



Plan Commission Regular Meeting Agenda

Tuesday, May 26, 2026 at 7:00 PM

Council Chambers and Virtual

In-Person Attendance:
City Hall Council Chambers
2nd Floor City Hall
335 S Broadway

Electronic Meeting Access:
<https://www.gotomeet.me/DePere>

Telephonic Meeting Access:
(866) 899-4679 -or- (312) 757-3117
Access Code: 154-883-28

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 April 27, 2026 Plan Commission meeting.
- B. Consideration and possible action for a 3-lot certified survey map at 2330-2360 and 2280 American BL (Parcels WD-L492-B-5, WD-L492-B).*
- C. Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) with an institutional master plan at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*
- D. Consideration and possible action for a major design exception from Zoning Ordinance Sections 14-92(4)(d) Balconies [Integrated Design] and 14-91 Table 9-1 Major Façade Materials at 301-305 Main AV (Parcels WD-906, WD-907).
- E. Consideration and possible action for the release of two 10-foot wide utility easements at 1000 BLK Employers BL and 1950-1962 Longtail CT (Parcels WD-346-D-502, WD-D0031-1).*
- F. Discussion about site plans received since the April 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: May 26, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: Approval of the minutes of the April 27, 2026 Plan Commission meeting.
Recommendation: Motion to approve.

Attachments:
PC_Apr2026_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Monday, April 27, 2026

7:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

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

Absent:

Excused:

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

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

There were no public comments.

4. NEW BUSINESS

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

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

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).*

City Planner Peter Schleinz reviewed the CSM for 3852-3890 Creamery Rd. Staff recommended approval of the CSM, subject to the conditions in the report.

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

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

City Planner Peter Schleinz reviewed the CSM for 3223 Lost Dauphin Rd. Staff recommended approval of the CSM subject to the conditions in the report. Mark Higgins noticed that the CSM is a 2 lot CSM, not 3 lot as stated in the report. Peter noted that it is a 2 lot CSM.

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

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

City Planner Peter Schleinz reviewed the CSM at 2315 Lawrence Pkwy. Staff recommended approval of the CSM, subject to the conditions in the report.

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

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

City Planner Peter Schleinz reviewed the street name changes, which was a follow-up to discussions and recommendations made by Plan Commission and Common Council in 2023 with Resolution #23-70. If approved by Common Council, the street name change becomes effective in September 2026. In all, 24 properties are affected by the name change, but only about 15 are developed. Staff recommended supporting the street name change to Generations BLVD, and forwarding the request to the Common Council. Peter noted that all 24 property owners were notified of the meeting. Mayor Boyd suggested that staff notify the County of this action and the Council review date.

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

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

City Planner Peter Schleinz asked the Plan Commission members to discuss the Comprehensive Plan in relation to Act 173. Mayor Boyd suggested that staff reach out to the League of Municipalities for

guidance. This is a discussion only item so no action needed to be taken.

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

Ald. Hansen has a resident who is asking about traffic impact analysis for the Lebrun apartments. Peter responded that a traffic impact analysis would have been required if the apartment site plan proposed more than 250 off-street parking spaces, but the parking space count did not exceed 250. Mayor Boyd noted that the parking garage, hotel, and apartments are moving along on schedule with possible summer completions.

Grant Schilling asked about the status of the 815 Fox River Dr project. Peter replied that the site plan has not changed since the original plan that was presented to Plan Commission. Ald. Hansen documented the house before it was torn down and those pictures are stored in the Property Information folder at City Hall. There were no other comments or questions.

5. ADJOURNMENT

Mayor Boyd moved, seconded by Ald. Perock to adjourn the meeting at 7:26 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

4.B

Request for Plan Commission Action

Meeting Date:	May 26, 2026
Department:	Development Services
From:	Peter Schleinz, City Planner/Zoning Administrator
Subject:	Consideration and possible action for a 3-lot certified survey map at 2330-2360 and 2280 American BL (Parcels WD-L492-B-5, WD-L492-B).*
Recommendation:	Motion to approve.

Attachments:

PC Report, Preliminary CSM - 14 Apr 2026

Consideration and possible action for a 3-lot certified survey map at 2330-2360 and 2280 American BL (Parcels WD-L492-B-5, WD-L492-B).*

SITE MAP



REQUESTED ACTION:	Certified Survey Map Approval (File CSM 26-02).	
COMMON DESCRIPTION:	2330-2360 and 2280 American BL, south and west from the American BL and Biotech WY intersection.	
ZONING:	BP-2 (Business Park 2).	
SURROUNDING LAND USES:	Business Park (BP-2) to the north. Stormwater management (CON), Business Park (BP-2), and Major Utilities and Public Service Facilities (PI-1) to the south. Business Park (BP-2) to the east. Stormwater management (CON) and Two-Unit/Multi-Unit Residential (RM-2) to the west.	
COMPREHENSIVE PLAN:	Business Park.	
APPLICANT / OWNER(S):	<u>Authorized Representative</u> City of De Pere 335 S Broadway ST De Pere, WI 54115	<u>Property Owner(s)</u> City of De Pere 335 S Broadway ST De Pere, WI 54115
LAND USE HISTORY:	After a review of air photographs, the area has been used for agricultural purposes since 1938.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future	

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

- Lots 1-2 are proposed for future business park development (outlined with a black line).
- A third lot is proposed to be added to the CSM (outlined with blue dashes on the Site Map). No property line changes are proposed for the third lot.
- A berm easement and restrictive covenant are proposed to be added to all three lots to protect the development of an 8-foot-tall berm along the west property lines from being removed by future non-city landowners. The berm creates a buffer between the business park and residential properties to the west.

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

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

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

1. Meeting all other state and local regulations, including the City of De Pere and Brown County Planning Commission.
2. Revise the CSM to add a third lot for all of Parcel WD-L492-B.
3. Add an area that identifies an area for an 8' berm that cannot be removed with a berm easement and a restrictive covenant that states, "Lots 1-3 have an area along the west boundary for 8-foot-tall berms, in a 50-foot-wide area, that provides screening for residential property to the west. The berms cannot be removed without the termination of the berm easement and restrictive covenant, which requires approval by the City of De Pere."

Peter Schleinz

Signed at: May 1, 2026 1:05PM America/New_York

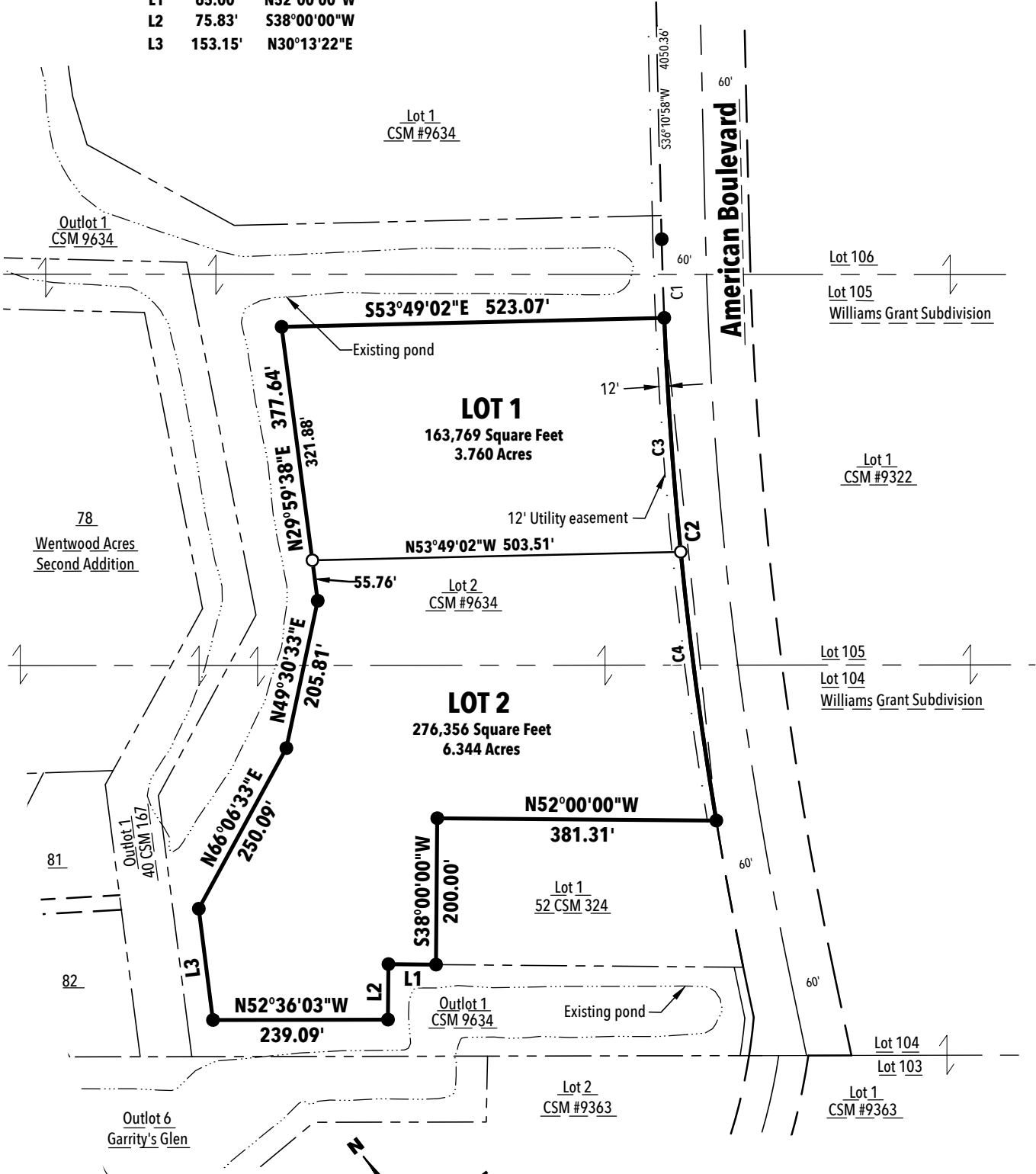
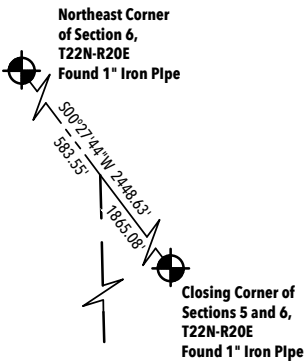
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CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9634, DOCUMENT
NUMBER 3038859, BEING PART OF LOTS 104 AND 105,
WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE,
BROWN COUNTY, WISCONSIN

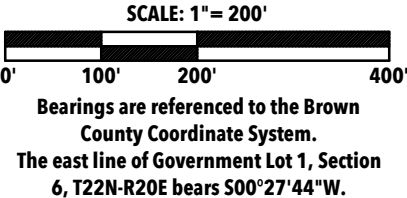
Line Table		
Line #	Length	Direction
L1	65.00'	N52°00'00"W
L2	75.83'	S38°00'00"W
L3	153.15'	N30°13'22"E



AFFECTED TAX PARCEL:
WD-L492-B-5

LEGEND

- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- ⊕ County Monument





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

CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9634, DOCUMENT NUMBER 3038859, BEING PART OF LOTS 104 AND 105, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lot 2, Certified Survey Map Number 9634, Document Number 3038859, being part of Lots 104 and 105, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin:

Said parcel contains 440,125 square feet or 10.104 acres of land more or less subject to easements and restrictions of record.

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

Dated this _____ day of _____, 2026.

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

RESTRICTIVE COVENANTS:

- 1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

GENERAL NOTES:

- 1. Parking is not permitted along American Boulevard.

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	1°05'18"	5660.00'	107.50'	S35°38'19"W	107.50'	S36°10'58"W	S35°05'40"W
C2	6°59'40"	5660.00'	690.96'	S31°35'50"W	690.53'	S35°05'40"W	S28°06'00"W
C3	3°14'36"	5660.00'	320.40'	S33°28'22"W	320.36'	S35°05'40"W	S31°51'04"W
C4	3°45'04"	5660.00'	370.56'	S29°58'32"W	370.49'	S31°51'04"W	S28°06'00"W

CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9634, DOCUMENT NUMBER 3038859, BEING PART OF LOTS 104 AND 105, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

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

James Boyd, City of De Pere Mayor Date

Carey E. Danen, City of De Pere Clerk	Date
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STATE OF WISCONSIN)
_____ COUNTY) SS

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

Notary Public, State of Wisconsin

(print name)_____

My commission expires: _____

UTILITY EASEMENT PROVISIONS:

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

City of De Pere, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, Time Warner Cable, AT&T, the Green Bay Metropolitan Sewerage District, City of De Pere and public utilities, grantees,

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

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

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

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CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9634, DOCUMENT NUMBER 3038859, BEING PART OF LOTS 104 AND 105, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CITY OF DE PERE APPROVAL CERTIFICATE:

Approved by the City of De Pere Common Council on this _____ day of _____, 2026.

Carey E. Danen, City Clerk

Date

TREASURER'S CERTIFICATE:

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

Pamela R. Manley

Date

Finance Director

Ray Suennen

Date

Brown County Treasurer



City of De Pere, Wisconsin

4.C

Request for Plan Commission Action

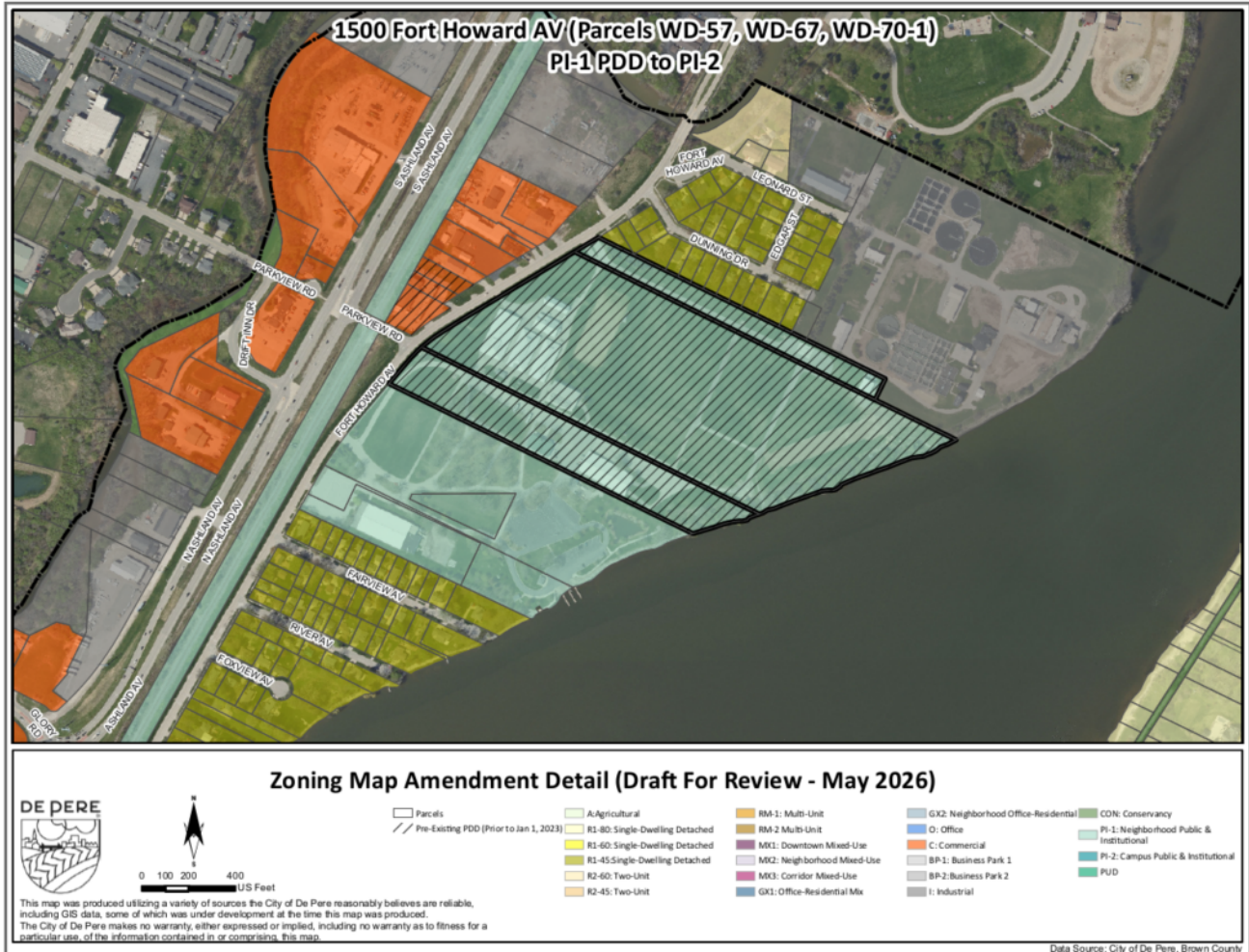
Meeting Date:	May 26, 2026
Department:	Development Services
From:	Peter Schleinz, City Planner/Zoning Administrator
Subject:	Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) with an institutional master plan at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*
Recommendation:	Motion to deny.

Attachments:

PC Report, Ordinance 20-13 - Effective 19 Sep 2020, Email from director of public works - Dust-Free Gravel at 1500 Fort Howard AV - 20 May 2026, Legal Description, PI-2 Master Plan - BC Fairgrounds V2 - 20 May 2026

Consideration and possible action for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) with an institutional master plan at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*

SITE MAP



REQUESTED ACTION:	Zoning Map Amendment Request from PI-1 to PI-2 (File ZMA 26-03).	
COMMON DESCRIPTION:	1500 Fort Howard AV, east from the Fort Howard AV and Parkview RD intersection.	
SURROUNDING LAND USES:	Residential (R1-45) and Waste Treatment Plan (I) to the north. City-owned part of the fairgrounds (PI-1) to the south. Fox River to the east. Commercial businesses (C, C with PDD overlay) across the street to the west.	
COMPREHENSIVE PLAN:	Parks and Recreation, Recreational Trails (along the Fox River).	
APPLICANT / OWNER(S):	<u>Authorized Representative</u> Matt Kriese Brown County 2024 Lakeview DR Suamico, WI 54173	<u>Property Owner(s)</u> Brown County Park Fairgrounds (no mailing address in tax records)

LAND USE HISTORY:

The area has been used as a fairground since air photos of 1936. The property was leased by the Fox River Driving Park Association for a fairground since 1880 and the northern part was purchased by Brown County for a fairgrounds and waterfront park in 1939.

STAFF REVIEW:

When reviewing a zoning map amendment request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Existing Zoning District

When the new Zoning Map and Zoning Ordinance were adopted in January 2023, the subject property was placed into a PI-1 District as the most appropriate fit for parks and recreation uses, including a fairground and a campground.

Brown County, the owner of the property, would like to increase the campground with additional sites on a dust-free gravel drive lane (aisle) surface along the Fox River, add a paved trail along the Fox River, and add parking stalls along the drive lane that connects the campground to Fort Howard AV to the west.

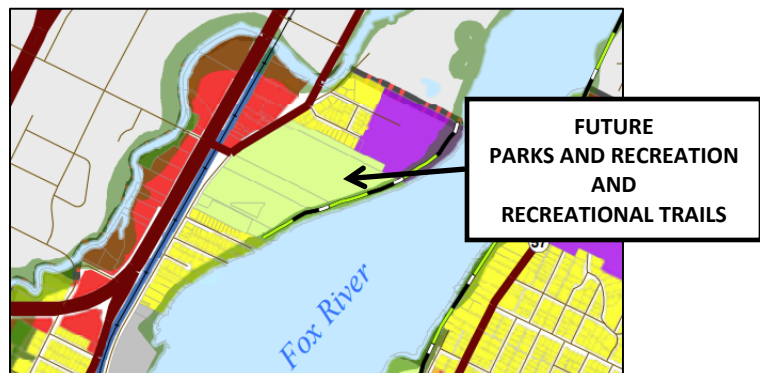
The Zoning Ordinance requires that access drives be paved with a hard, dust free surface but the proposal identifies the surface to be a dust-free gravel (asphalt millings). The purpose for using dust-free gravel was identified by Brown County as being cost, access, water quality, and maintenance related. There are a total of ten variations to The Zoning Ordinance that are being requested as part of the institutional master plan that is included with the Zoning Map Amendment. Each variation is identified in the attached institutional master plan document and also summarized in the Table at the end of this section of the staff report.

This zoning map amendment, if approved, will change the zoning district to allow the petitioner to accommodate Brown County fairground and campground uses in a PI-2 District.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update identifies future land uses as Parks and Recreation, Recreational Trails (along the Fox River).

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

The City's desired development pattern is shown in the Comprehensive Plan as Parks and Recreation, Recreational Trails (along the Fox River). The permitted uses and conditional uses for the PI-1 District are in Zoning Ordinance Article VII and summarized in Table 7-1. The list of permitted uses remains identical for the proposed PI-2 District in the 'Part B' Table of the institutional master plan.

Institutional Master Plan Review

The institutional master plan was drafted so that the existing buildings and regulations for PI-2 comply with the site and a proposal for a site plan that is being reviewed separately by staff. To easily compare differences between PI-1 and the proposed PI-2 institutional master plan, a column was added at the right end of each Table of the institutional master plan with a summary of the differences.

The most significant change is the use of a dust-free gravel for drive lane surfaces. The material is not permitted by Zoning Ordinance. The Zoning Ordinance includes an alternative to potentially allow certain drive lane materials with review by the Director of Public Works, and the Director of Public Works denied the proposed dust-free gravel.

There is not a recent comparable city site plan project that included the City approval of a dust free gravel as a hard, dust free surface with the exception of the Brown County Fairgrounds in Year 2020 when a recreational vehicle dump station was installed. The regulations for the recreational vehicle dump station are documented in City of De Pere Ordinance #20-30 (attached) for a Planned development District, which referenced a RV dump station being approved as a permitted use with three allowances, and the second allowance included, "...Allowing a dustproof gravel base for drive lanes...". Among the other allowances and regulations was a requirement that, "...The driveway surfaces shall be paved as improvements are made...".

The applicant chose to seek approval with the review of a zoning map amendment with an institutional master plan, which is reviewed by Plan Commission and Common Council.

A May 20, 2026, memo and institutional master plan from the applicant referenced the Year 2020 allowance for 'dustproof gravel base' for a RV dump station (Ordinance #20-13, Section 1., Item 1.b.); however, references were not made about the paving of driveway surfaces as improvements are made (Ordinance #20-13 (Section 1., Item 5.).

It was also noted by the applicant in the institutional master plan that a dust-free gravel lessens infiltration for storm water management, but that is typically not the case. The application did not include a storm water management plan with calculations that address this topic.

The below summary of ten proposed changes are referenced in the attached institutional master plan. The regulation in the right column will apply if the zoning map amendment is approved:

Current Regulation	Proposed Regulation that Applies if Zoning Map Amendment is Approved
1. Building and Site Design: Metal panel systems with 35% masonry at grade on the first floor is prohibited.	Metal panel systems with 35% masonry at grade on the first floor is permitted, due to certain structures at a fairground having metal siding.
2. Building and Site Design: Metal siding (coated siding) is prohibited.	Metal siding (coated siding) is permitted, due to certain structures at a fairground having metal siding.
3. Building and Site Design: Concrete surfaces (textured unfinished) is prohibited.	Concrete surface (textured unfinished) is permitted, due to having manure holding bins on site.
4. Building and Site Design: Concrete surfaces (finished stained, painted, treated) is permitted below first floor only.	Concrete surfaces (finished stained, painted, treated) is permitted for the entire structure.
5. Landscape and Screening: One large street tree per 50 feet of street frontage.	Same, except noting that the right-of-way is not a city street that can require street trees.
6. Landscape and Screening: Parking lot screening requires a fence.	Adds the option for use of either a fence or live vegetation.
7. Landscape and Screening: Interior parking lot landscaping of 1 tree per 20 stalls required.	Interior parking lot landscaping is not required.
8. Landscape and Screening: 60% street fronted foundation landscaping required.	Barns and storage buildings do not require foundation landscaping, due to most buildings having a large front setback.
9. Sign Regulations: Post and panel signs are a prohibited sign type. The site already has three existing post and panel signs that are allowed to remain and be maintained as nonconformities.	Up to three (3) post and panel signs are allowed per street frontage for all three parcels as permitted sign types.
10. Other Regulations: "Drive aisle surface – Campground" improvements shall be paved as improvements are made, per Ordinance #20-13. Zoning Ordinance requires that parking areas and access drives must be surfaced and maintained with concrete pavement, permeable pavers, porous concrete, or other hard, dust free surface approved by the director of public works.	County is looking to install a dust-free gravel drive to access the 22 new campsites along the Fox River.

NEIGHBOR OUTREACH:

Applicant outreach: The applicant did not reach out to the adjacent neighborhood.

Staff outreach: Property owners within 300 feet of the proposed zoning map amendment were notified by mail and a sign was placed on the site prior to the Plan Commission meeting. The publishing of a Class II public notice and public hearing is required for a zoning map amendment. The public hearing is tentatively

scheduled for the June 16, 2026, Common Council meeting.

One neighbor inquiry was made by a property owner at 441 Dunning DR, asking for clarification about what Brown County was proposing to develop.

STAFF RECOMMENDATION: Staff recommends DENIAL of the request for a zoning map amendment from PI-1 (Neighborhood Public & Institutional District) to PI-2 (Campus Public & Institutional District) with an institutional master plan at 1500 Fort Howard AV for the following reasons:

1. Parks and Recreation use is already in compliance with both the Comprehensive Plan Future Land Uses map (Figure 2-6), and the Zoning Ordinance Principal Use Table (Article VII, Table 7-1).
2. City of De Pere Ordinance #20-13, effective on May 19, 2020, includes a requirement in Section 1., Item 5. That, "The driveway surfaces shall be paved as improvements are made."
3. The use of 'dust-free gravel' is not referenced in Zoning Ordinance 14-86(7) as a surface material for parking areas and access drives.
4. The director of public works does not approve 'dust-free gravel' as a Zoning Ordinance 14-86(7) option for other hard, dust-free surface.

If Plan Commission opts to approve the zoning map amendment, the zoning map amendment must comply with the following:

- Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

ORDINANCE #20-13

REZONING CERTAIN PROPERTY FROM I-3 PDD GENERAL INDUSTRIAL DISTRICT
WITH A PLANNED DEVELOPMENT DISTRICT OVERLAY TO REVISED I-3 PDD
(Parcels WD-57, WD-67 and WD-70-1; 1500 Fort Howard Avenue)

WHEREAS, the Common Council of the City of De Pere, having reviewed the
recommendation of the City Plan Commission regarding the proposed change in zoning
classification for the property described below and having scheduled a public hearing then to
be decided by the Common Council; and

WHEREAS, the City Clerk, having published a Class 2 Notice of Public Hearing regarding
such proposed zoning change and, pursuant thereto, a public hearing having been held on the
15th day of September, 2020 at 7:35 p.m. and the Common Council having heard all interested
parties or their agents and attorneys;

NOW, THEREFORE, the Common Council of the City of De Pere, Wisconsin, do ordain as
follows:

Section 1. That the following described property located at the Brown County

Fairgrounds:

Parcel WD-57

Assessor's plat of West De Pere, that part of parcel D of subdivision of Lot
97, commencing at intersection east line of Highway 41 and south line,
thence S64°E along south line 1428.5 feet, thence N26°E 100 feet, thence
N64°W 1364 feet to west line of Highway 41, thence S 119 feet to the
point of beginning

Parcel WD-67

Assessor's plat of West De Pere, parcel I of Lot 98

Parcel WD-70-1

Northerly 200 feet of Lot 4 of subdivision of Private Claim 26 West Side Fox River lying easterly of old Highway 41

shall be and the same are hereby rezoned from the present zoning classification of I-3 PDD, General Industrial District with a Planned Development District, to Revised I-3 PDD, as set forth in and regulated by the provisions of §14-49 and §14-59 De Pere Municipal Code, as follows:

1. The use of an RV dump station is approved as a permitted use, with the following allowances:
 - a. Reducing transitional yard for RV dump station from 50' to 15';
 - b. Allowing a dustproof gravel base for drive lanes;
 - c. Potential combining of parcels as certain permits may not be obtainable if final Precise Implementation Plan site location straddles a property line.
2. The restroom is a permitted use, with the following allowances:
 - a. Eliminating transitional yard requirement for restroom;
 - b. Reducing side yard setback from 25' to 14' for restroom building;
 - c. Permitting the use of metal materials on all four facades of the restroom building.
3. All 58 existing campsite locations must be identified on the Precise Implementation Plan submittal for this project.
4. Brown County Fairground Master Plan must be updated to reflect new structure locations.
5. The driveway surfaces shall be paved as improvements are made.
6. Final Master Plan approvals should also be submitted to the City for approval/acceptance.
7. Any use that ceases for a period of 12 months requires a new General Development Plan and Precise Implementation Plan approval.
8. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

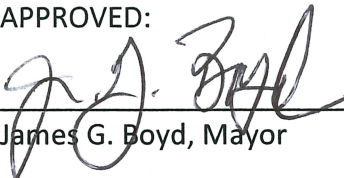
Section 2. The City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 3. All other ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect upon its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 15th day of September, 2020.

APPROVED:


James G. Boyd, Mayor

ATTEST:


Carey E. Dahan, City Clerk

Ayes: 8

Nays: 0

Board/Committee Approval: 8/24/2020

Publication Date: 9/18/2020

Effective Date: 9/19/2020

Peter Schleinz

From: Scott Thoresen
Sent: Wednesday, May 20, 2026 3:50 PM
To: Peter Schleinz
Cc: Scott Thoresen; Eric Rakers; Chase Kuffel
Subject: RE: Dust-Free Gravel (asphalt millings) at Brown County Fairgrounds -- Approvable as a 'other hard, dustr free surface' ?

Good Afternoon Peter,

Happy Wednesday!

The City requires all off-street parking areas and access drives be surfaced and maintained with concrete pavement, permeable pavers, porous concrete, or other hard, dust-free surfaces. Asphalt millings are not considered “dust free” so it will not be approved.

In addition, the proposed project will require the County to construct storm water treatment for the entire fairgrounds per City standards.

Any questions please let me know.

Make it a great day!

Thanks,

Scott J. Thoresen, P.E.

Director of Public Works | [City of De Pere](https://www.cityofdeperewi.gov/)
925 South Sixth Street | De Pere, WI 54115
Tel: (920) 339-8095 | Fax: (920) 339-4071



Email: sthoresen@mail.de-pere.org
Facebook: [City of De Pere Facebook](https://www.facebook.com/cityofdeperewi)

From: Peter Schleinz <pschleinz@deperewi.gov>
Sent: Wednesday, May 20, 2026 3:16 PM
To: Scott Thoresen <sthoresen@deperewi.gov>
Subject: Dust-Free Gravel (asphalt millings) at Brown County Fairgrounds -- Approvable as a 'other hard, dustr free surface' ?

Hey Scott – Thanks for the call around 2:00p... Attached is the document that I’d like you to take a quick look at (specifically PDF page 19) to determine if “dust-free gravel” (asphalt millings) would qualify as an ‘*other hard, dust free surface*’ that you would approve for a driveway on the Fairgrounds site plan with your authority from Zoning Ordinance 14-86(7). As of the last DSM meeting we had a different version of PDF page 19, so I’d like you to take a final look to see if it changes the situation for you from being not approvable to approvable.

- In the attachment, see PDF page 19 of 23

For convenience I clipped the page below to make navigating the PDF's easier and I highlighted everywhere the word gravel is used on the page... I will call you in a few to make sure you got this and know what to do with it.

😊 Peter

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART H. OTHER REGULATIONS THAT ARE NOT REFERENCED IN TABLES A THROUGH G			
DISTRICTS AND DIFFERENCES			
Other Regulations	Existing PI-1	Proposed PI-2	Differences
Drive isle surface – Campground	Solid Surface/Paved	Dust free gravel	County is looking to install a gravel drive to access the 22 campsites along the river. See below for additional explanation.
Campsite pad	Permitted	Permitted	Same

In an effort to construct the new camp sites along the Fox River and achieve several of the goals listed in the park master plan, the county is requesting to utilize a dust free, semi permeable surface (asphalt millings) to create an access road for the future camp sites along the Fox River. There are several reasons for this approach which are explained in more detail below.

Overall Project Cost

Brown County has gathered pricing on both a hard surface and a pervious gravel surface. The difference in using a hard surface such as concrete or asphalt versus using asphalt millings is extremely cost prohibitive to the County's ability to execute the construction of the new camp sites. Estimates for a hard surface are around \$500,000 versus \$50,000 for the dust free asphalt millings.

Emergency Vehicle Access

International Fire Code (IFC) standards for gravel driveways acting as fire apparatus access roads generally require a minimum 20-foot unobstructed width (often reduced to 12-16 feet for single-family homes), 13.5-foot vertical clearance, and the ability to support a minimum of 75,000 lbs, requiring 4-6 inches of compacted, all-weather gravel. Brown County will design and construct the gravel drive to meet these requirements.

Stormwater and Water Quality

Brown County is aware that the improvements planned for the fairgrounds are subject to stormwater management requirements. Stormwater requirements generally seek to reduce total suspended solids and other pollutants like phosphorus from entering the waterways. Minimizing the amount of impervious surface typically helps in mitigating the property's environmental impact while maintaining compliance with both WDNR requirements and the City's stormwater management ordinance. A hard surface allows for less infiltration and increase the need for other costly stormwater facilities. A semi-pervious surface will help achieve better water quality on site.

Maintenance

The fairgrounds host events where heavy equipment is used. Tracked equipment can cause significant damage to hard surfaces and be the source of premature deterioration. Using a dust free gravel drive will help avoid the costs of premature replacement of a paved driveway and it will allow the county to conduct periodic maintenance in a cost effective manor is a gravel driveway is allowed.

Legal Description from Brown County:

WD-57

ASSESSOR'S PLAT OF W DEPERE THAT PRT PCL D OF SUBD OF LOT 97 COM AT INTSECTN E LINE OF HWY 41 & S LINE TH S64°E ALG S LINE 1428.5 FT TH N26°E 100 FT TH N64°W 1364FT TO W LINE OF HWY 41 TH S 119 FT TO POB.

3.210 Acres or 139,827 SQ FT.

WD-67

ASSESSOR'S PLAT OF W DEPERE PCL I OF LOT 98.

25.685 Acres or 1,118,838 SQ FT

WD-70-1

NLY 200 FT OF LOT 4 OF FRANK'S SUBD OF PC 26 WSFR LYG ELY OF OLD HWY 41.

6.963 Acres or 303,308 SQ FT

Brown County Parks – Fairgrounds



**MASTER PLAN
FOR
ZONING MAP AMENDMENT
FROM PI-1 DISTRICT WITH A PDD OVERLAY TO
PI-2 DISTRICT**

**1500 Fort Howard Avenue
De Pere, WI 54115**

**Document prepared by Daniel W. Teaters, Planning Director/MPO Director
Brown County Planning and Land Services**

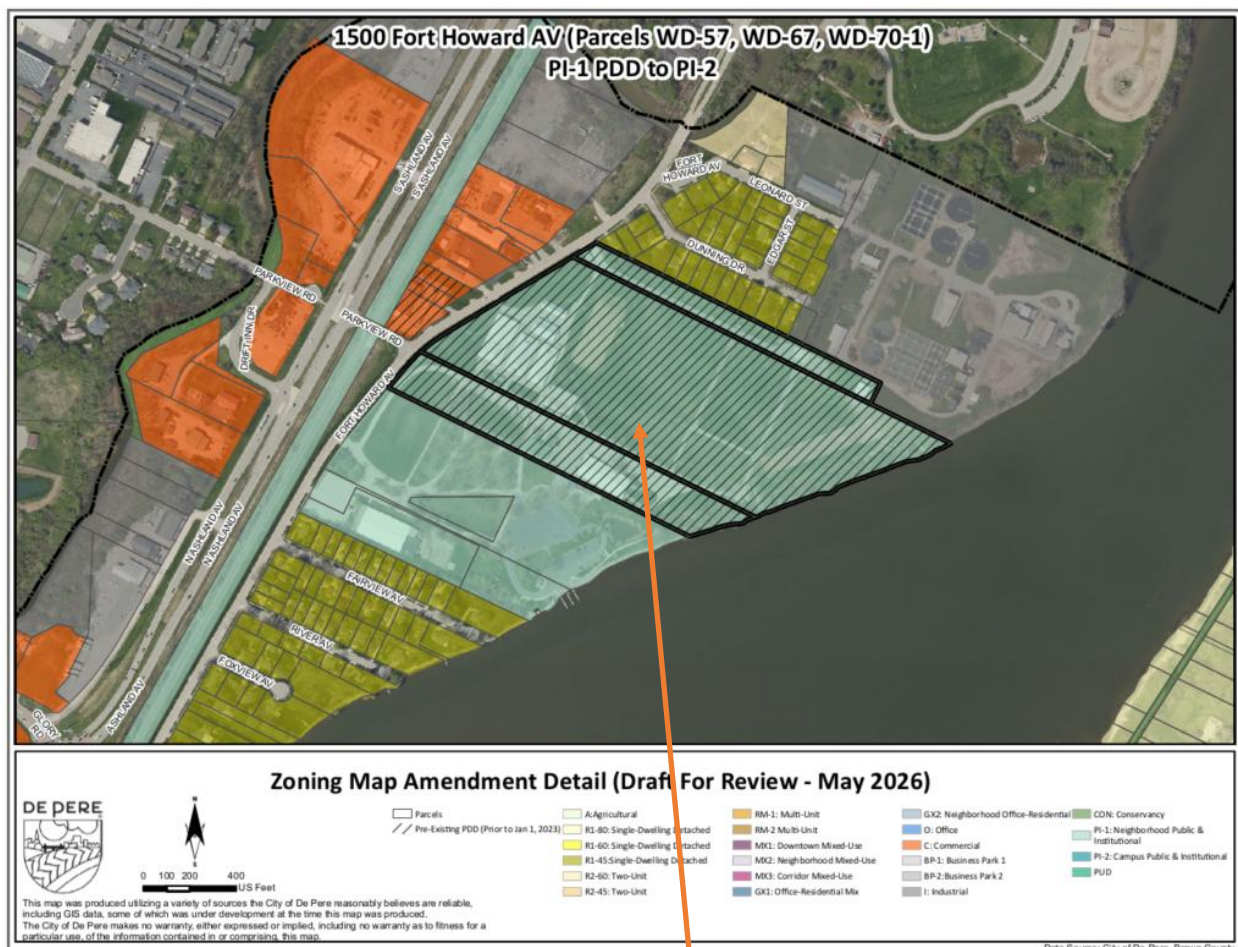
1. Purpose

Brown County is seeking approval of a rezone for the Brown County Fairgrounds. While many of the park's elements are already in place, there are planned projects in the Master Plan that the county would like to move forward with.

At this time, Brown County is preparing to implement the addition of approximately 22 camping pads and an access drive adjacent to the Fox River and expand utilities to accommodate the new camping area.

2. Planning area

The Brown County Fairgrounds applies to parcels WD-57, WD-67, and WD-70-1, which encompasses the Brown County owned part of the fairgrounds. Those parcels are highlighted in the map below with the black outline and hatching.



Brown County Fairgrounds

Legal description

Parcel	Size	Current Zoning	Description
WD-57	3.210 Acres or 139,827 SQ FT	PI-1 Neighborhood Public Institutional With PDD	ASSESSOR'S PLAT OF W DEPERE THAT PRT PCL D OF SUBD OF LOT 97 COM AT INTSECTN E LINE OF HWY 41 & S LINE TH S64*E ALG S LINE 1428.5 FT TH N26*E 100 FT TH N64*W 1364FT TO W LINE OF HWY 41 TH S 119 FT TO POB
WD-67	25.685 Acres or 1,118,838 SQ FT	PI-1 Neighborhood Public Institutional With PDD	ASSESSOR'S PLAT OF W DEPERE PCL I OF LOT 98
WD-70-1	6.963 Acres or 303,308 SQ FT	PI-1 Neighborhood Public Institutional With PDD	NLY 200 FT OF LOT 4 OF FRANK'S SUBD OF PC 26 W SFR LYG ELY OF OLD HWY 41

See site plan in attachment A

3. Existing Property Use

The property consists of 35.86 acres of land owned and operated by Brown County. Immediately adjacent to the south of the county owned parcels is another 18.5 acres of land that is owned and operated by the City of De Pere. The City of De Pere property includes the boat launch, parking area, and the De Pere Ice Center. The Brown County property currently contains 9 structures including 2 large exhibition buildings. These are rented to a variety of groups throughout the year for specialty events. The fairgrounds will also be home to a first-come first-served camping facility. Additional details about the Fairgrounds and the existing and planned facilities can be found in the Brown County Fairgrounds Master Plan document linked below.

- https://www.browncountywi.gov/i/f/files/Park-Management/Fairgrounds%20Strategic%20Master%20Plan_2019.pdf

4. Uses and Development Envelope

See attached Site plan – Attachment A.

5. Transportation Plan

The Brown County Fairgrounds is host to numerous events year-round. The largest event is the Brown County Fair which hosts anywhere between 25,000-40,000 people across five days during the month of August. The fairgrounds have parking plans and auxiliary/overflow parking identified on Attachment B. Access to the fairgrounds is from a County Highway and any traffic adjustments or accommodations will be coordinated with the Brown County Highway Department.

The Fairgrounds does host other events; however, those events are not as large as the Fair. Traffic impacts of those events would be negligible. The addition of the campsites will generate an estimated 1-2 trips daily during peak season depending on the occupancy rate of the campers and the guest behavior.

6. Landscape Plan

Brown County plans to include landscaping as detailed in the below tables (Part E) within this Master Plan.

7. Zoning Ordinance

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 PDD TO PI-2

PART A. TABLE OF BUILDING REGULATIONS			
DISTRICTS AND DIFFERENCES			
Lot	Existing PI-1	Proposed PI-2	Differences
Minimum Lot Area (square feet)	1 acre	1 acre	Same
Minimum Lot Frontage (feet)	100	100	Same
Minimum Lot Width for Interior Lot (feet, front yard)	45	45	Same
Minimum Lot Width for Corner Lot (feet, front yard)	50	50	Same
Maximum Lot Coverage (% of lot area)	80	80	Same
Minimum Open Space (% of area)	20	20	Same
Principal Building Siting – Minimum Setbacks			
Front (feet)	30	30	Same
Front-Façade Garage Entrance (feet)	Not Allowed	Not Allowed	Same
Street Side	30	30	Same
Interior Side	20	20	Same
Rear	25	25	Same
Transitional Yard	50 when adjacent to Residential	50 when adjacent to Residential	Same
Accessory Building Siting			
Same as principal building siting	Setbacks are the same as principal building siting	Setbacks are the same as principal building siting	Same
Building Height, Size, Scale			
Maximum Building Height (feet)	75	75	Same
Minimum Building Floor Area (square feet)	15, measured per story of all stories	15, measured per story of all stories	Same
Building Facade Material	Zoning Ordinance Article IX	See Master Plan Part D for major/minor facade materials	Same

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART B. TABLE OF USES			
DISTRICTS AND DIFFERENCES			
Residential	Existing PI-1	Proposed PI-2	Differences
Group Living: Overnight Shelter	Conditional Use per Zoning Ordinance 14-79	Conditional Use per Zoning Ordinance 14-79	Same
Public and Civic			
Cemetery	Permitted	Permitted	Same
Club or Lodge	Permitted	Permitted	Same
College or University	Permitted	Permitted	Same
Hospital	Permitted	Permitted	Same
Library or Cultural Center	Permitted	Permitted	Same
Parks and Recreation	Permitted	Permitted	Same
Religious & Non-Secular Assembly	Permitted	Permitted	Same
Safety Service	Permitted	Permitted	Same
School	Permitted	Permitted	Same
Utilities and Public Service Facilities: Minor	Permitted	Permitted	Same
Utilities and Public Service Facilities: Major	Conditional Use per Zoning Ordinance 14-79	Conditional Use per Zoning Ordinance 14-79	Same
Commercial & Industrial			
All commercial & Industrial Uses	Prohibited	Prohibited	Same
Recycling			
Composting, yard waste (city operated)	Permitted	Permitted	Same
Agricultural			
Community Garden	Permitted	Permitted	Same
Accessory			
Amateur Radio Service Antenna	Permitted	Permitted	Same
Electric Vehicle Charging Station	Permitted	Permitted	Same
Geothermal Energy System	Permitted	Permitted	Same
Satellite Dish Antenna	Permitted	Permitted	Same
Solar Energy System	Permitted	Permitted	Same
Wireless Telecommunications	Conditional Use per Zoning Ordinance 14-79	Conditional Use per Zoning Ordinance 14-79 Note: Conditional Use only need for substantial modification to existing or new tower	Same

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART C. TABLE OF PARKING AND ACCESS			
DISTRICTS AND DIFFERENCES			
Residential	Existing PI-1	Proposed PI-2	Differences
Group Living	1 per 4 driving age residents + 1 per 2 employees; minimum 2 spaces	1 per 4 driving age residents + 1 per 2 employees; minimum 2 spaces	Same
Public and Civic			
Cemetery	No minimum	No minimum	Same
Club or Lodge	1 per 200 sf	1 per 200 sf	Same
College or University	As established per Zoning Ordinance 14-82(6)	As established per Zoning Ordinance 14-82(6)	Same
Hospital	1 per 2 employees + 1 per 4 beds	1 per 2 employees + 1 per 4 beds	Same
Library or Cultural Center	1 per 2 employees + 1 per 600 sf	1 per 2 employees + 1 per 600 sf	Same
Parks and Recreation	As established per Zoning Ordinance 14-82(6)	As established per Zoning Ordinance 14-82(6)	Same
Religious & Non-Secular Assembly	With fixed seating = 1 per 6 seats; without fixed seating = 1 per 200 sf	With fixed seating = 1 per 6 seats; without fixed seating = 1 per 200 sf	Same
Safety Service	1 per 2 employees	1 per 2 employees	Same
School	Elementary or middle school = 1 per employee; Senior high school = 1 per employee + 1 per 4 students	Elementary or middle school = 1 per employee; Senior high school = 1 per employee + 1 per 4 students	Same
Utilities and Public Service Facilities: Minor	No minimum	No minimum	Same
Utilities and Public Service Facilities: Major	1 per 2 employees	1 per 2 employees	Same
Commercial & Industrial			
All commercial & Industrial Uses	Prohibited	Prohibited	Same
Recycling			
Composting, yard waste (city operated)	No minimum	No minimum	Same
Agricultural			
Community Garden	No minimum	No minimum	Same
Accessory			
Amateur Radio Service Antenna	No minimum	No minimum	Same
Electric Vehicle Charging Station	No minimum	No minimum	Same
Geothermal Energy System	No minimum	No minimum	Same
Satellite Dish Antenna	No minimum	No minimum	Same
Solar Energy System	No minimum	No minimum	Same
Wireless Telecommunications	Conditional Use per Zoning Ordinance 14-79	Conditional Use per Zoning Ordinance 14-79	Same

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART D. BUILDING AND SITE DESIGN			
DISTRICTS AND DIFFERENCES			
Major Façade Material	Existing PI-1	Proposed PI-2	Differences
Brick: full dimensional, unit face brick, economy size or thin veneer	Permitted	Permitted	Same
Concrete Masonry Units: architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	Permitted	Permitted	Same
Concrete Masonry Units: minimum 3" depth, split-faced, burnished/ground face, glazed, or honed, painted/tinted/textured tilt-up concrete	Permitted	Permitted	Same
Fiber Cement Board: Finished lap siding or shingles, hardy board	Permitted	Permitted	Same
Glass: Curtain wall system:	Permitted	Permitted	Same
Metal: metal panel system with 35% masonry (brick, approved concrete masonry units, or stone) starting at grade for a minimum of one full story masonry with the balance of the required masonry being distributed on the same façade	Prohibited	Permitted	Certain structures that are typically found on a fairground property are likely to have metal siding.
Metal: metal panel system with 35% ground level masonry (brick, approved concrete masonry units, or stone) and 2-feet of the required masonry surrounding all street facing doors	Permitted	Permitted	Same
Metal Siding: coated siding	Prohibited	Permitted	Certain structures that are typically found on a fairground property are likely to have metal siding.
Stone: natural Veneer	Permitted	Permitted	Same
Wood: painted, stained, or treated lap siding, shingles	Permitted	Permitted	Same
Minor Façade Materials			
Concrete Surfaces: textured unfinished	Prohibited	Permitted	There are manure holding bins on site.
Concrete Surfaces: finished stained, painted, treated	Permitted below first floor only	Permitted on all floors	Change from foundation only to entire structure
Concrete Masonry Units: minimum 3" depth, split-faced, burnished/ground face, glazed, or honed (not tilt up concrete)	Permitted as major façade material	Permitted as major façade material	Same
Fiber Cement Board, Composite: finished lap siding or shingles, hardy board. Requires a major material at grade up to 2 feet and adjacent to entrances	Permitted (max 30% each façade)	Permitted (max 30% each façade)	Same
Glass Block	Permitted (max 20% each façade on interior and rear sides only)	Permitted (max 20% each façade on interior and rear sides only)	Same
Metal: metal panel system with 35% ground level masonry (brick, approved concrete masonry units, or stone) and 2 feet of the required masonry surrounding all street facing doors	Permitted as major façade material	Permitted as major façade material	Same

Metal, Composite: natural veneer	Permitted (max 30% each façade on interior and rear sides only)	Permitted (max 30% each façade on interior and rear sides only)	Same
Metal Siding: coated siding	Prohibited	Permitted as major façade material	See difference for major façade materials.
Metal, Corten: Panels or panel system	Permitted (max 30% each façade)	Permitted (max 30% each façade)	Same
Stucco: cement-based, 2-3 layer hard coat	Permitted (max 30% each façade on 3 rd or higher stories only)	Permitted (max 30% each façade on 3 rd or higher stories only)	Same
Stucco: synthetic or with elastomeric finishes	Permitted (max 30% each façade on 3 rd or higher stories only)	Permitted (max 30% each façade on 3 rd or higher stories only)	Same
Terra Cotta or Ceramic: tiles or panels	Permitted (max 20% each façade)	Permitted (max 20% each façade)	Same
Translucent Panel System: double-wall, polycarbonate panels	Permitted (max 20% each façade)	Permitted (max 20% each façade)	Same
Vinyl Siding: minimum 0.42 inches thick	Prohibited	Prohibited	Same
Wood: natural, aged lap siding, shingles, rain screen system	Permitted (max 30% each façade)	Permitted (max 30% each façade)	Same
Wood, Composite: rainscreen system	Permitted (max 30% each façade)	Permitted (max 30% each façade)	Same
Allowed Detail and Accent Materials			
Concrete Details: precast stone ornamentation, lintels, sills, banding, columns, beams	Permitted	Permitted	Same
Fiber Cement Details: trim soffits	Permitted	Permitted	Same
Metal Details: trim ornamentation, lintels, beams, columns	Permitted	Permitted	Same
Wood and Wood Composite Details: painted/treated trim, soffits, other approved details	Permitted	Permitted	Same
Prohibited Materials			
Stucco Mouldings or Synthetic Stucco Mouldings: trim, sills, cornices, banding, columns, pilasters, or other 3-dimensional details	Prohibited	Prohibited	Same
Wood: unfinished, untreated plywood and wood panels	Prohibited	Prohibited	Same

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART E. LANDSCAPE AND SCREENING			
Landscape and Screening Locations	DISTRICTS AND DIFFERENCES		
	Existing PI-1	Proposed PI-2	Differences
Street right-of-way trees	One large tree per 35 feet of street frontage. Spacing may not exceed 75 feet apart. Located within pervious landscape areas or within tree wells.	One large tree per 50 feet of street frontage. Spacing may not exceed 75 feet apart. Located within pervious landscape areas or within tree wells.	Change from 35 to 50 feet per other similar projects. Note: County Highway frontage and utilities may limit the ability to place street right-of-way trees.
Parking lot screening	Screening is required for parking lots within 100 feet of a right-of-way. Screening area is at least 7 feet in width with a vegetative screen (hedge) that is at least 3 feet tall year round, or a screening wall that is 3 feet to 3.5 feet tall.	Screening is required for parking lots within 100 feet of the right-of-way. Screening area is at least 7 feet in width with a vegetative screen (hedge) that is at least 3 feet tall year round, or a screening wall that is 3 feet to 3.5 feet tall.	Same
	Screening is required for parking lots within 100 feet of a residential district. Opaque fence area that is at least 6 feet in height with one tree per 30 feet of fence; or Masonry wall that is at least 6 feet in height. Buildings may be included with the fence or wall.	Screening is required for parking lots within 100 feet of a residential district and vegetation can be used.	Change allows screening to be either vegetation or a fence.
Parking lot interior landscaping	At least one large tree per 20 parking spaces in islands or medians, bordered by a paved surface on at least two sides, and the island or median must be at least 7 feet wide. No more than 20 parking spaces in an individual row between islands or medians.	None	Onsite parking lots are not for daily use. No interrupted parking stalls maximizes parking on site while still meeting storm water requirements.
Foundation landscaping	Minimum 5 foot wide foundation landscaping areas along at least 60% of any street facing building walls.	*Minimum 5 foot wide foundation landscaping areas along at least 60% of any street facing building walls. *Barns and storage buildings exempt.	Barns and storage buildings do not require foundation landscaping. Most have a large front setback.

MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART F. MAXIMUM NUMBER OF SIGN TYPES

DISTRICTS AND DIFFERENCES			
Maximum Number of Sign Types	Existing PI-1	Proposed PI-2	Differences
Maximum Number of Sign Types	3	3	Same

PART G. SIGN REGULATIONS: ALLOWED SIGN TYPES IN SPECIAL DISTRICTS

REGULATIONS AND DIFFERENCES								
Sign Type	Zoning District	Max number per Street Frontage	Maximum Height (ft.)	Maximum Area (sq. ft.)	Minimum Clearance	Minimum Setback (ft.)	Allowed Illumination	Differences
Art	Existing PI-1	1	8	40	NA	5	External, backlit, internal	Same
	Proposed PI-2	1	8	40	NA	5	External, backlit, internal	
Business Center	Existing PI-1	1	20	200	None or 7	5	External, backlit, internal	Same
	Proposed PI-2	1	20	200	None or 7	5	External, backlit, internal	
Electronic Message	Existing PI-1	Allowed only as up to 30% of a Business Center or Monument sign face. Regulations of the subject sign type govern number, height, dimensions, setback, etc.						Same
	Proposed PI-2	Allowed only as up to 30% of a Business Center or Monument sign face. Regulations of the subject sign type govern number, height, dimensions, setback, etc.						
Monument	Existing PI-1	1	6	50	NA	5	External, backlit	
	Proposed PI-2	1	6	50	NA	5	External, backlit, EMS	
Wall	Existing PI-1	1 per tenant on first floor with street frontage	Below parapet, 20 if no parapet exists	1 per linear foot of frontage, minimum 25 feet and maximum 50 feet	NA	NA	External, backlit, internal	Same
	Proposed PI-2	1 per tenant on first floor with street frontage	Below parapet, 20 if no parapet exists	1 per linear foot of frontage, minimum 25 feet and maximum 50 feet	NA	NA	External, backlit, internal	
Interior (visible from ROW)	Existing PI-1	1	NA	30% of first floor street fronting window area	NA	5 (from interior window)	External, backlit, internal	Same
	Proposed PI-2	1	NA	30% of first floor street fronting	NA	5 (from interior window)	External, backlit, internal	

				window area				
Post & Panel Signs	Existing PI-1	-	-	-	-	-	-	3 existing signs are nonconforming. Brown County would like to keep the current sign design moving forward.
	Proposed PI-2	3	6	50/sign	NA	5	External, backlit, internal	

Existing Sign 1 – North end of property



Existing Sign 2 – Middle of property



Existing Sign 3 – South end of property



MASTER PLAN FOR BROWN COUNTY FAIRGROUNDS

PROPOSED ZONING MAP AMENDMENT FROM PI-1 TO PI-2

PART H. OTHER REGULATIONS THAT ARE NOT REFERENCED IN TABLES A THROUGH G			
Other Regulations	DISTRICTS AND DIFFERENCES		
	Existing PI-1	Proposed PI-2	Differences
Drive isle surface – Campground	Solid Surface/Paved	Dust free gravel	County is looking to install a gravel drive to access the 22 campsites along the river. See below for additional explanation.
Campsite pad	Permitted	Permitted	Same

In an effort to construct the new camp sites along the Fox River and achieve several of the goals listed in the park master plan, the county is requesting to utilize a dust free, semi permeable surface (asphalt millings) to create an access road for the future camp sites along the Fox River. There are several reasons for this approach which are explained in more detail below.

Overall Project Cost

Brown County has gathered pricing on both a hard surface and a pervious gravel surface. The difference in using a hard surface such as concrete or asphalt versus using asphalt millings is extremely cost prohibitive to the County's ability to execute the construction of the new camp sites. Estimates for a hard surface are around \$500,000 versus \$50,000 for the dust free asphalt millings.

Emergency Vehicle Access

International Fire Code (IFC) standards for gravel driveways acting as fire apparatus access roads generally require a minimum 20-foot unobstructed width (often reduced to 12-16 feet for single-family homes), 13.5-foot vertical clearance, and the ability to support a minimum of 75,000 lbs, requiring 4-6 inches of compacted, all-weather gravel. Brown County will design and construct the gravel drive to meet these requirements.

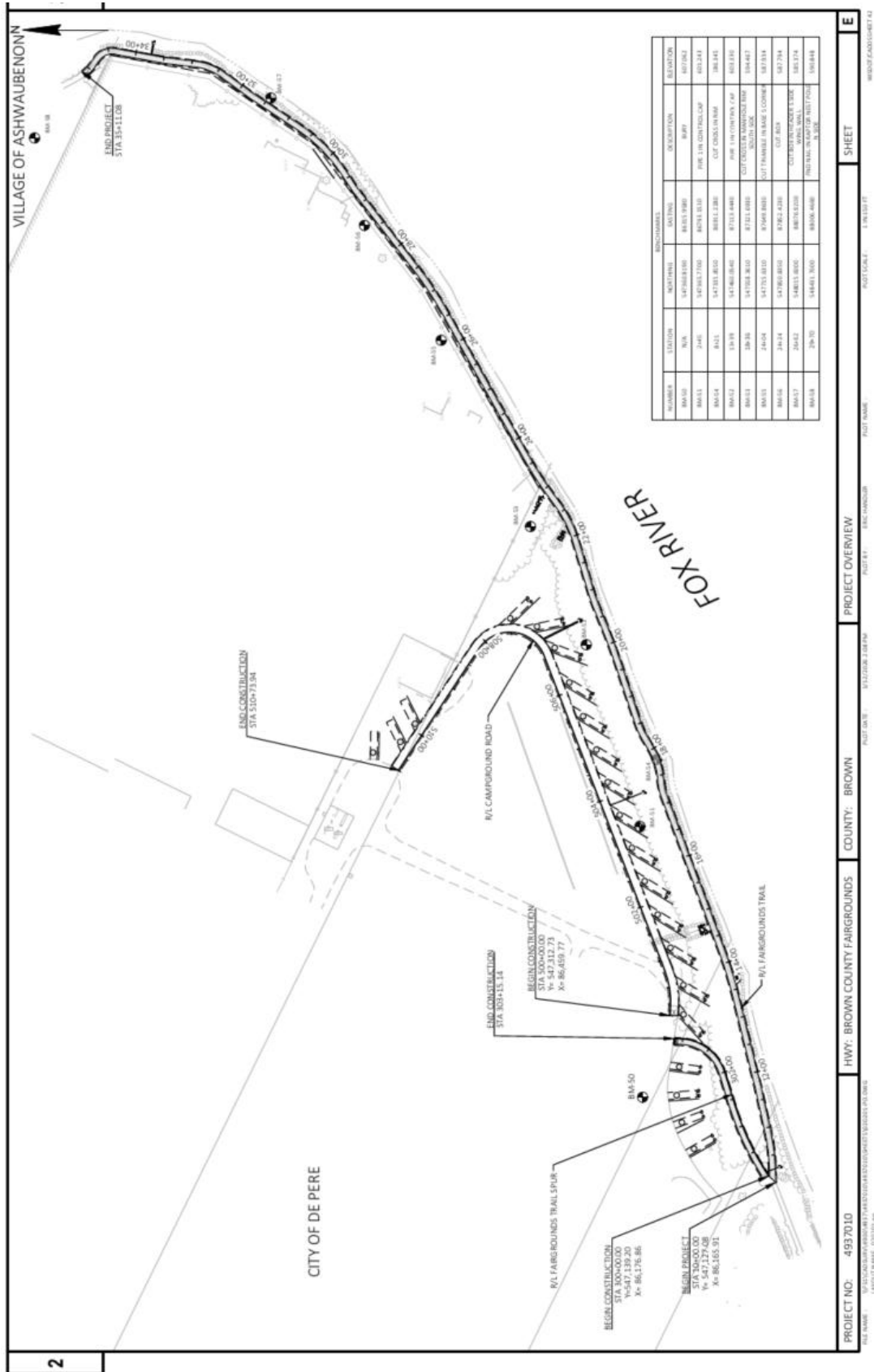
Stormwater and Water Quality

Brown County is aware that the improvements planned for the fairgrounds are subject to stormwater management requirements. Stormwater requirements generally seek to reduce total suspended solids and other pollutants like phosphorus from entering the waterways. Minimizing the amount of impervious surface typically helps in mitigating the property's environmental impact while maintaining compliance with both WDNR requirements and the City's stormwater management ordinance. A hard surface allows for less infiltration and increase the need for other costly stormwater facilities. A semi-pervious surface will help achieve better water quality on site.

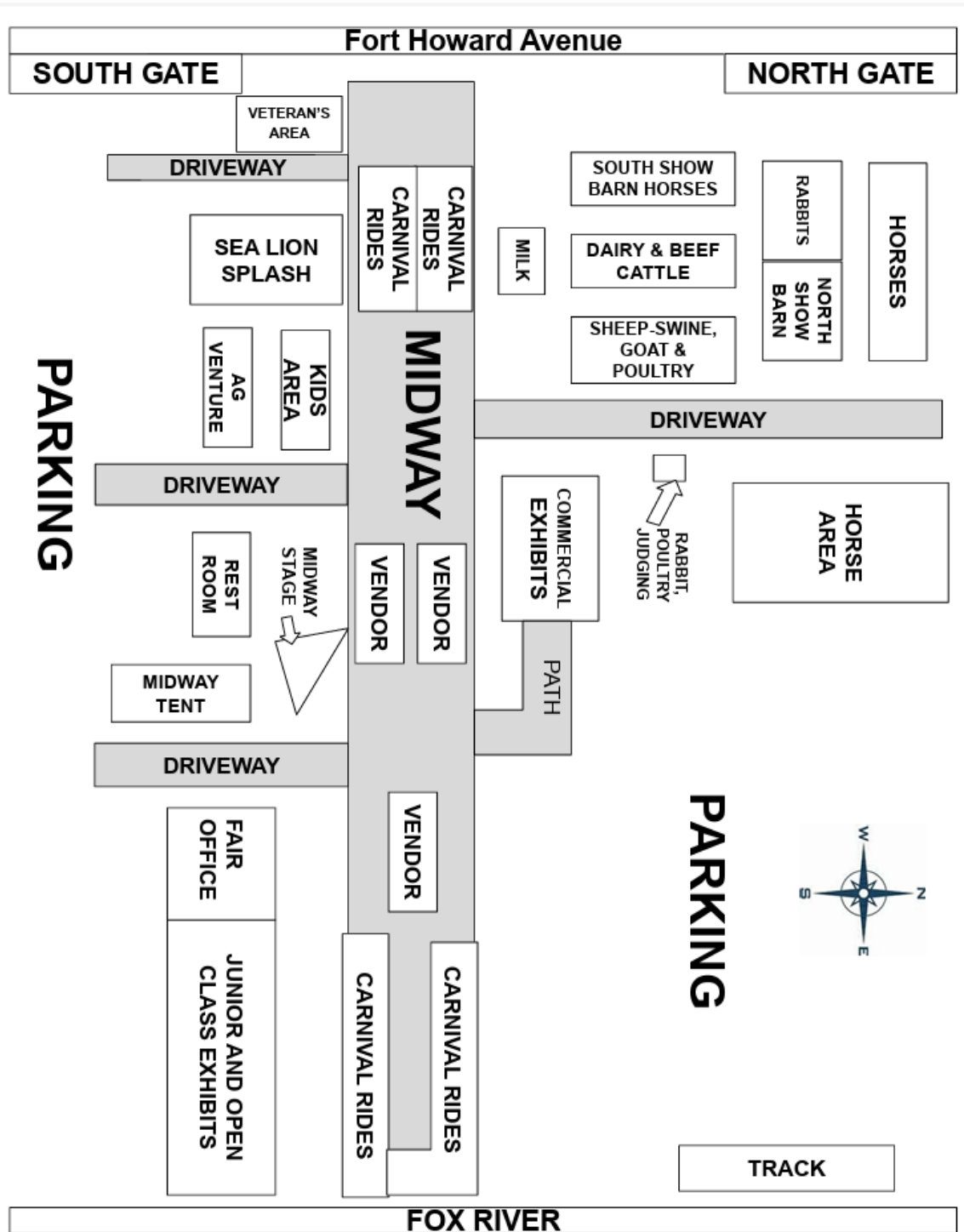
Maintenance

The fairgrounds host events where heavy equipment is used. Tracked equipment can cause significant damage to hard surfaces and be the source of premature deterioration. Using a dust free gravel drive will help avoid the costs of premature replacement of a paved driveway and it will allow the county to conduct periodic maintenance in a cost effective manor is a gravel driveway is allowed.

Attachment A – Site Plan to be Reviewed and Approved Separately



Attachment B – Parking and General Transportation Plan for Fairgrounds



Attachment C – Concept Master Footprint Plan



BROWN COUNTY FAIRGROUNDS
FAIRGROUNDS MASTER PLAN ■ MASTER PLAN
1500 FORT HOWARD AVE ■ DE PERE, WI 54115



RETTLER
corporation
3017 JORDISS PARK DRIVE, STEVENS POINT, WI 54481
PHONE: 920.875.1234 FAX: 920.875.1235
WWW.RETTLER.COM



LEGEND
PARKING STALLS: 566
CAMP SITES: 22 dedicated, 82 overflow
VENDOR AREA: 100,000 sq ft
OPEN AIR BUILDINGS: 45,000 sq ft
MULTIPURPOSE BUILDING: 40,000 sq ft



City of De Pere, Wisconsin

4.D

Request for Plan Commission Action

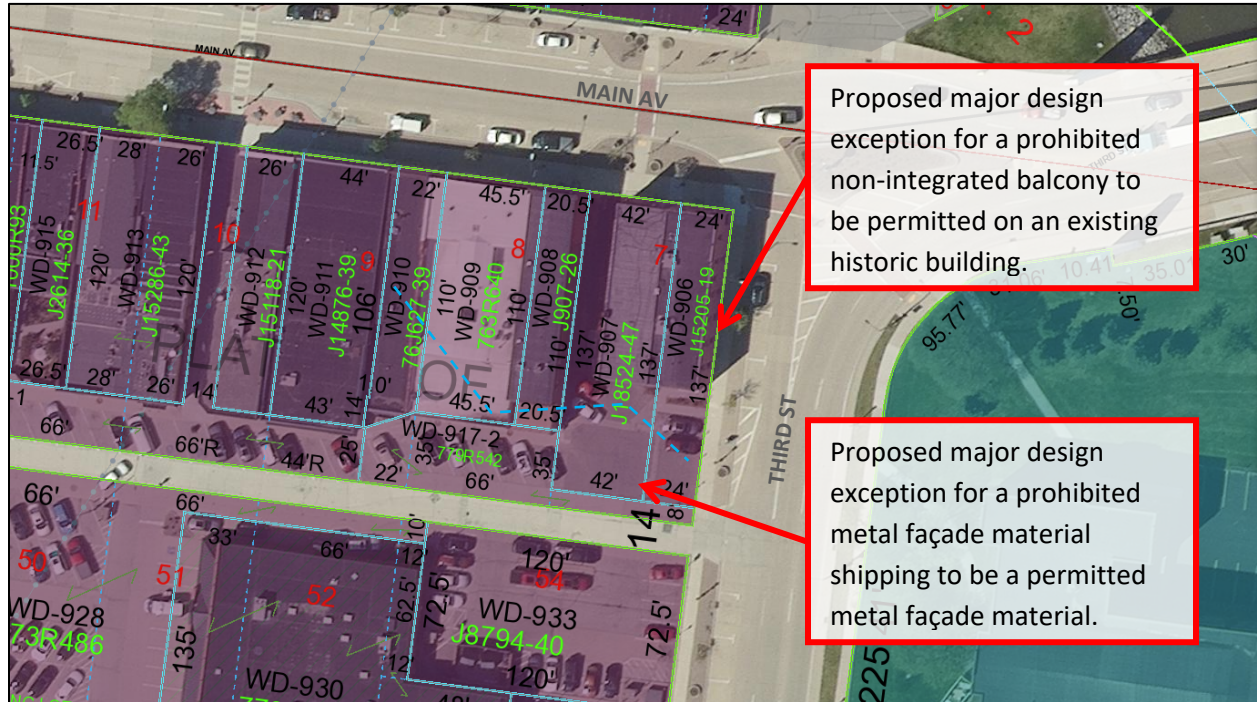
Meeting Date:	May 26, 2026
Department:	Development Services
From:	Peter Schleinz, City Planner/Zoning Administrator
Subject:	Consideration and possible action for a major design exception from Zoning Ordinance Sections 14-92(4)(d) Balconies [Integrated Design] and 14-91 Table 9-1 Major Façade Materials at 301-305 Main AV (Parcels WD-906, WD-907).
Recommendation:	Staff does not make recommendations for major design exceptions.

Attachments:

PC Report, Application Form and Supporting Documents - 19 May 2026

Consideration and possible action for a major design exception from Zoning Ordinance Sections 14-92(4)(d) Balconies [Integrated Design] and 14-91 Table 9-1 Major Façade Materials at 301-305 Main AV (Parcels WD-906, WD-907).

SITE MAP



REQUESTED ACTION: Major Design Exception (File DE 26-03).

Two requests:

- 1) Request to allow a non-integrated balcony with a tacked on appearance on an existing historic building.*
- 2) Request to allow a metal façade for a shipping container that is being designed as an outdoor restaurant with a second floor sitting area.*

COMMON DESCRIPTION: 301-301 Main AV, southwest from the Main AV and Third ST intersection.

ZONING: MX1 (Downtown Mixed Use District).

SURROUNDING LAND USES: Downtown mixed uses (MX1) to the north, south and west. St. Norbert College (PI-2) to the east.

COMPREHENSIVE PLAN: Commercial.

APPLICANT/OWNER: Authorized Representative
Tom Gavic
1818 Rainbow AV
De Pere, WI 54115

Property Owners

WD-906:	WD-907:
PHE WI LLC	Gavic Holdings LLC
301 Main AV	1818 Rainbow AV
De Pere, WI 54115	De Pere, WI 54115

LAND USE HISTORY:

The site has been developed as part of downtown De Pere since the 1938 air photos.

STAFF REVIEW:

Recent Site Plans

On April 29, 2026, a new site plan was submitted for 'The Alley District', which is a plan for outdoor uses on the south and west sides of two adjacent buildings at 301-305 Main AV. The site plan included both the container box and the balcony that are referenced as part of this design exception request.

Major Design Exception Request #1: Request to change the prohibited use of a non-integrated balcony to be permitted on the east façade of 301 Main AV due to the existing building being historic and unable to have integrated design walls added, as shown in the attached graphics.

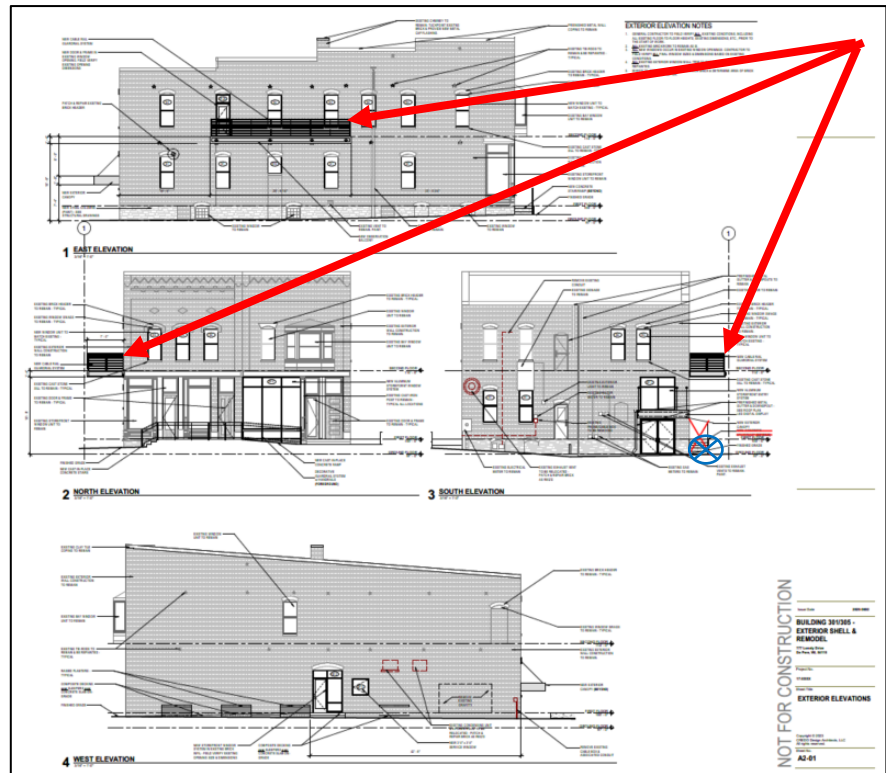
The proposed site plan, called "The Alley District" at 301-305 Main AV, includes two existing buildings, outdoor gathering space on the west and south sides of the buildings with a shipping container, and a new balcony on the east side of the 301 Main AV building. Design exception #1 is for the balcony, only. A balcony at this location may be staff approved as part of a site plan if the following criteria are met:

- A. Balconies must be a minimum of 4 feet deep and 5 feet wide.
- B. Balconies are intended to be integrated with the design of the façade in order to avoid a "tacked on" appearance.
- C. The balcony support structure must be integrated with the building façade; separate columns or posts supporting any balcony from the ground are prohibited.
- D. The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any public way must be finished. Metal grate floors are not allowed.
- E. A maximum of 35% of the public way facades may be covered by balconies.
- F. Balconies may not extend into any right-of-way or easements except as otherwise approved by the city via a revocable occupancy permit.
- G. Balconies in the right-of-way must have at least a 10 foot clearance above the sidewalk.
- H. A design exception may be approved for an alternate balcony design in accordance with Zoning Ordinance Section 14-125.

Only Criteria 'C.' has not been met, related to integrated building design. The applicant identified that the balcony addition is on an existing historic building where walls and structures cannot be added to integrate the design. Instead, design features from the historic building have been added to the balcony design including the addition of a pattern for the balcony floor that appears over the building front windows and adding "stars" that appear on the side of the building.

*Zoning Ordinance Section 14-92(4)(d) Balconies [Integrated Design]
Balconies are intended to be integrated with the design of the façade in order to avoid a "tacked-on" appearance. The balcony support structure*

must be integrated with the building façade; separate columns or posts supporting any balcony from the ground are prohibited.



Major Design Exception Request #2: Request to change the prohibited use of a metal as a major façade material to be a permitted façade material for a metal shipping container at the south end of both properties at 301-305 Main AV, as shown in the attached graphics.

The proposed site plan, called “The Alley District” at 301-305 Main AV, includes two existing buildings, a new balcony on the east side of the 301 Main AV building, and outdoor gathering space on the west and south sides of the buildings with a shipping container. Design exception #2 is for the use of a metal facade shipping container, only. The use of all metal facades in the MX1 District cannot be staff approved as part of a site plan.

- Additional information was provided by the applicant regarding the use of the outdoor spaces for “The Alley District”, the proposed use of the metal shipping container as an outdoor restaurant with a gathering/seating space on the roof, and art/mural space on the east, west, and south facades.

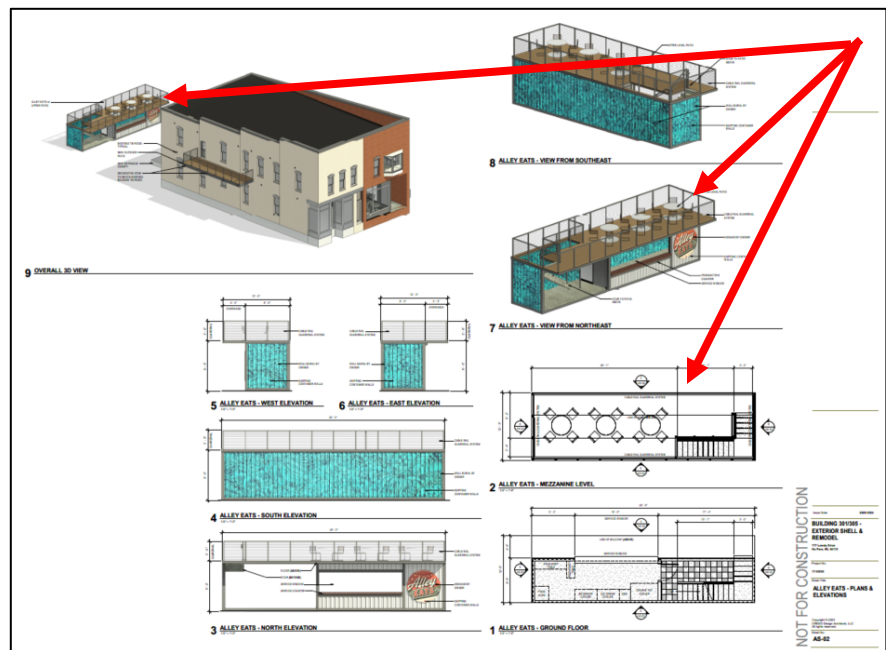
The latest version of the concept for the shipping container was provided to staff on May 18, 2026. The concept was reviewed internally by staff including the City Manager, Law Department, Development Services Department. Staff concluded that design exception request #2 is a good idea, however, the request may be too large for Plan Commission to consider due to the project being about much more than just building

façade materials. Additional issues like a structure straddling a property line, shared liquor license areas, sewer/water service lines, etc., also arise and are not all yet resolved. Due to that, staff suggests that Plan Commission take the following action:

1. The design exception request #2 part of this request should be referred to staff with a direction for staff to return to the June Plan Commission meeting with drafted revisions to the Zoning Ordinance that incorporate the permitted use of shipping containers within the City limits for alley/entertainment areas with a specific set of regulations for the shipping containers.

The creation of specific shipping container regulations in the Zoning Ordinance, if approved by Common Council, may eliminate the need for this part of the design exception and the tabled item can then be withdrawn.

Zoning Ordinance Section 14-91 Table 9-1 Major Façade Materials prohibits full metal facades in the MX1 District. However, metal may be used as a minor façade material on up to 30% of the street side façade, interior side façade and rear façade if combined with at least 35% ground level masonry.



Requirement for Plan Commission Review

Plan Commission review is required for major design exceptions related to balcony integrated design and for major design exceptions related to major façade materials. The requests are considered major design exception for relief from strict compliance with Sections 14-92(4)(d) Balconies [Integrated Design] and 14-91 Table 9-1 Major Façade Materials.

To assist the Plan Commission review, the developer submitted a concept site plan, with the balcony shown and the shipping container shown, along with other proposed features on the alley district site. A summary about the project and how various elements may work is included at the beginning of the concept site plan.

The developer must address the Zoning Ordinance Section 14-125 "Intent" and the "burden of Proof or Persuasion" requirements of major design exceptions.

Criteria for Review

The Plan Commission's decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
 - a. *Intent statement: The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and consistency with the comprehensive plan.*
2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and
3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

REVIEW PROCESS:

Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition and then makes a final decision of approval, approve with modifications strictly related to the request, or denial. Information from the developer is included within the agenda packet.

Note: The Plan Commission may approve, approve with modifications, refer to staff, or deny the request. Any design exception approvals will be incorporated into the site plan review process that is facilitated by staff.



Planning/Zoning Application

Planning & Zoning Department

Submitted On: Apr 29, 2026, 11:02AM EDT

Revised: May 19, 2026

Parcel Number: (Include ALL parcels)	WD-906, WD907
Nearest property address to the project site:	Street Address: 301 Main Avenue City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	Design Exception Site Plan
What kind of design exception is proposed?	Major Design Exception
What is the design exception proposing to change?	Other measures
What zoning ordinance section number(s) or table number(s) is impacted?	Adding a shipping container to the site for food, beverage and seating - Section 14.91 Building Facade Adding a second floor balcony to the east facade - Section 14.92 (4) Balconies
Current De Pere Zoning Districts:	MX1
Existing Site Land Uses:	Commercial
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: Tom Last Name: Gavic
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 1818 Rainbow Avenue 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?	No
1. A written statement that describes the design exception, why the design exception is necessary, and all efforts that were used to mitigate any adverse impacts resulting from a grant of the exception.	Tom and Peter working on this together and Tom will submit separately. See Attached documents.
2. An intent statement that identifies the specific site features or characteristics of the subject property, including the presence of existing buildings, that create conditions that make strict compliance with applicable regulations impractical or undesirable.	Tom and Peter working on this together and Tom will submit separately. See attached documents.
3. An intent statement with a specific description about how alternative design solutions may result in equal or better implementation of the regulation's intended purpose.	Tom and Peter working on this together and Tom will submit separately. See attached documents.
4. An intent statement that describes how the design exception is consistent with the comprehensive plan.	Tom and Peter working on this together and Tom will submit separately. See attached documents.
5. A burden of proof and persuasion statement that defines how the design exception will not result in any adverse impacts on other properties in the area	Tom and Peter working on this together and Tom will submit separately. See attached documents.

beyond those impacts ordinarily expected through implementation of the regulation.	
Upload File(s) Here	301.305 Main Site Plan Desing Exceptions Summary.pdf
Please attach a PDF copy of the site plan.	Alley District Site Plan.pdf
Please attach a CAD copy of the property that shows the footprint of all hard, impervious surfaces. (Only one page needed, not the entire site plan.)	Alley District Site Plan.pdf
Would you like a basic checklist of information to include in the site plan?	No
How do you plan on paying for your application?	Mail a check
Total Due:	\$525.00
Property Owner or Authorized Representative Signature	First Name: Tom Last Name: Gavic Email Address:  Signed at: April 29, 2026 10:53AM America/New_York
User's Session Information	72.131.102.4, Referrer URL

301 / 305 Main Avenue Site Plan Design Exception Summary

(Tom to complete in collaboration with Peter and submitted separately)

1. Adding a shipping container to the site for food, beverage and seating - Section 14.91 Building Facade
2. Adding a second-floor balcony to the east facade - Section 14.92 (4) Balconies

301 / 305 Main Avenue

Site Plan Application Design Exceptions Request

Shipping Container Design Exception:

1. A written statement that describes the design exception, why the design exception is necessary, and all efforts that were used to mitigate any adverse impacts resulting from a grant of the exception.

- Adding a shipping container to the site for food, beverage and seating - Section 14.91, Building Façade, would require adding masonry to the lower third of the container façade.
- It is our intent to use the container façades for an art mural, helping to invest in our strategy of elevating art in our downtown guest experience.

2. An intent statement that identifies the specific site features or characteristics of the subject property, including the presence of existing buildings, that create conditions that make strict compliance with applicable regulations impractical or undesirable.

- The outdoor experience we are attempting to create in “The Alley District” of 301/305 Main is a historic alley-centered hospitality district blending adaptive reuse, outdoor gathering, and experiential placemaking. So, the shipping container adds a layer of industrial feel integrated with the historic brick buildings and alley.

3. An intent statement with a specific description about how alternative design solutions may result in equal or better implementation of the regulation’s intended purpose.

- With the addition of De Pere’s first brewery, this mix of vintage brick and industrial steel architecture, string lighting, live music, fire pits, and wood fired pizza create an experience where guests will want to linger – building community. We believe this architectural mix will be very consistent and complimentary to the indoor/outdoor experience for Pasquale’s and Nicolet Ale Works.
- There are wonderful examples around the country where communities have integrated shipping containers into downtown mixed-use developments and are wonderful examples of adaptive reuse.

4. An intent statement that describes how the design exception is consistent with the comprehensive plan.

- As we kick off the update of the downtown master plan, we believe the example of “The Alley District” at 301/305 Main could be expanded to include other current and future alley developments in the downtown west side.

5. A burden of proof and persuasion statement that defines how the design exception will not result in any adverse impacts on other properties in the area

- We have a reputation of taking old challenging properties and renovating them into aesthetically pleasing developments. With the recent development of the alley west of 305 Main and the Music in the Alley programming our neighboring property owners have been very appreciative. We have shared the vision of “The Alley District” including the shipping container, expanded outdoor seating, live music, fire pits and outdoor movies – the backyard of downtown De Pere – the feedback has been overwhelmingly supportive.
- It would be our intent to work with artist Andrew Linskens, who we worked with on our 417 Main “Owl” mural, and Tina Quigley to incorporate mural art on the shipping container’s west, south and east facades – continuing our commitment to public art in our downtown.
- Incorporating a patio and railing on top of the shipping container provides another design element that turns the container into an “experience” for the public in addition to just serving food and beverage – see examples attached.

Balcony Design Exception:

1. A written statement that describes the design exception, why the design exception is necessary, and all efforts that were used to mitigate any adverse impacts resulting from a grant of the exception.

- Adding a second-floor balcony to the east facade - Section 14.92 (4) Balconies requires that the balcony is “integrated” into the building. Adding the balcony to 301 Main, an 1886 historic building, limits our ability to “integrate” the proposed design. We have taken steps structurally to cantilever the balcony vs using any columns and limit the length of the balcony to 40 feet max.
- The balcony will enter the public right away below, so the design of the balcony floor will be solid to minimize any contents falling through the floor onto the public right way.

2. An intent statement that identifies the specific site features or characteristics of the subject property, including the presence of existing buildings, that create conditions that make strict compliance with applicable regulations impractical or undesirable.

- Integrating the balcony into the historic building beyond the cantilever structure is not practical – but the design of the railing system and color of the balcony will be selected to compliment the historic brick colors.

3. An intent statement with a specific description about how alternative design solutions may result in equal or better implementation of the regulation’s intended purpose.

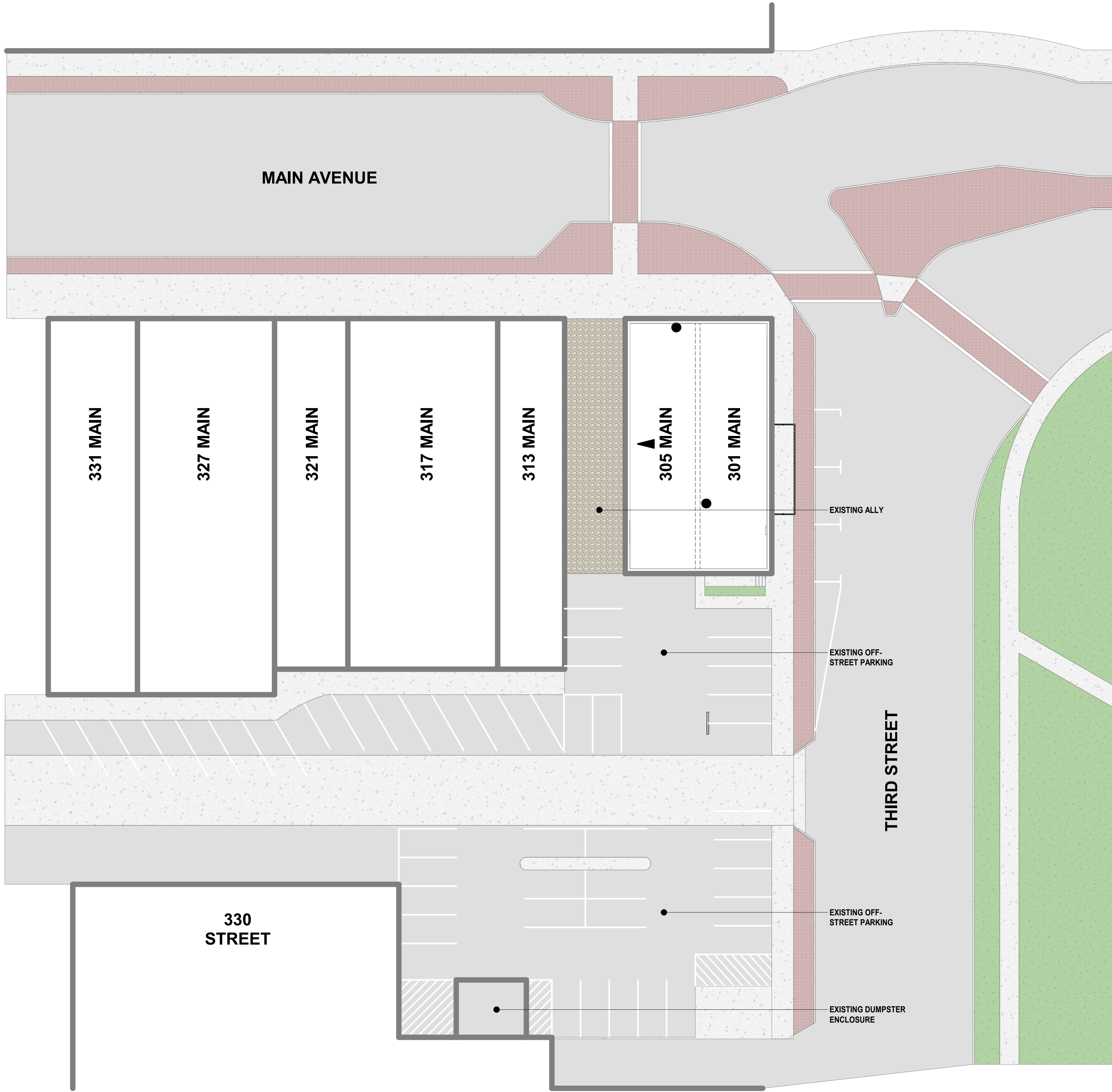
- The balcony solution will provide wonderful opportunities for the public to enjoy the views of our downtown and college campus.
- This balcony provides opportunities for the public to gather and enjoy a unique indoor/outdoor experience.
- The balcony design could integrate a historical decorative detail of the east façade “Star” that is at the same height of the balcony – See building east façade drawing attached.

4. An intent statement that describes how the design exception is consistent with the comprehensive plan.

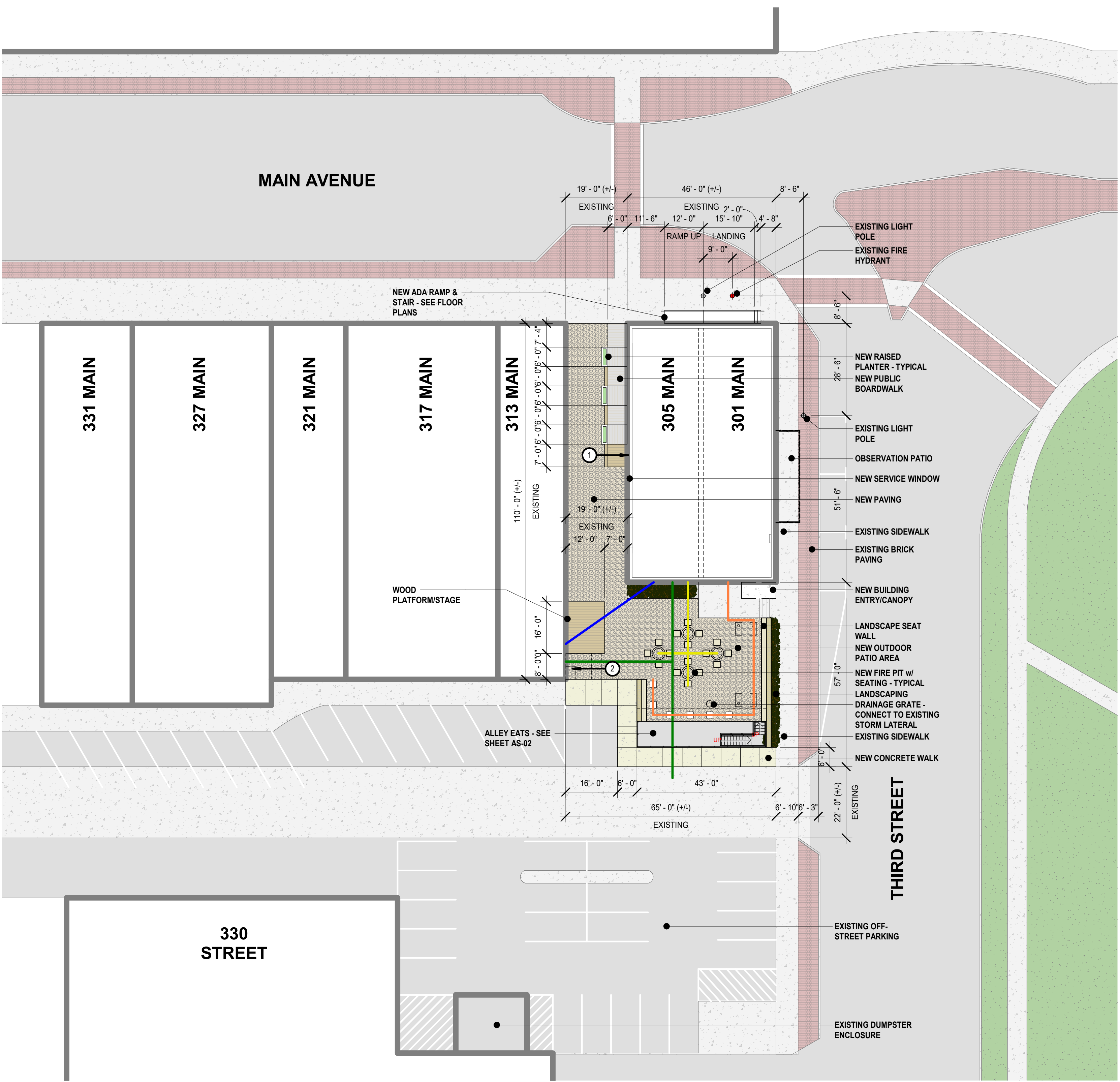
- This balcony design solution would be consistent with what has been implemented at the 102 Broadway and the east façade of buildings in Mission Square – these examples are all benefiting private residents – the 301 balcony will be for the benefit of the public.
- The solution also enhances the outdoor experiences we will be planning for in the downtown master plan update.

5. A burden of proof and persuasion statement that defines how the design exception will not result in any adverse impacts on other properties in the area

- The balcony solution will not only be an important part of The Alley District experience, but it will also provide amazing views of the river, downtown De Pere and the St Norbert College campus.
- We will have the opportunity to add some additional trees along our east edge of the site to add greenery to the east end of the Nicolet Square Alley, providing a more welcoming pedestrian experience.



ARCHITECTURAL SITE PLAN - EXISTING
Scale: 1" = 20'-0"



ARCHITECTURAL SITE PLAN - PHASE 1
Scale: 1" = 20'-0"

SITE PLAN LEGEND

	EXISTING ASPHALT PAVING TO REMAIN
	NEW ASPHALT PAVING
	EXISTING BRICK PAVERS TO REMAIN
	NEW BRICK PAVERS TO MATCH EXISTING
	EXISTING CONCRETE PAVING TO REMAIN
	NEW 4" CONCRETE WALKWAY
	NEW BOARDWALK
	NEW CRUSHED STONE
	NEW 2" ELECTRICAL CONDUIT
	NEW 1" GAS LINE
	NEW 4" SANITARY LINE TO CITY LATERAL
	NEW 1" WATER LINE

SITE PLAN KEY NOTES

- NEW ADA BUILDING ACCESS POINT.
- SITE UTILITIES.
- TRASH/RECYCLING.

NOT FOR CONSTRUCTION

Issue Date 2026-0224

BUILDING 301/305 -
EXTERIOR SHELL &
REMODEL

777 Lonely Drive
De Pere, WI, 54115

Project No.

17-XXXX

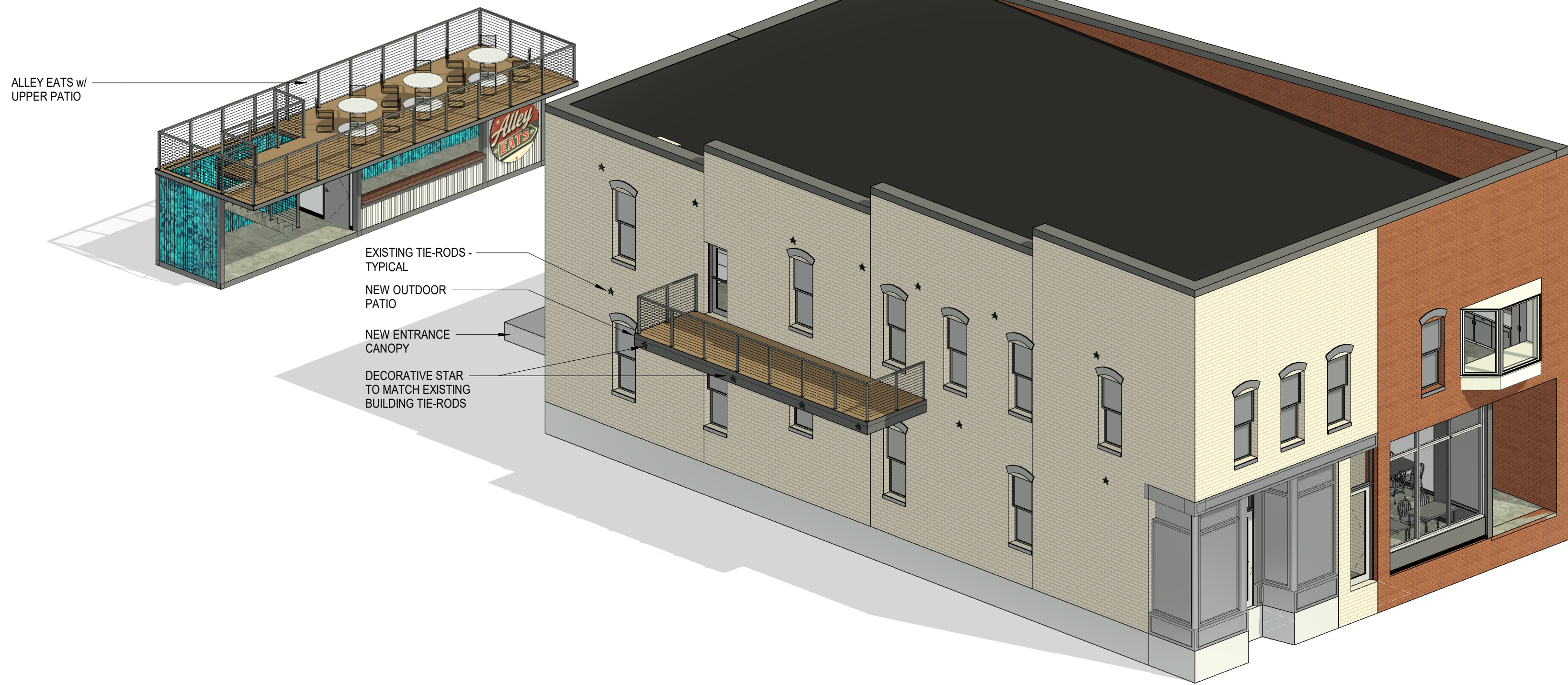
Sheet Title

SITE PLAN

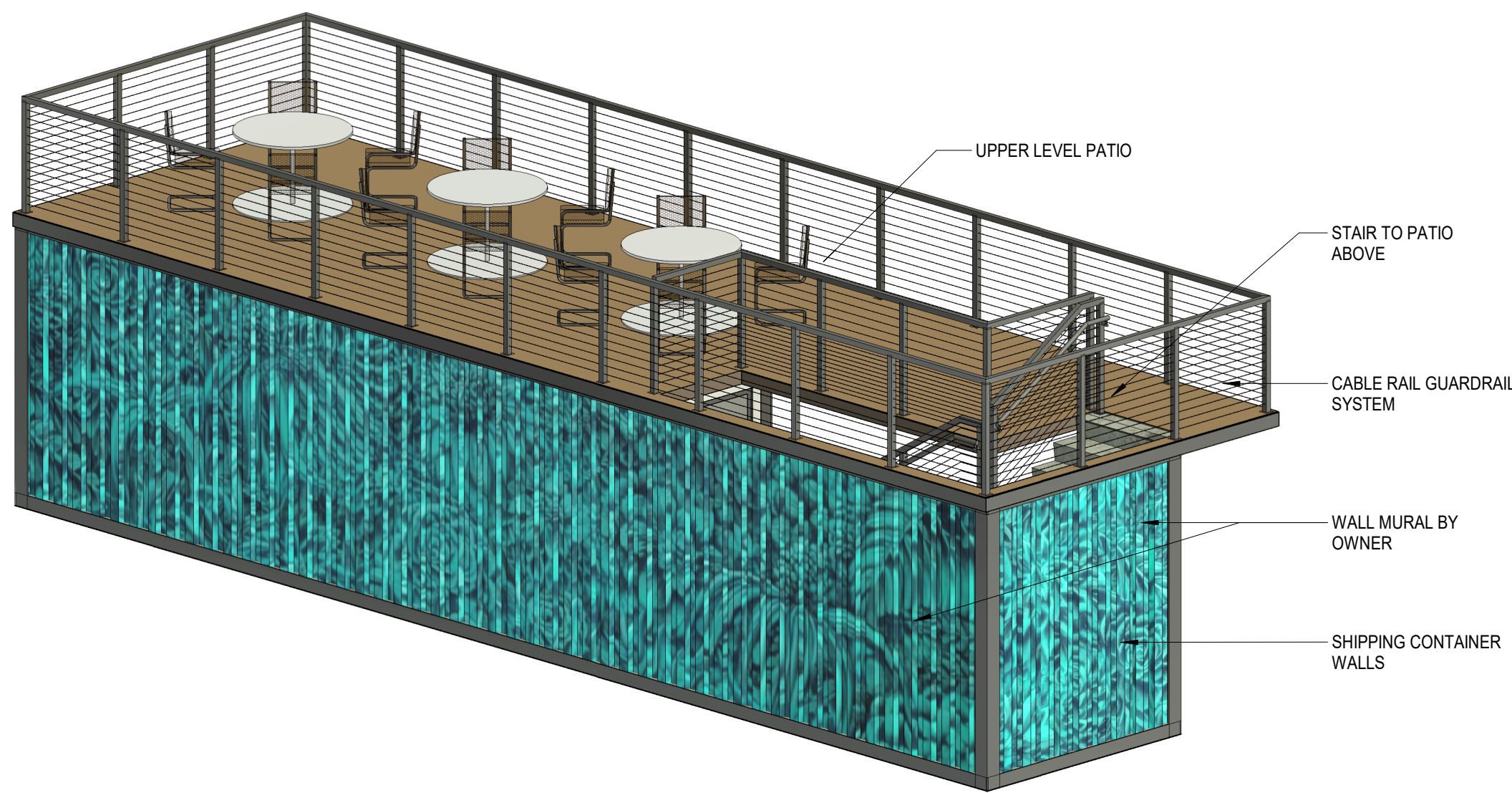
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Sheet No.

AS-01



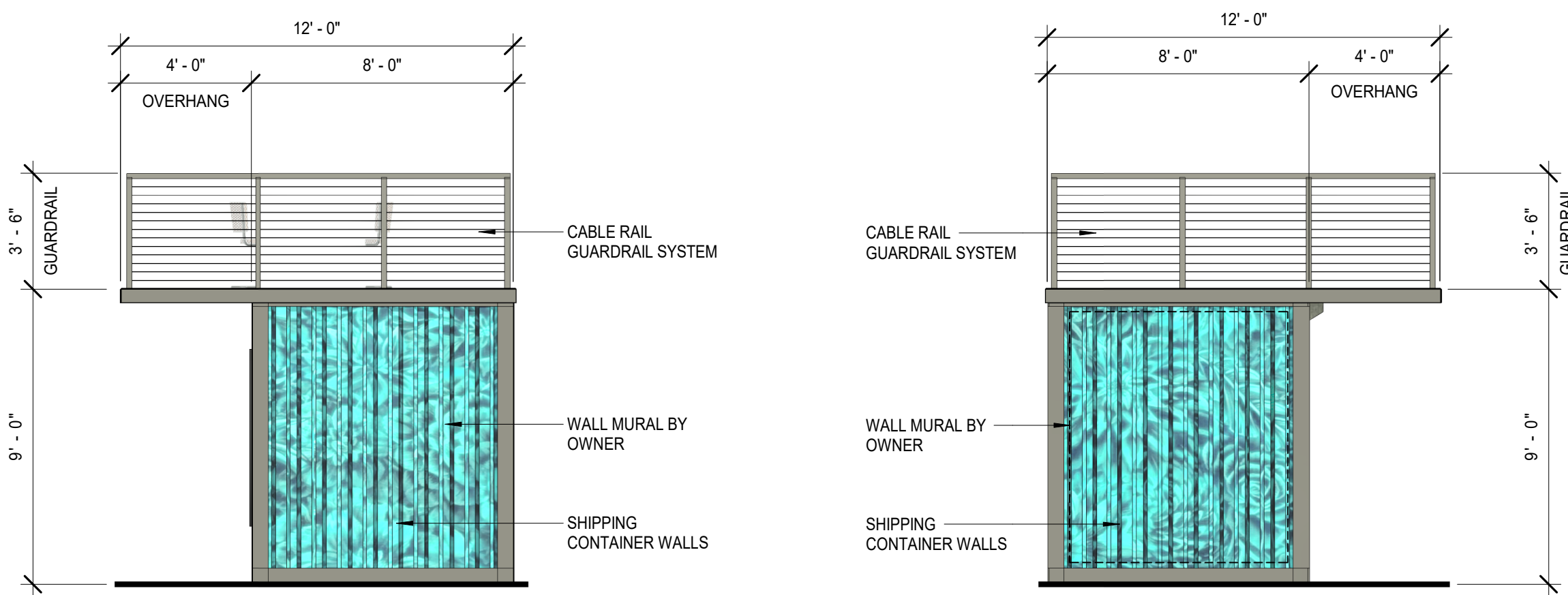
9 OVERALL 3D VIEW



8 ALLEY EATS - VIEW FROM SOUTHEAST



7 ALLEY EATS - VIEW FROM NORTHEAST

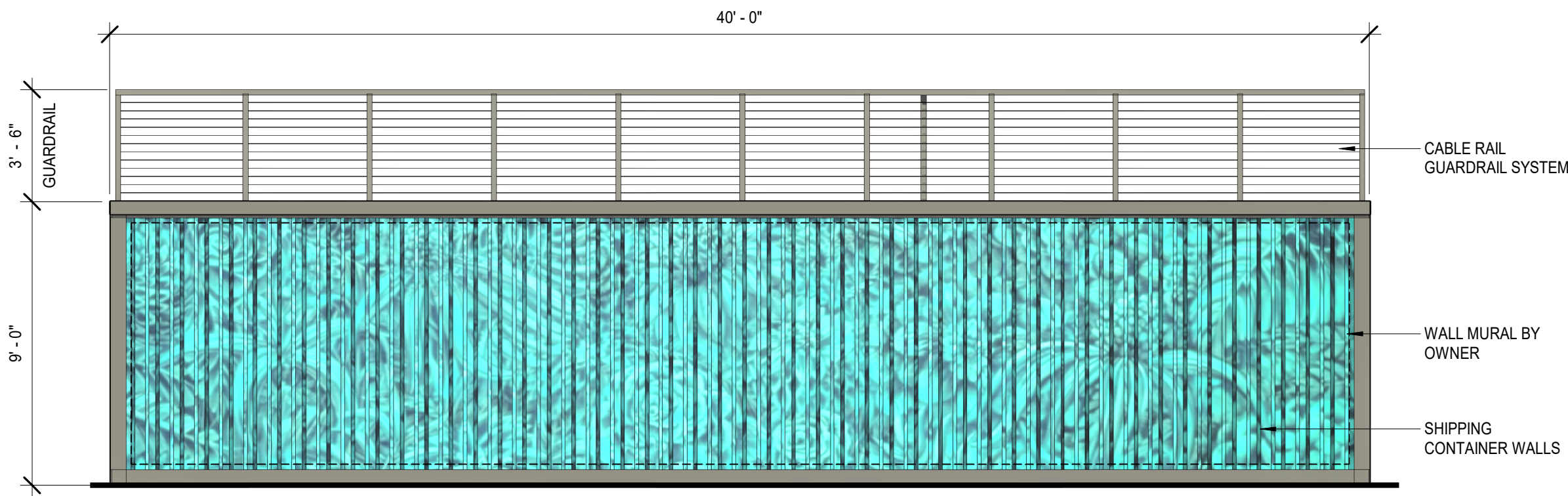


5 ALLEY EATS - WEST ELEVATION

1/4" = 1'-0"

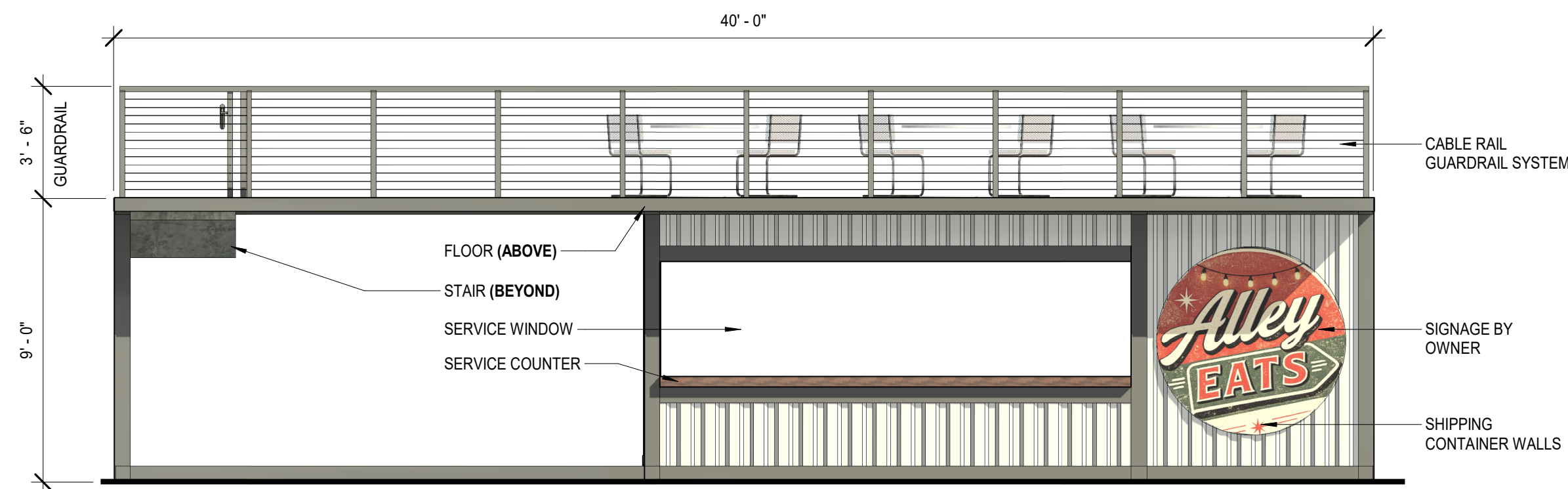
6 ALLEY EATS - EAST ELEVATION

1/4" = 1'-0"



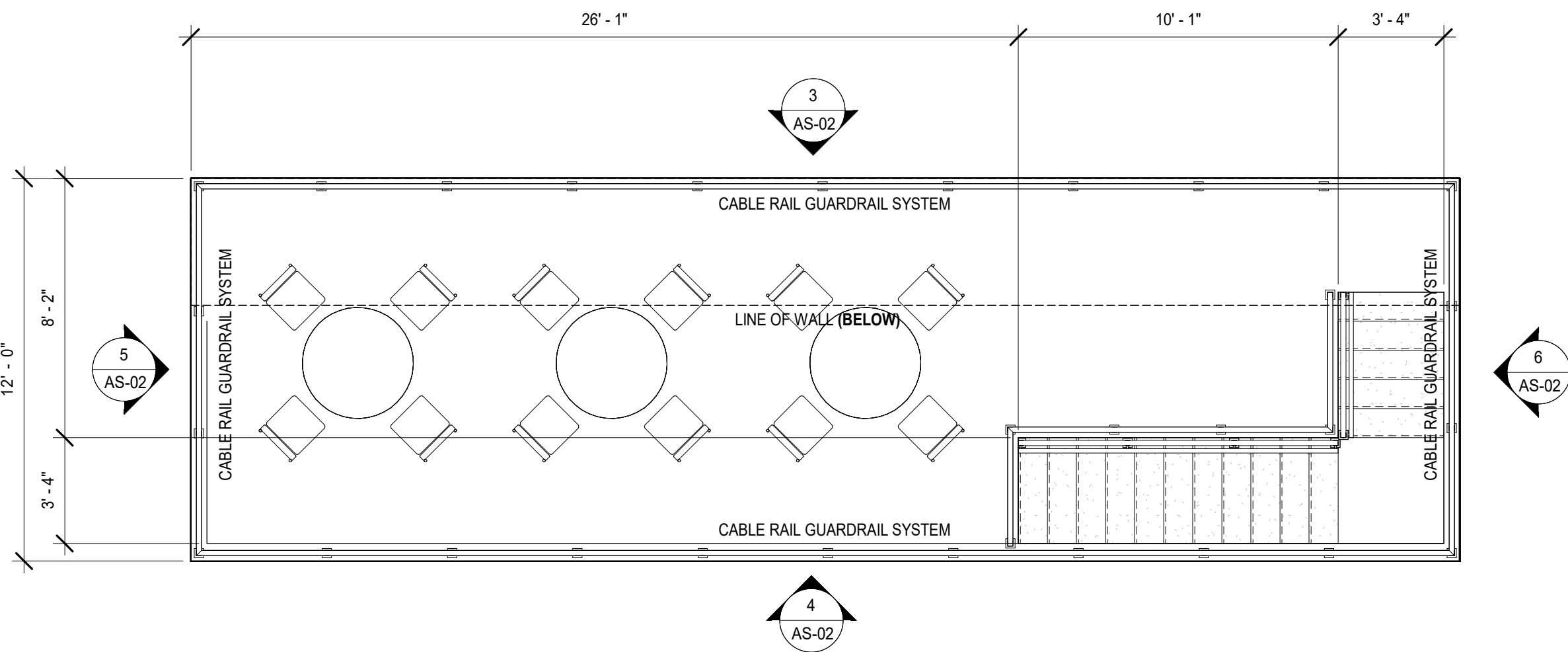
4 ALLEY EATS - SOUTH ELEVATION

1/4" = 1'-0"



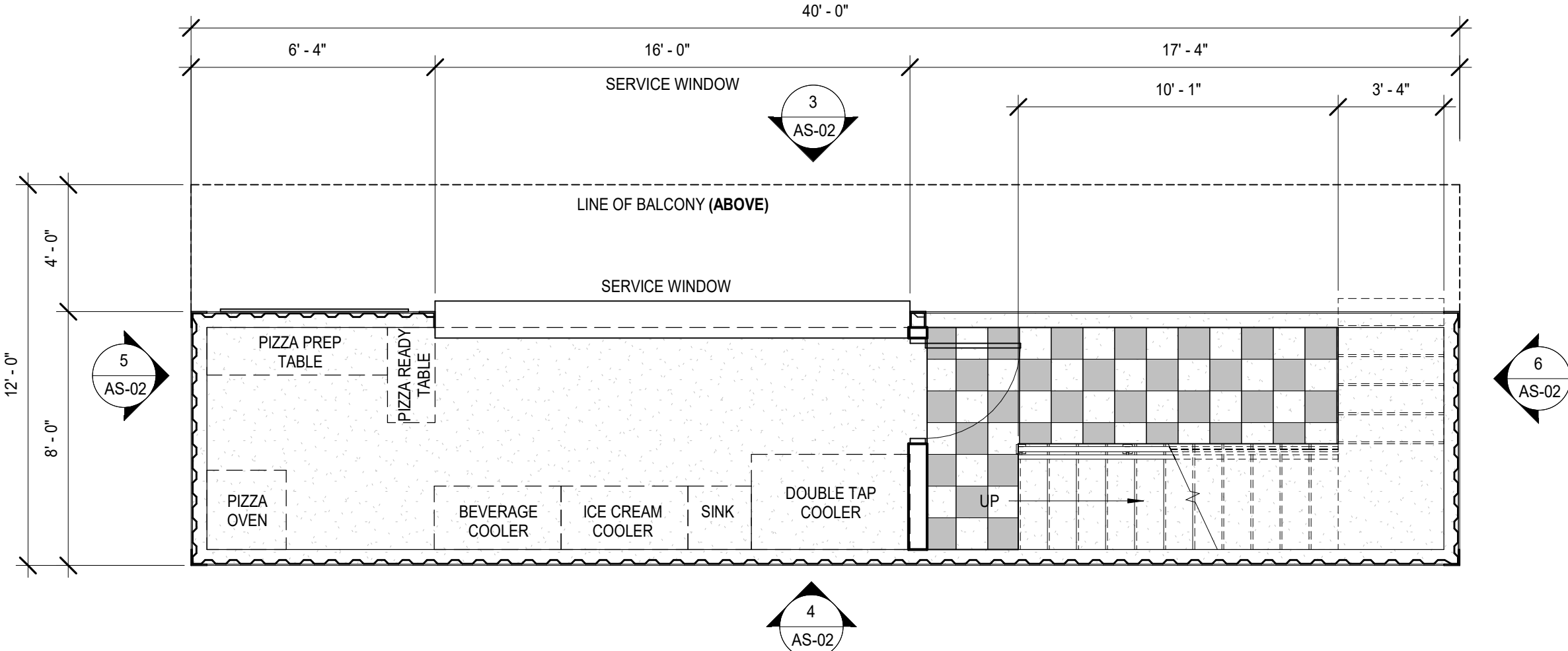
3 ALLEY EATS - NORTH ELEVATION

1/4" = 1'-0"



2 ALLEY EATS - MEZZANINE LEVEL

1/4" = 1'-0"



1 ALLEY EATS - GROUND FLOOR

1/4" = 1'-0"

NOT FOR CONSTRUCTION

Issue Date 2026-0224

BUILDING 301/305 - EXTERIOR SHELL & REMODEL

777 Lonely Drive De Pere, WI, 54115

Project No.

17-XXXX

Sheet Title

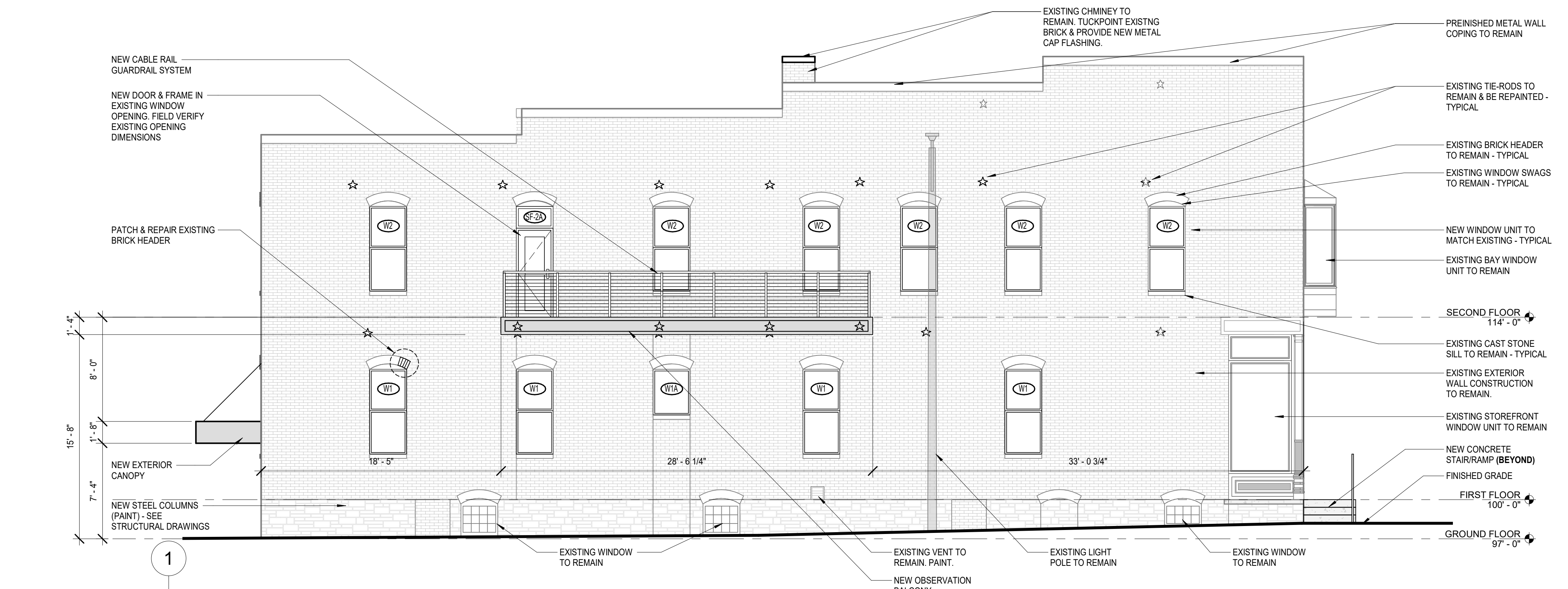
ALLEY EATS - PLANS & ELEVATIONS

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Sheet No.

AS-02





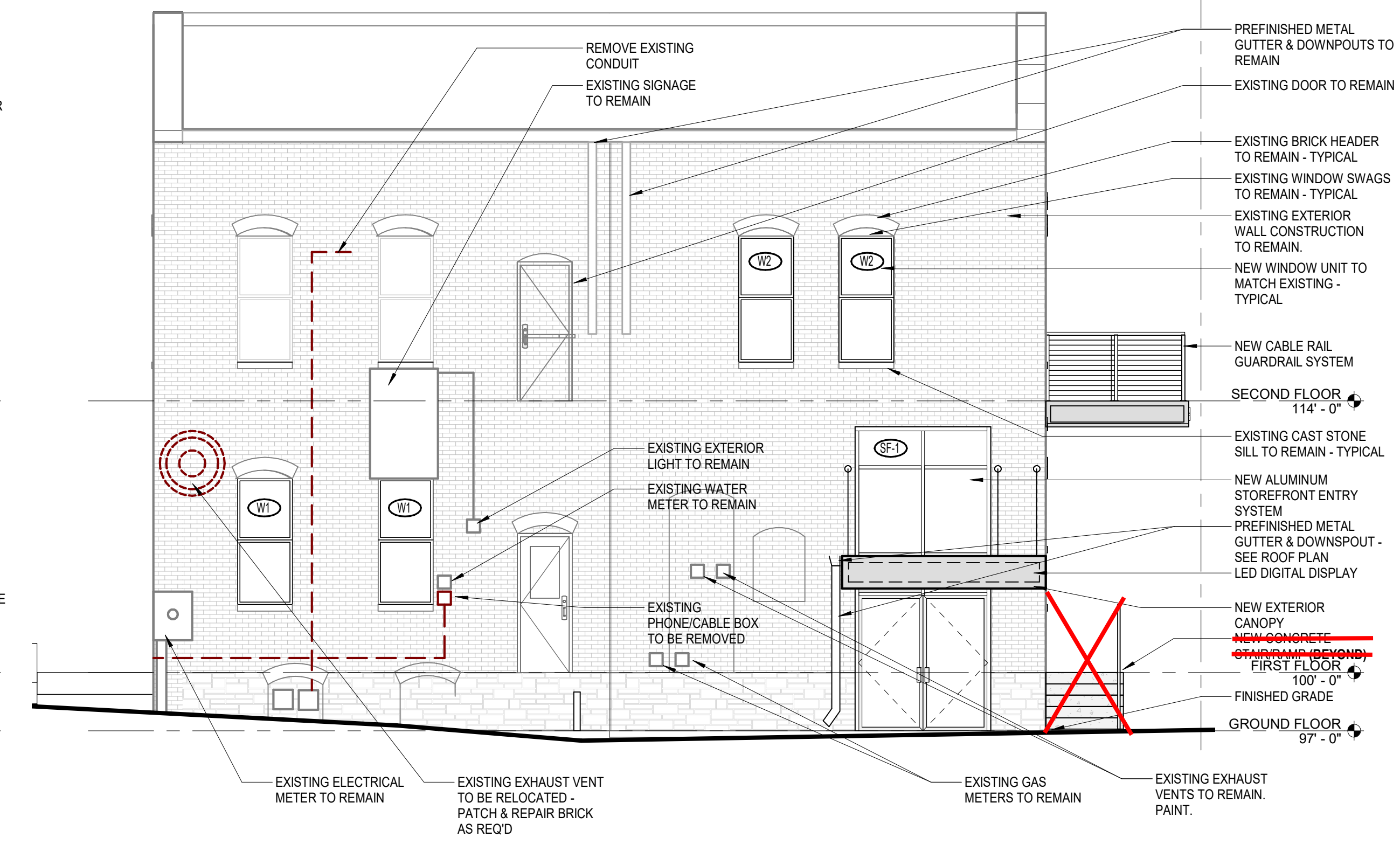
1 EAST ELEVATION

3/16" = 1'-0"



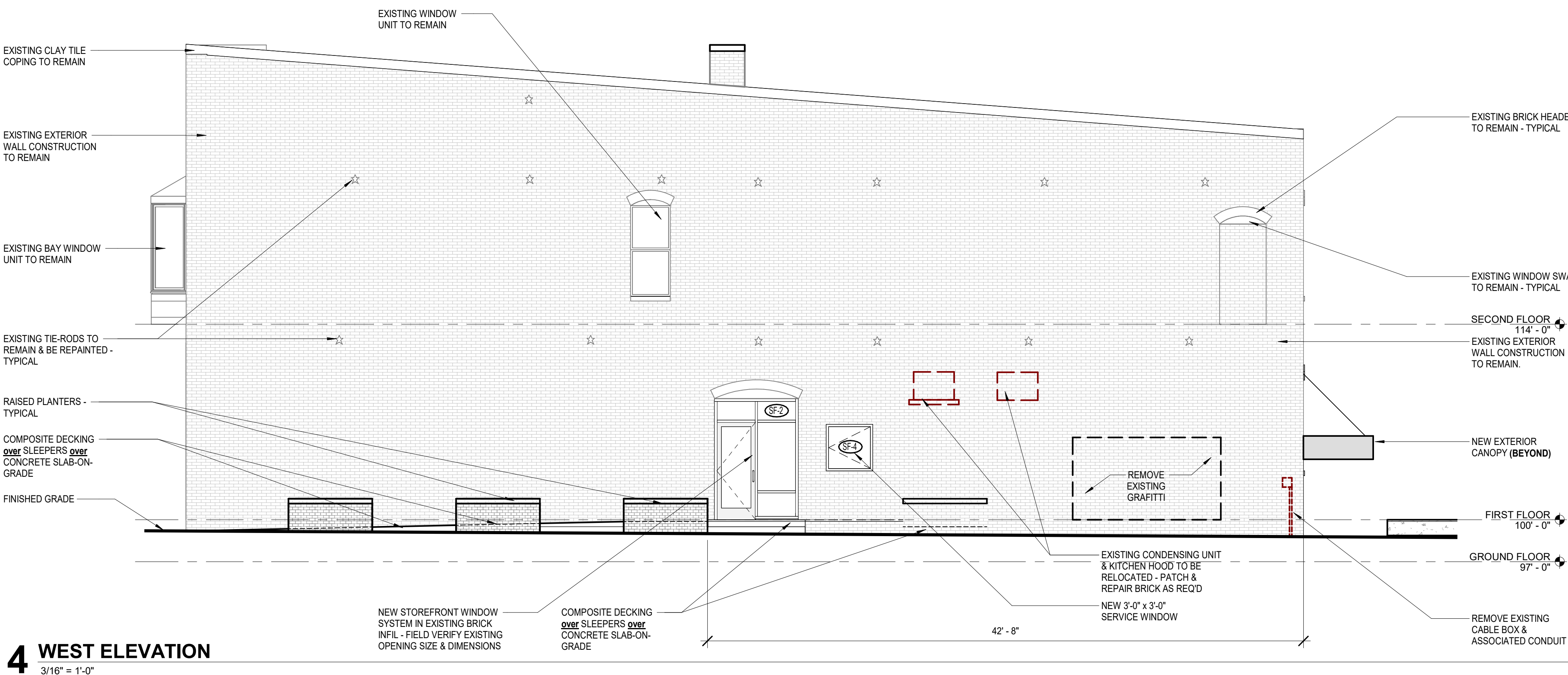
2 NORTH ELEVATION

3/16" = 1'-0"



3 SOUTH ELEVATION

3/16" = 1'-0"



4 WEST ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY **ALL** EXISTING CONDITIONS, INCLUDING ALL EXISTING FLOOR-TO-FLOOR HEIGHTS, EXISTING DIMENSIONS, ETC., PRIOR TO THE START OF WORK.
2. **ALL** EXISTING BRICKWORK TO REMAIN AS IS.
3. **ALL** NEW WINDOWS OCCUR IN EXISTING WINDOW OPENINGS. CONTRACTOR TO FIELD VERIFY **ALL** FINAL WINDOW SIZES & DIMENSIONS BASED ON EXISTING CONDITIONS.
4. **ALL** EXISTING EXTERIOR WINDOW/WALL TRIM TO REMAIN. ALL TRIM TO BE REPAINTED.
5. MASON TO INSPECT **ALL** EXISTING EXTERIOR BRICK & DETERMINE AREA OF BRICK THAT ARE IN NEED OF REPAIR.

NOT FOR CONSTRUCTION

Issue Date 2025-0602

BUILDING 301/305 - EXTERIOR SHELL & REMODEL

777 Lonely Drive
De Pere, WI, 54115

Project No.

17-XXXX

Sheet Title

EXTERIOR ELEVATIONS

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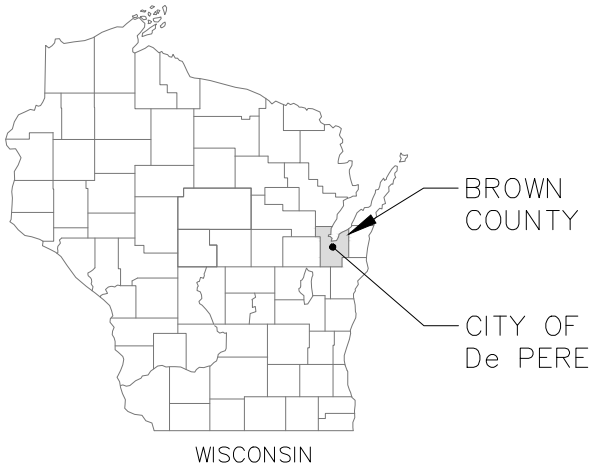
Sheet No.

A2-01

GAVIC HOLDINGS, LLC

THE ALLEY DISTRICT SITE UPGRADES

CITY OF De PERE, WI



SHEET NO.	DESCRIPTION
G001	TITLE SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING AND EROSION CONTROL PLAN
C401	UTILITY PLAN

SITE BENCHMARKS



HYDRANT TAG BOLT
NORTH OF 301 MAIN AVE
ELEV = 599.54



CENTER OF STORM COVER
MIDDLE OF ALLEY WEST
OF DRIVEWAY SOUTH OF
301 MAIN AVE
ELEV = 593.80



CENTER OF STORM COVER
MIDDLE OF ALLEY WEST
OF SITE
ELEV = 597.54

PRELIMINARY

NOT FOR CONSTRUCTION



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

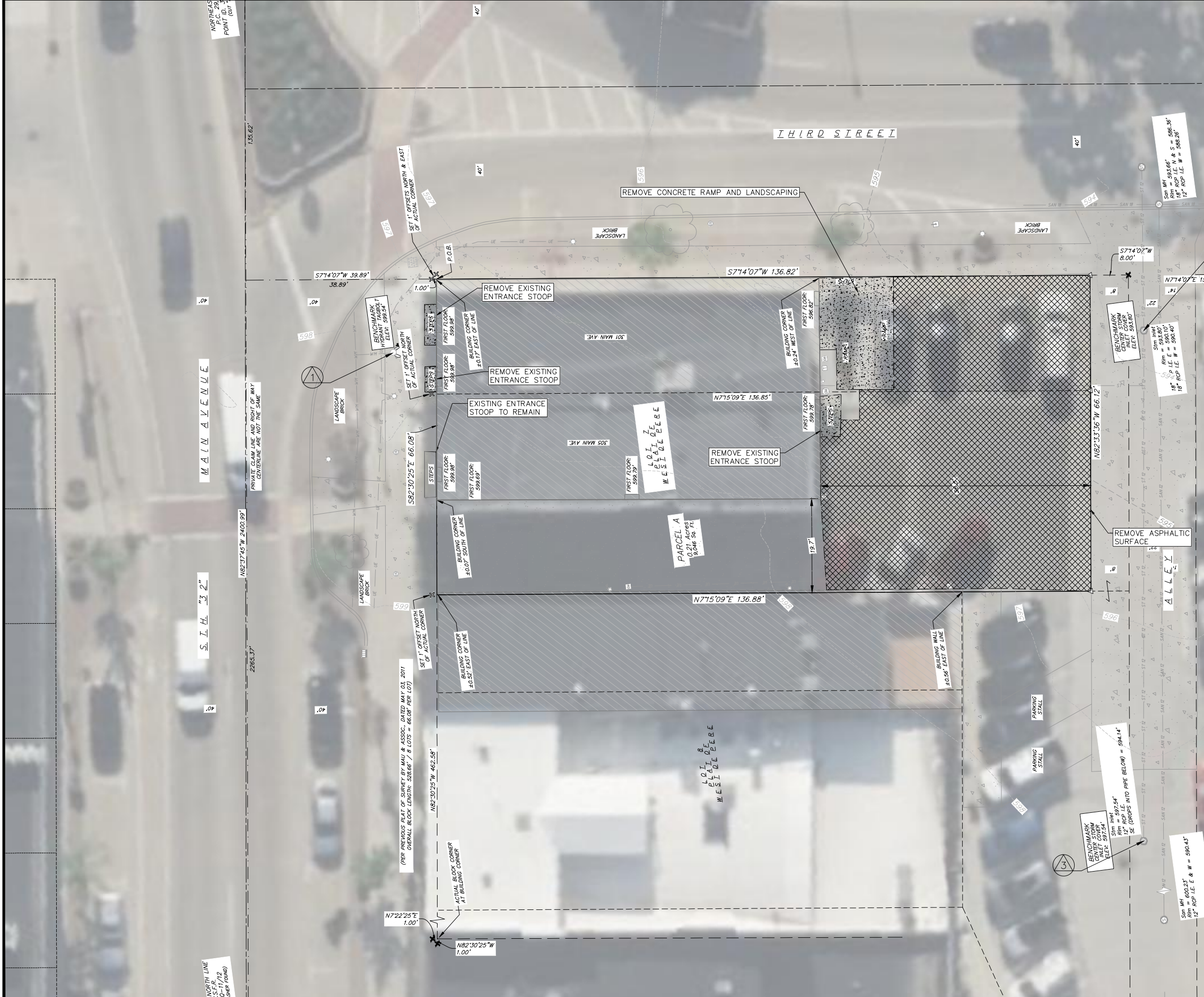
TITLE SHEET

GAVIC HOLDINGS, LLC
THE ALLEY DISTRICT SITE UPGRADES
CITY OF DePERE, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	04/27/2026
DRAFTER	BSAN
CHECKED	CHECKED
PROJECT NO.	260184

G001



GRAPHIC SCALE, FEET
0 2.5 5 10

DEMOLITION PLAN LEGEND

CURB AND GUTTER REMOVAL

ASPHALT REMOVAL

CONCRETE REMOVAL

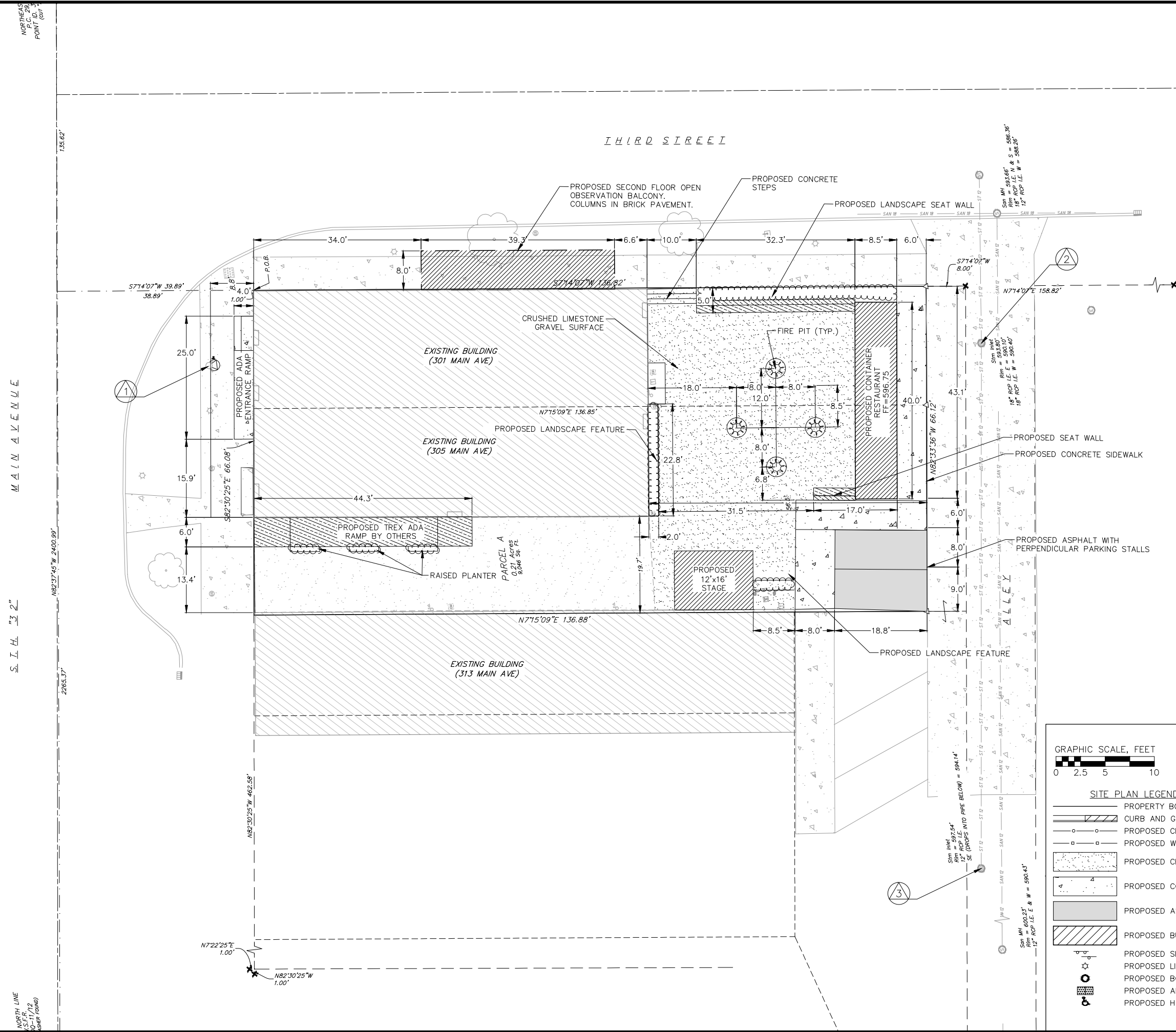
BUILDING REMOVAL

TREE REMOVAL

SAWCUT

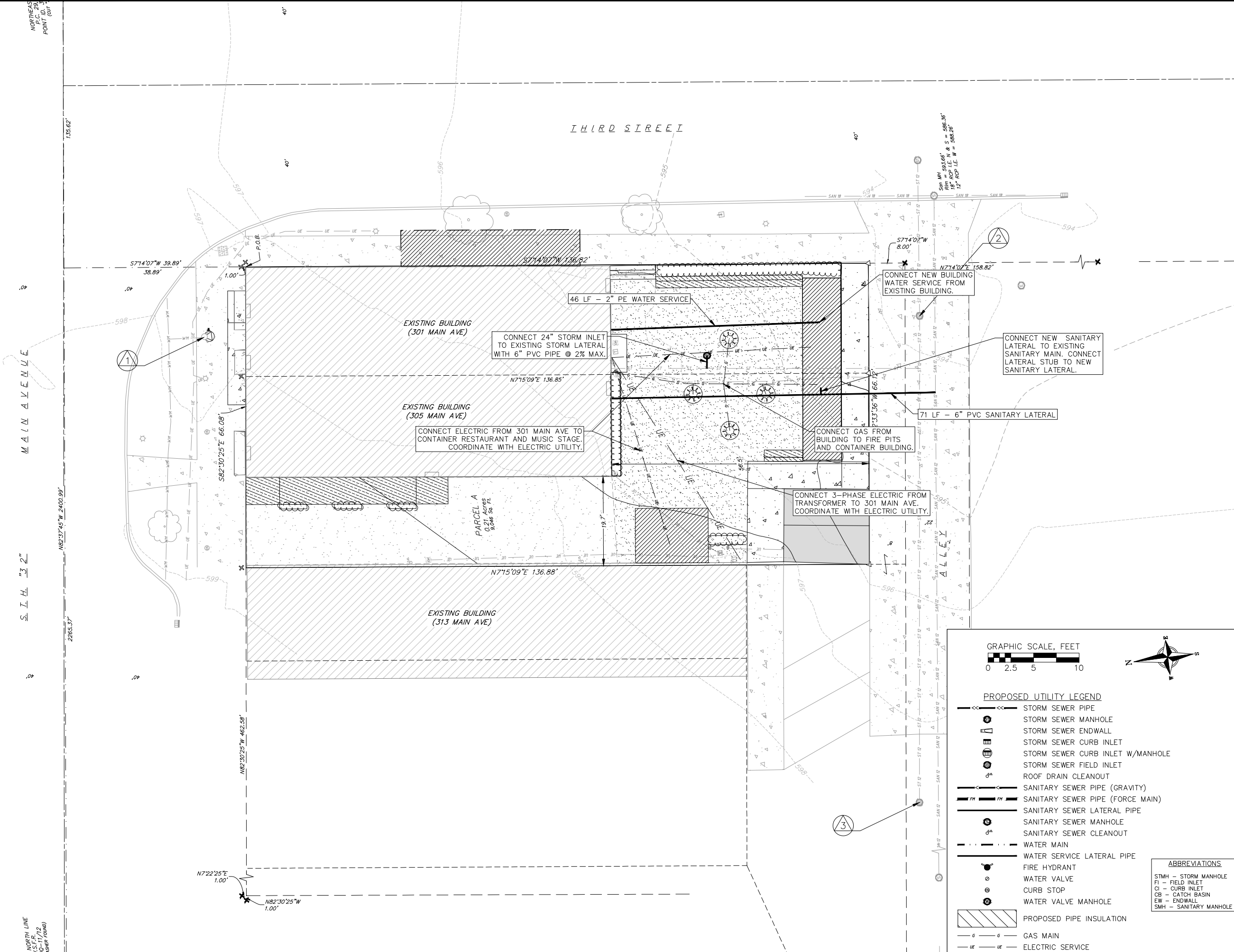
UTILITY STRUCTURE REMOVAL

UTILITY LINE REMOVAL



 vierbichner advisors / engineers / surveyors	 SITE PLAN GAVIC HOLDINGS, LLC THE ALLEY DISTRICT SITE UPGRADES CITY OF DEPERE, WI										
	REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		
	NO. DATE		NO. DATE		NO. DATE		NO. DATE		NO. DATE		
	REMARKS		REMARKS		REMARKS		REMARKS		REMARKS		
	NO. DATE		NO. DATE		NO. DATE		NO. DATE		NO. DATE		
PROJECT NO. 260184		CHECKED CHECKED		DRAFTER BSAN		DATE 04/27/2026					
C201											







vierbicher
advisors / engineers / surveyors

UTILITY PLAN

GAVIC HOLDINGS, LLC
THE ALLEY DISTRICT SITE UPGRADES
CITY OF DePERE, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

04/27/2026

DRAFTER

BSAN

CHECKED

CHECKED

PROJECT NO.

260184

C401



City of De Pere, Wisconsin

4.E

Request for Plan Commission Action

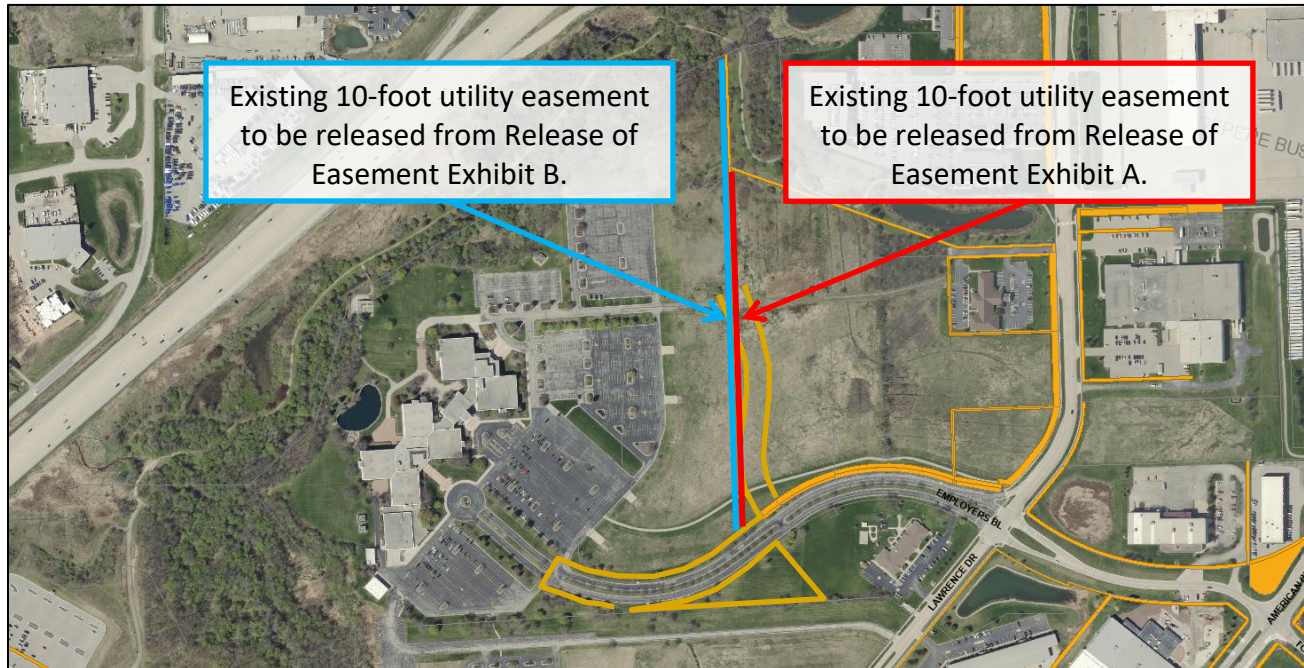
Meeting Date:	May 26, 2026
Department:	Development Services
From:	Peter Schleinz, City Planner/Zoning Administrator
Subject:	Consideration and possible action for the release of two 10-foot wide utility easements at 1000 BLK Employers BL and 1950-1962 Longtail CT (Parcels WD-346-D-502, WD-D0031-1).*
Recommendation:	Motion to approve.

Attachments:

PC Report, Application and supporting documents - 13 May 2026

Consideration and possible action for the release of two 10-foot wide utility easements at 1000 BLK Employers BL and 1950-1962 Longtail CT (Parcels WD-346-D-502, WD-D0031-1).*

SITE MAP



REQUESTED ACTION:	Release of a utility easement (File ER 26-03).	
COMMON DESCRIPTION:	1000 BLK Employers BL 1950-1962 Longtail CT, west from the Employers BL and Lawrence DR intersection.	
ZONING:	WD-346-D-502: O (Office District). WD-D0031-1: RM-2 (Multi-Unit [7+ units] District).	
SURROUNDING LAND USES:	Developing residential (RM-2, R1-45) with business park (O) and Conservancy (CON) in all directions.	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family), Multi-Family Residential, and Business Park.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Troy Hewitt Robert E Lee & Associates INC 1250 Centennial Center BL Hobart, WI 54155	<u>Property Owners</u> WD-364-D-502: Preserve Development LLC 3346 S Pine Tree RD Hobart, WI 54155 WD-D0031-1: Phoenix of De Pere LLC 2385 Lawrence DR De Pere, WI 54115
LAND USE HISTORY:	The site has been undeveloped since the 1938 air photographs.	

STAFF REVIEW:

Summary

The utility easements are shown in the report Site Map in two parts as Exhibit A and Exhibit B and in the attached Release of Easement document.

- In 1980, utility easement Exhibit A was created with the recording of certified survey map volume 10, page 321.
- In 1987, utility Exhibit B was created with the recording of the De Pere Business Park plat.
- In October 2025, certified Survey Map # 9962 was recorded with 12-foot-wide utility easements on the street frontages of both Employers BL and Longtail CT.

Due to the creation of the 12-foot-wide street fronted utility easements in 2025, the Exhibit A and Exhibit B utility easements are no longer needed.

Note: The removal of the 1980 and 1987 utility easements does not change or remove any of the 2025 utility easements, even though the easement areas partially overlap.

Details

The property owner is requesting the release of the 12-foot-wide part of a utility easement at 1000 BLK Employers BL and 1950-1962 Longtail CT. The purpose is twofold:

1. The utility easements are no longer needed, due to the creation of new street fronted utility easements in 2025.
2. The utility easements unnecessarily impede buildable space within Parcels WD-346-D-502, WD-D0031-1.

If the easement areas are released, proposed development can more easily occur in the area.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the release of two 10-foot-wide utility easements at 1000 BLK Employers BL and 1950-1962 Longtail CT and forwarding the recommendation to the Common Council for a final decision. The final easement language will be subject to the final approval of the City Attorney's office.





Planning/Zoning Application

Submitted On: May 8, 2026, 01:42PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	WD-D0031-1, WD-364-D-502
Nearest property address to the project site:	Street Address: 1950-1962 LONGTAIL CT City: DE PERE State: WI Zip: 54115
Check each project type that is being applied for:	Easement
Current De Pere Zoning Districts:	RM-2 O
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural Residential
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: BILL Last Name: KINGSTON
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 2385 LAWRENCE DR 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: TROY Last Name: HEWITT
Authorized Representative's Business Name:	Robert E. Lee & Associates, Inc.
Authorized Representative's Address:	Street Address: 1250 Centennial Centre Boulevard City: Hobart State: WI Zip: 54155
Authorized Representative's Phone Number:	██████████
Authorized Representative's Email Address:	████████████████████
Is this project creating a new easement or releasing an existing easement?	Easement Release
Please attach an EXHIBIT MAP with the easement boundary.	City of De Pere Easement Release.pdf
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.	12' Utility Easement Release De Pere.docx
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$375.00
Signature Data	First Name: TROY Last Name: HEWITT Email Address: ████████████████████

	Signed at: May 8, 2026 1:41pm America/New_York
User's Session Information	IP Address: 24.106.22.82 Referrer URL:

RELEASE OF EASEMENT

DOCUMENT NO.

1. The undersigned, City of De Pere, releases all right, title, and interest that it may have in a certain 10' utility easement, more particularly described as follows:

The west 10.00 feet of Lot 2, De Pere Business Park, Volume 18 of Plats, Page 44, Document Number 1116819, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

And also

The east 10.00 feet of Lot 1, Volume 10 of Certified Survey Maps, Page 321, Map Number 2314, Document Number 968551, lying northerly of the westerly extension of Employers Boulevard and excepting the northerly 10.00 feet thereof, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Robert E. Lee & Associates Inc.
1250 Centennial Centre Blvd.
Hobart, WI 54155

2. Attached to this release as Exhibits A & B are maps showing the 10' utility easements to which the undersigned is relinquishing its rights.

WD-D0031-1 & WD-364-D-502

PARCEL IDENTIFICATION NUMBER (PIN)

Dated: _____

By: (Signature)

Print Name

Title

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF _____

This instrument was acknowledged before me on _____ by _____.
Date Print Name

(Name of notary public)

Notary Public, State of Wisconsin

My commission expires: _____

DRAFTED BY:

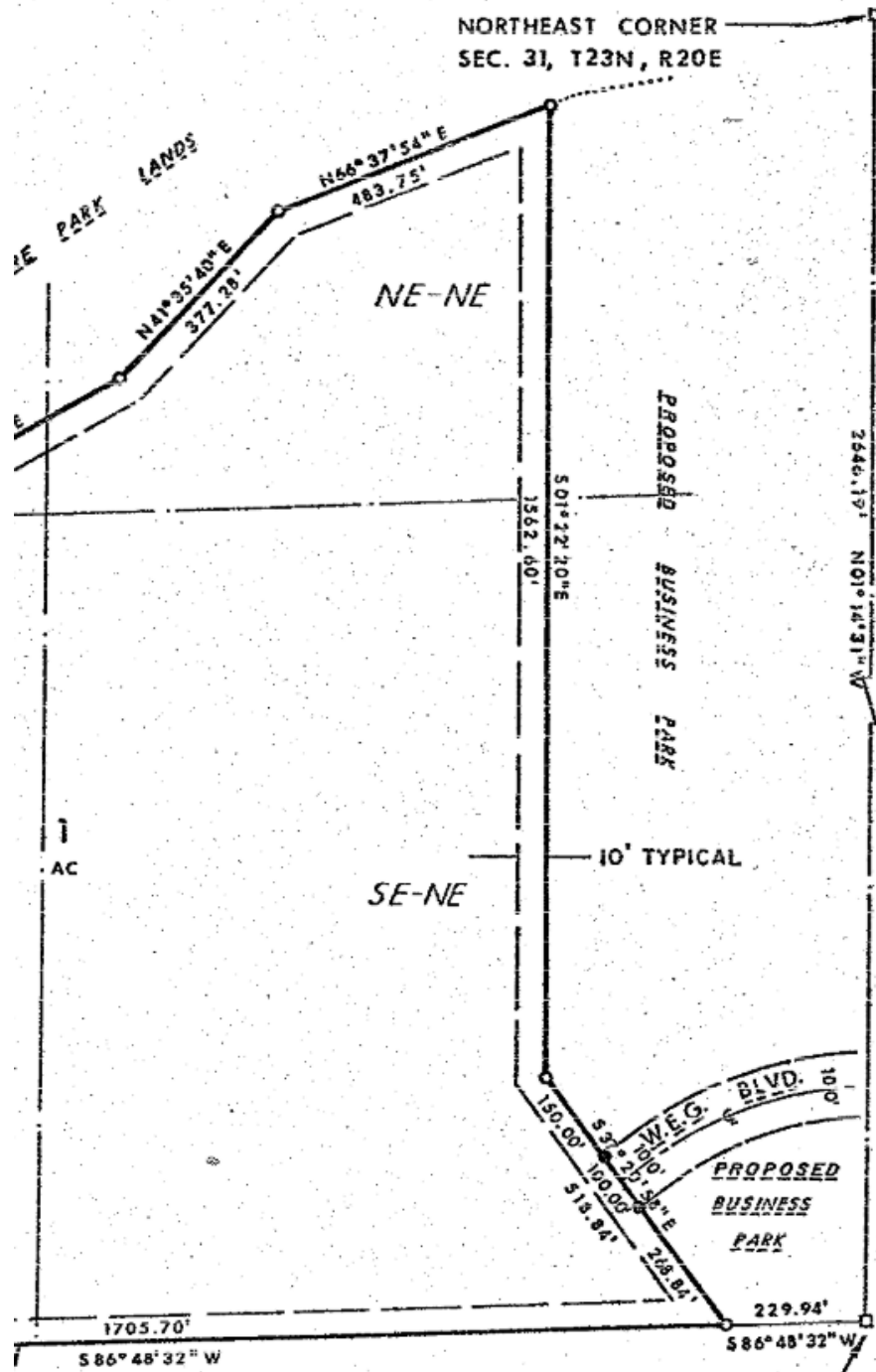
Troy E. Hewitt

Robert E. Lee & Associates, Inc.

2 OF 2



EXHIBIT 'B'





City of De Pere, Wisconsin

4.F

Request for Plan Commission Action

Meeting Date:	May 26, 2026
Department:	Development Services
From:	Peter Schleinz, City Planner/Zoning Administrator
Subject:	Discussion about site plans received since the April 2026 Plan Commission meeting and review of the status of recently approved development projects.
Recommendation:	No action needed.

Attachments:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

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

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

Summary:

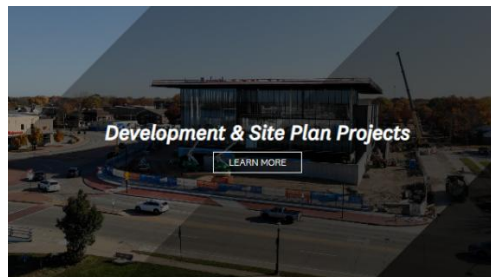
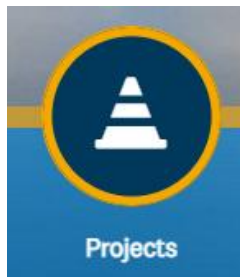
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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/>



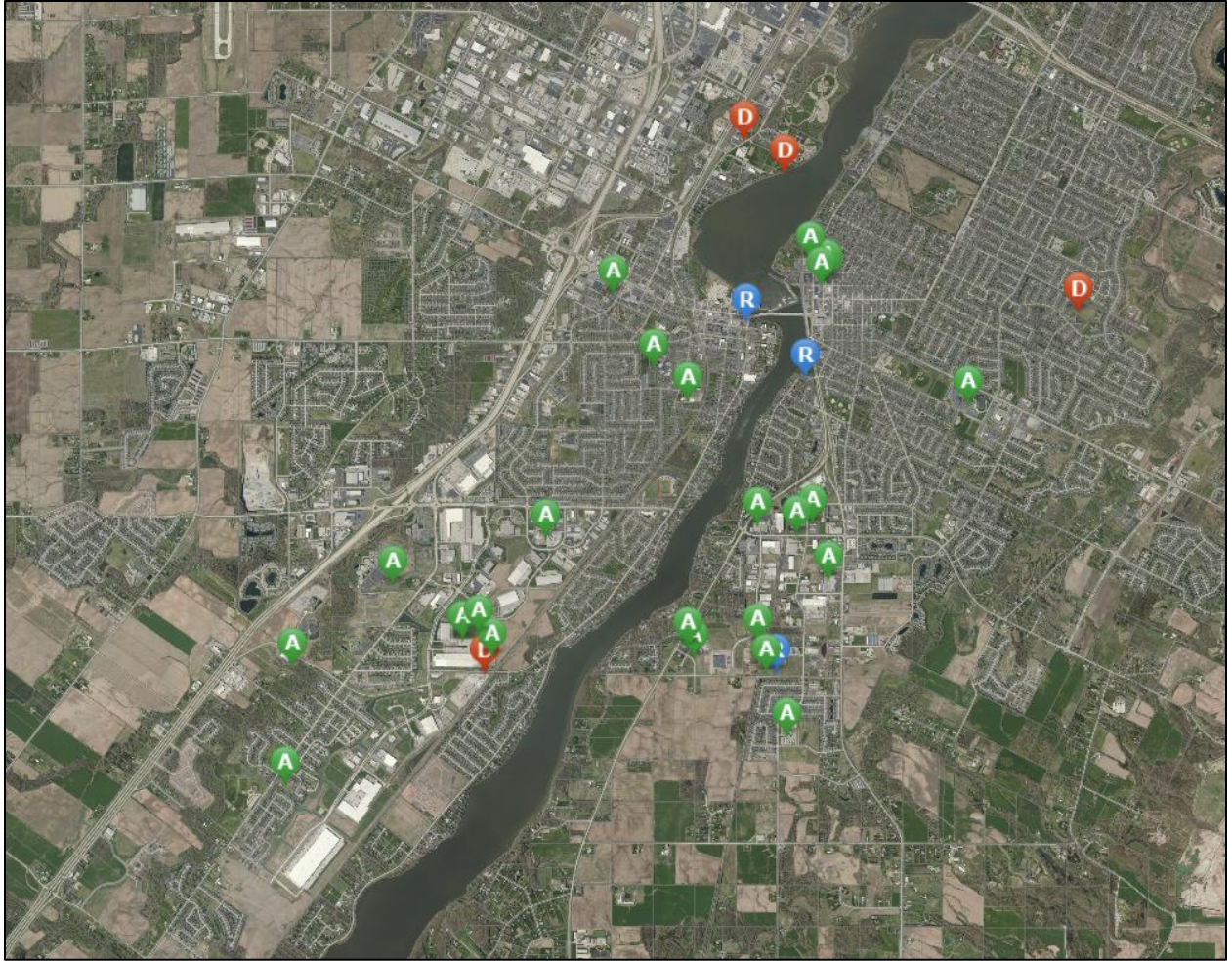
There are two alternatives to access the development and site plan project information online: The first alternative is navigating to the Planning & Zoning page. The second alternative is direct access using the following link: <https://www.deperewi.gov/topic/index.php?topicid=574&structureid=124>.

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.



Page last updated on May 11, 2026.

Development & Site Plan Projects

This page includes a linked Project Map with the locations of recent development and site plan projects in the City of De Pere that are either being revised by the developer (D), under staff review (R), recently approved (A), recently completed (green X), or recently denied (red X). For additional information about a specific project, access to developer contact information, and site plans, click on the project in the List of Projects.

Project Map

List of Projects

Developer Revising Plans:

- [1731 Fort Howard AV - Replay Sports Bar & Grill Addition](#)
- [1900 BLK Lebrun ST - New Norfield Apartments](#)
- [1500 Fort Howard AV - Brown County Fairgrounds Campground Road and Trail Addition](#)
- [2121 American BL - New Robinson Metal Southeast Warehouse Access Drive](#)

Projects that are Under Staff Review:

- [815 Fox River DR - New Residential Three-Unit Building and Garage](#)
- [301-305 Main AV - New 'The Alley District'](#)
- [700 Millennium CT - New Shop and Office](#)

Projects that are Recently Approved:

- [747 Heritage RD - New Belmark Family Center](#)
- [633 Heritage RD - Belmark Plant 3 Compactor Addition](#)
- [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

New 'The Alley District'							
Address: 301-301 Main AV							
Parcel Number: WD-906, WD-907							
City Funding: NO							
Developer or Authorized Representative: Tom Gavic							
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.							

Belmark Plant 3 Compactor Addition							
Address: 633 Heritage RD							
Parcel Number: ED-F0094							
City Funding: TID 10							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - 27 Apr 2026 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact 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 (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - 04 May 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 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 (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.							

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.							