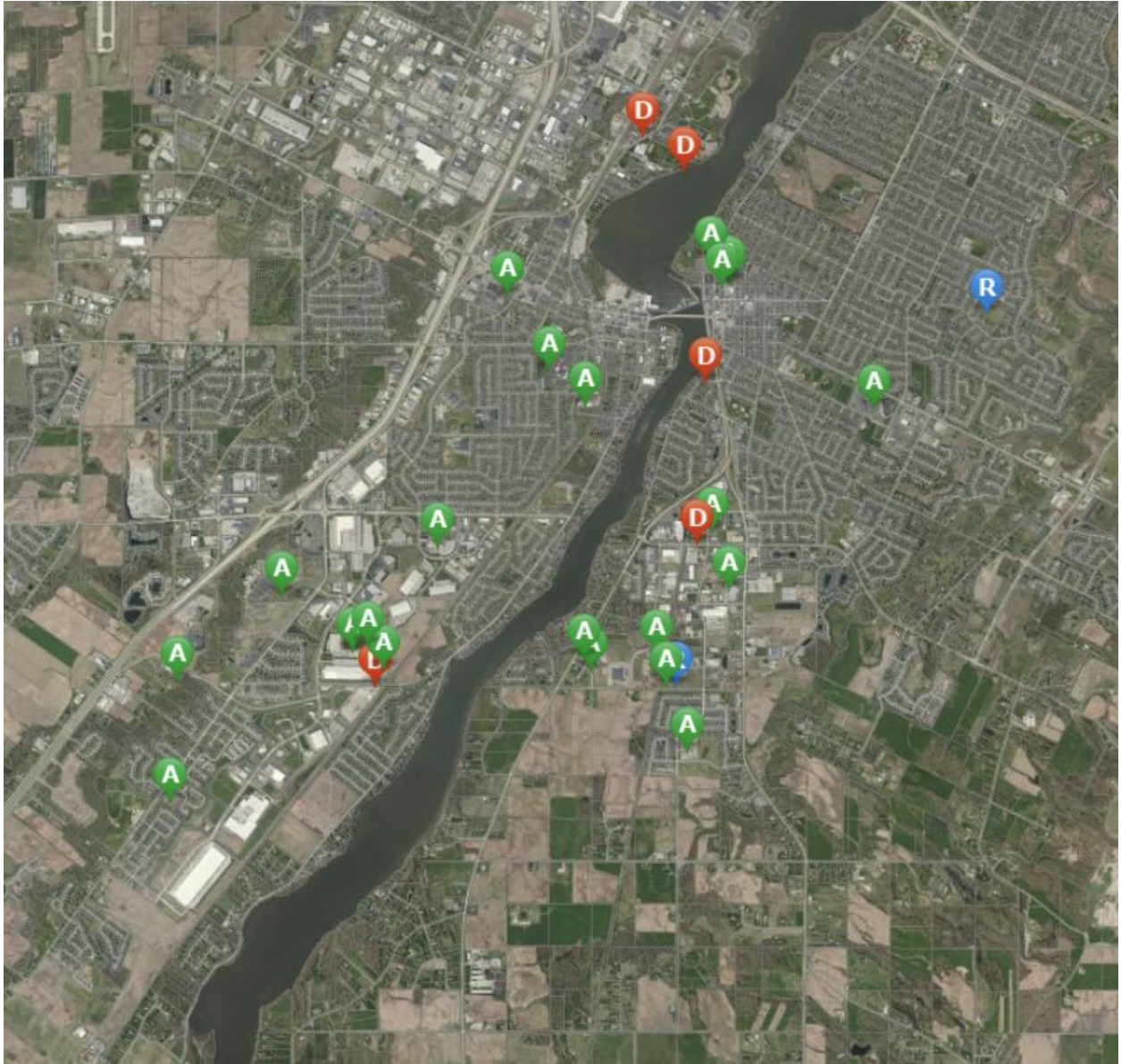
There are two alternatives to access the development and site plan project information online: The first alternative is navigating to the Planning & Zoning page. The second alternative is direct access using the following link: <https://www.deperewi.gov/topic/index.php?topicid=574&structureid=124>.

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.



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:

- [1731 Fort Howard AV - Replay Sports Bar & Grill Addition](#)
- [1500 Fort Howard AV - Brown County Fairgrounds Campground Road and Trail Addition](#)
- [747 Heritage RD - New Belmark Family Center](#)
- [815 Fox River DR - New Residential Three-Unit Building and Garage](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Under Staff Review:

- [1900 BLK Lebrun ST - New Norfield Apartments](#)
- [700 Millennium CT - New Shop and Office](#)

Projects that are Recently Approved:

- [2121 American BL - New Robinson Parking Lot](#)
- [411 Destiny DR - Mobius Parking Restripe and New Playground](#)
- [1700 Chicago ST - De Pere High School Re-pavement](#)
- [845 Prosper ST - Valley Cabinet Loading Dock and Pavement Addition](#)
- [665 Grant ST - West De Pere High School Autos Addition](#)
- [925 S Sixth ST - MSC Expansion](#)
- [1100 BLK Employers BL - New Phoenix of De Pere Multi-Unit Residential](#)
- [3001 Ryan RD - Altmayer Elementary School Re-Pavement \(includes new pavement\)](#)
- [2000 BLK Profit PL - New Soft Light Photography](#)
- [224 N Wisconsin ST - New De Pere Parking Facility](#)
- [2221 Innovation DR - American 3-Fab](#)

- [2121 American BL - New Robinson West Laydown Yard](#)
- [403-409 N Broadway ST - White Pillars Expansion](#)
- [114 S Ninth ST - New Ninth ST Multi-Tenant Development](#)
- [2005 Commerce DR - New City Composting Yard Waste Site](#)
- [2385 Lawrence DR - New Draco Pavement and Screening](#)
- [550 William ST - New 550 West Mixed Use](#)
- [215 N Wisconsin ST - New Towneplace Suites Hotel](#)
- [450 Fortune AV - New Robinson Metal Transportation Terminal & Outdoor Storage Area](#)
- [1751 W Matthew DR - Sustana Fibers Flash Dryer System Addition](#)
- [1405 Enterprise DR - New Contractor Warehouses](#)
- [701 Millennium CT - Storage Shop USA Phase 2 & 3 Addition](#)

Projects that are Recently Completed:

- None

Projects that are Recently Denied:

- None

Additional Project Status Information

Replay Sports Bar & Grill Addition							
Address: 1731 Fort Howard AV							
Parcel Number: WD-60-1							
City Funding: No							
Developer or Authorized Representative: Evan Vander Linden, E. Van's Custom Construction							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Brown County Fairgrounds Campground Road and Trail Addition							
Address: 1500 Fort Howard AV							
Parcel Number: WD-70-1, WD-67, WD-57, WD-56-1							
City Funding: No							
Developer or Authorized Representative: Eric Handler, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Belmark Family Center							
Address: 747 Heritage RD							
Parcel Number: ED-F0103-2, ED-F0103-3							
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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Residential Three-Unit Building and Garage							
Address: 815 Fox River DR							
Parcel Number: ED-91							
City Funding: No							
Developer or Authorized Representative: Nathan Kovac, 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
Click here to see the site plan and developer contact information.							

De Pere High School Re-pavement							
Address: 1700 Chicago ST							
Parcel Number: ED-1128-30							
City Funding: No							
Developer or Authorized Representative: Jesse Becker, Point of Beginning							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Mar 05, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Valley Cabinet Loading Dock and Paving Addition							
Address: 845 Prosper ST							
Parcel Number: ED-F0102							
City Funding: TIF 10							

Developer or Authorized Representative: David O'Brien, Bayland Buildings							
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 - Feb 11, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Norfield Apartments							
Address: 1900 BLK Lebrun ST							
Parcel Number: ED-1164-32-2							
City Funding: No							
Developer or Authorized Representative: Tyler Jorgensen, Slusarek Construction							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Shop and Office							
Address: 700 Millennium CT							
Parcel Number: part of ED-2311							
City Funding: TIF 10							
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	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Altmyer Elementary School Re-pavement (includes new pavement)							
Address: 3001 Ryan RD							
Parcel Number: ED-R28							
City Funding: No							
Developer or Authorized Representative: Jesse Becker, Point of Beginning INC							
Project Status: (C) indicates Completed Step							

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 12, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Mobius Parking Restripe and New Playground							
Address: 411 Destiny DR							
Parcel Number: ED-F0081-1							
City Funding: No							
Developer or Authorized Representative: Tanner Wojcik, Vierbicher							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Mar 17, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

West De Pere High School Autos Addition							
Address: 665 Grant ST							
Parcel Number: WD-864							
City Funding: No							
Developer or Authorized Representative: Nathan Stark, Bray Architects							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Feb 19, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New De Pere Parking Facility							
Address: 224 N Wisconsin ST							
Parcel Number: ED-875							
City Funding: TIF 18							
Developer or Authorized Representative: Daniel Lindstrom, City of De Pere, Development Services							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 22, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed

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

MSC Expansion							
Address: 925 S Sixth ST							
Parcel Number: WD-142, WD-144-1-1							
City Funding: City Project							
Developer or Authorized Representative: Yeechue Thao, raSmith							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 27, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Soft Light Photography							
Address: 2000 BLK Profit PL							
Parcel Number: ED-2384							
City Funding: TIF 17							
Developer or Authorized Representative: Shawn Jandry, McMahon Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 07, 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Phoenix of De Pere Multi-Unit Residential							
Address: 1100 BLK Employers BL							
Parcel Number: WD-D0031-1							
City Funding: TIF 8							
Developer or Authorized Representative: Kyle Clark, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jan 23, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

American 3-Fab New Pavement and Screening							
Address: 2221 Innovation DR							
Parcel Number: WD-L436-3							
City Funding: TIF 8							
Developer or Authorized Representative: Tonya Wagner, Vierbicher							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 15, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Robinson West Laydown Yard							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1042, WD-1043							
City Funding: Partially in TIF 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved- Oct 08, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Ninth Street Multi-Tenant Development							
Address: 114 S Ninth ST							
Parcel Number: WD-D0200-4							
City Funding: TIF 13							
Developer or Authorized Representative: Drew Willmann, DeLeers Construction INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 17, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New City Composting Yard Waste Site							
Address: 2005 Commerce DR							
Parcel Number: ED-3100							

City Funding: City Project in TIF 10							
Developer or Authorized Representative: Eric Rakers, City Engineer, City of De Pere							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jul 25, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Robinson Metal Parking Lot							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1041-1, WD-1041-2							
City Funding: Partially in TIF 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - 15 Apr 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New 550 West Mixed Use							
Address: 550 William ST							
Parcel Number: ED-875-1							
City Funding: TIF 18							
Developer or Authorized Representative: Brandon Robaidek, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 30, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Draco Pavement and Screening							
Address: 2385 Lawrence DR							
Parcel Number: WD-L487							
City Funding: No							
Developer or Authorized Representative: Brandon Robaidek, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 24, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Towneplace Suites Hotel							
Address: 215 N Wisconsin ST							
Parcel Number: ED-861							
City Funding: TIF 18							
Developer or Authorized Representative: Brandon Robaidek, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 16, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Robinson Metal Warehouse Southeast Access Drive							
Address: 2121 American BL							
Parcel Number: WD-1040, WD-1041-1, WD-1041-2							
City Funding: Partially in TIF 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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

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

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

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

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

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

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