



Plan Commission Regular Meeting Agenda

Monday, June 22, 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. Old Business

- A. 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).

5. New Business

- A. Approval of the minutes of the May 25, 2026 Plan Commission meeting.
- B. Consideration and Possible Action on a Moratorium for Hyperscale Data Centers for a Period of No Longer than 12 Months.*
- C. Consideration and Possible Action on the Contract Amendment with SmithGroup regarding Additional Downtown Master Plan Engagement and Assistance with Comprehensive Plan Final Public Engagement, Revisions, and Adoption.*
- D. Consideration and possible action for a 3-lot and 1-outlot certified survey map at 2108 Lawrence DR and 1800 Southbridge RD (Parcels WD-L281-1, WD-D0037).
- E. Consideration and possible action for three major design exceptions from Zoning Ordinance Sections 14-91(3)(a) [Maximum Minor Materials for Surface Areas], 14-91 Table 9-1 [Allowed Major Façade Materials], and 14-91 Table 9-1 [Allowed Minor Façade Materials] at 2015 Venture AV (Parcel WD-D0077).
- F. Discussion about the use of shipping containers as structures in the City of De Pere.

- G. Consideration and possible action for an Area Development to add future streets at Plan located at 2100 BLK Lost Dauphin RD (Parcel WD-D0075-2).*
- H. Consideration and possible action for June 2026 amendments to Municipal Code Chapter 14 (Zoning Ordinance).*
- I. Discussion about site plans received since the May 2026 Plan Commission meeting and review of the status of recently approved development projects.

6. Resolutions

- A. Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Multi-Family Residential' at 2108 Lawrence DR and 1800 Southbridge RD (part of Parcels WD-L281-1, WD-D0037).*

7. 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/>.



Request for Plan Commission Action

Meeting Date: June 22, 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 accept withdrawn request and place on file.

On June 17, 2026, Brown County and staff had a meeting to discuss the dump station area and the new campground road being paved with a hard surface. For this, the zoning map amendment request is no longer needed and Brown County is withdrawing the request, with intentions to revisit the zoning in the near future.

Attachments:
None



City of De Pere, Wisconsin

5.A

Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Kelly Barker, Administrative Assistant
Subject: Approval of the minutes of the May 25, 2026 Plan Commission meeting.
Recommendation: Motion to approve.

Attachments:
PC_May2026_Minutes_Draft



Plan Commission

Regular Meeting

Draft Minutes

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

Tuesday, May 26, 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, Jonathon Hansen, Devin Perock, Grant Schilling

Absent:

Excused: Mark Higgins, Shane Raymaker

Also present: Development Services Director Daniel Lindstom, City Planner Peter Schlein, 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 April 27, 2026 Plan Commission meeting.

RESULT:	Approved
MOVER:	Jonathon Hansen
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

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).*

RESULT:	Approved
MOVER:	James Boyd
SECONDER:	Grant Schilling
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

City Planner Peter Schlein reviewed the CSM. Staff recommended approval, subject to the conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting to public comments. Scott Borley of 2419 Tullig Pl addressed the commission. He lives near the area. He asked if the City would be willing to plant trees on the berm to help with light pollution. Development Services Director

Daniel Lindstrom explained that the berms are not required under the current code so it would be up to the Council to direct the changes as part of the Developer's Agreement. The Plan Commission does not have the authority. Daniel explained that the Developer's Agreement is currently being drafted. Mayor Boyd moved, seconded by Brenda Busch, to close the meeting. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Grant Schilling, to approve the CSM. Upon vote, motion carried unanimously.

- 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).*

RESULT:	Held over to June meeting
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

City Planner Peter Schleinzi reviewed the zoning map amendment for the Brown County Fairgrounds. The institutional master plan was written to address ten regulations for nonconformities that exist on the site. The institutional master plan also makes a request to allow for the use of dust-free gravel drives, which is prohibited, per Zoning Ordinance 14-86(7). Peter summarized the proposed changes in the institutional master plan. Staff recommended denial of the request because the Director of Public Works does not support the dust-free gravel drives. Peter referenced Ordinance #14-86(7) which specified that all future development would be paved. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Dan Teaters and Matt Kriese addressed the commission. Dan Teaters explained that the Brown County Fairgrounds has an existing master plan. Mayor Boyd asked them to comment on the dust-free gravel. If this is approved, the zoning map amendment will apply to the entire fairgrounds site. Staff noted that the site plan should identify that the main access loop needs to be paved and to pave the drive that is included in the site plan. Development Services Director Daniel Lindstrom provided 3 options for this item: table it indefinitely, hold it over until next month's meeting or deny it. Discussion followed and it was decided to hold over the item to the June Plan Commission meeting to give the County more time to come up with a plan.

- 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).

City Planner Peter Schleinzi reviewed the major design exception. He explained that there are two requests within the design exception:

1. The integrated design of a balcony on the east facade.
2. The facade material.

The building is designated as being located in a state and national historic district. Staff does not make recommendations for design exceptions. Ald. Hansen understands the benefits of the balcony. His concern is that it is a highly visible area of the City and would be very noticeable. It is a contributing property in the Main Avenue historic district. Mayor Boyd moved, seconded by Ald. Perock to open the meeting. Upon vote, motion carried unanimously. Tom Gavic addressed the commission. He appreciates the historic details but is trying to create an experience in downtown De Pere. He thinks the balcony will help create this feeling. Gene Hackbarth, Vice Chair for the De Pere Historic Preservation Commission, spoke next. He stated that he is not in favor of the balcony. Mayor Boyd moved, seconded by Ald. Perock to close the meeting. Upon

vote, motion carried unanimously. Because this is not under the jurisdiction of the HPC, Ald. Hansen stated that he supports the balcony. Mayor Boyd moved, seconded by Grant Schilling to approve the design exception #1. Upon vote, motion carried unanimously. City Planner Peter Schleinzi clarified that because the building is not locally designated, the certificate of appropriateness does not apply in this case.

RESULT:	Approved
MOVER:	James Boyd
SECONDER:	Grant Schilling
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

Due to the complexity of this request, and the impact it has on other site issues, both the applicant and staff suggest that Design Exception #2 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. Mayor Boyd moved, seconded by Brenda Busch, to table the item to the June meeting. Upon vote, motion carried unanimously.

RESULT:	Tabled
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

- 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).*

City Planner Peter Schleinzi reviewed the easement release of two 10-foot-wide utility easements at 1000 BLK Employers Blv.

RESULT:	Approved
MOVER:	James Boyd
SECONDER:	Brenda Busch
AYES:	James Boyd, Brenda Busch, Jonathon Hansen, Devin Perock, Grant Schilling

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

Ald. Hansen asked if there were any issues with the proposed new trail at the fairgrounds. City Planner Peter Schleinzi replied that it does require a land use permit and staff is working with the DNR. There were no other questions or comments.

5. Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 8:22 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

5.B

Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Daniel Lindstrom, Development Services Director
Subject: Consideration and Possible Action on a Moratorium for Hyperscale Data Centers for a Period of No Longer than 12 Months.*
Recommendation: Motion to approve.

Attachments:
PC Report - HyperScale Data Center Moritorium

CITY OF DE PERE MEMO



To: Mayor James Boyd
Plan Commission Members
From: Daniel Lindstrom, Development Services Director
Date: June 22, 2026

RE: **Consideration and Possible Action on a Moratorium for Hyperscale Data Centers for a Period of No Longer than 12 Months**

Background

The City of De Pere understands that the topic of hyperscale AI data centers has recently taken center stage in regional development discussions. We appreciate residents and stakeholders who voice their opinions, ask thoughtful questions, and seek to understand the environmental considerations and regulatory frameworks. As a community, we strive to provide a high quality of life, and part of that high quality includes community belonging and civic pride. We are proud of our commitment to transparency and welcome public discussion and engagement on this topic.

De Pere has not been a target location for a hyperscale AI data center. The land area required for a facility of that magnitude simply does not exist within our current development boundaries. No one at the city has been approached with a project that resembles the scope, scale, or infrastructure demands of a hyperscale data center. Moreover, we also do not use nondisclosure agreements (NDA) in development discussions. De Pere is committed to transparency in development matters, and we have, in fact, discontinued conversations on traditional business park and redevelopment projects when prospective developers requested the use of an NDA. Our only prior interaction with data center development, of any size, occurred several years ago, when staff were contacted by an unnamed operator of a small, traditional cloud facility, similar to others already present in the region. That inquiry did not progress beyond an initial introduction.

As the Plan Commission is aware, we are currently in the final stages of updating our Comprehensive Plan. We also acknowledge that there are large undeveloped parcels of property in the southeast portion of the City. Given the passionate nature of the topic in this region at this time, City staff does not want a premature discussion of hyperscale or micro-scale data centers that could delay the comprehensive plan adoption process. The 2010 Comprehensive Plan identifies the SE area as a business park growth area; whereas, the proposed draft of the Comprehensive Plan Update pivots that area of a neighborhood town center approach as a means to address the housing crisis and reduce the proliferation of large warehouses taking up large tracts of land with fewer and fewer employees.

What is a Development Specific Moratorium?

Generally speaking, moratoriums impose a temporary pause on specific types of development. Moratoriums are recommended by the Plan Commission, approved by the City Council, and require a public hearing prior to initiation. Wis. Stat. § 66.1002 is included as part of this packet. A summary is as follows:

- A development moratorium is defined as a temporary and limited pause on rezoning, subdivision approvals plats and CSMs. It does not apply to building permits, site plans, or other development activities unless they involve rezoning or land division. Meaning a use that is permitted in the zone code. It does not involve a site plan approval on a parcel with appropriate zoning.
- A city, village, or town may enact a moratorium only if the municipality has a comprehensive plan or is preparing one, or preparing a significant amendment to one of the following two conditions are met:
 - Condition 1: Public Facilities Are Overburdened: The governing body must adopt a resolution stating that a moratorium is needed to prevent a shortage or overburdening of public facilities in the location of the type of development. A registered engineer must provide a written report supporting this finding.
 - Condition 2: Significant Threat to Public Health or Safety: The governing body must adopt a resolution stating that a moratorium is needed to address a significant threat to public health or safety. A registered engineer or public health professional must provide a written report supporting this finding.
- Adopt an ordinance in accordance with Wis. Stat. §66.1002(3).
- Duration shall be no longer than 12 months or until such time as the issue has been addressed. The Community must be actively working towards addressing the issue.

MoratoriumNext Steps:

Unless recommended for direct drafting to the Common Council, staff will return to the Plan Commission in July with a draft ordinance establishing a temporary moratorium on hyperscale data centers to allow the City the time to (1) complete the comprehensive Plan, and (2) study and better understand the implications of these developments before establishing use regulations.



Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Daniel Lindstrom, Development Services Director
Subject: Consideration and Possible Action on the Contract Amendment with SmithGroup regarding Additional Downtown Master Plan Engagement and Assistance with Comprehensive Plan Final Public Engagement, Revisions, and Adoption.*
Recommendation: Approval

Contract Amendment with SmithGroup regarding Additional Downtown Master Plan Engagement and Assistance with Comprehensive Plan Final Public Engagement, Revisions, and Adoption

Attachments:
Plan Commission and CC Comprehensive Plan Update 06222026, CON 2026-0618
Downtown De Pere Master Plan Contract Amendment_v3

CITY OF DE PERE MEMO



To: Mayor James Boyd
Plan Commission
From: Daniel Lindstrom, Development Services Director
Peter Schleinz, Senior Planner/Zoning Administrator
Quasan Shaw, Economic Development Planner
Date: June 22, 2026

RE: **Consideration and Possible Action on the Contract Amendment with SmithGroup regarding the Comprehensive Plan Final Public Engagement, Revisions, and Adoption**

This memorandum serves to provide the Plan Commission and Common Council with a status update to the Comprehensive Plan update and the milestones achieved since the project started several years ago.

Background

One of the current challenges with Comprehensive Plans is that, unless a community qualifies for a CDBG Planning Grant, it must bear the cost of updating the plan independently. To provide context on the current contract and broader statewide trends: Comprehensive Plans first established under Section 66.1001 between 2000 and 2010 were supported by Wisconsin state funding and were typically highly detailed. However, as communities are now responsible for funding amendments themselves, budget limitations have naturally led to more concise and focused plans. Rather than compiling extensive data reports, today's Comprehensive Plans emphasize high-level planning principles while integrating sub-plans, Capital Improvement Plans (CIP), and other guiding documents. For context, the City received a \$306,000 grant—coordinated with surrounding communities and Brown County—to develop its initial Comprehensive Plan. Adjusted for inflation, that amount would be approximately \$525,000 today. Following the original plan, Brown County amended the 2010 version by updating background data, maps, and required elements. They conducted six Plan Commission meetings to review revisions and held a single public open house, all for a cost of \$12,800 (or approximately \$19,000 in today's dollars). As another reference point, the 2018 Cultural District Master Plan was budgeted at \$80,000 and was partially funded through outside sources. The initial scope for this effort included \$80,000 for both the Comprehensive Plan Update and the West Downtown Vision Plan.

Proposed Comprehensive Plan Draft

In late 2025, staff presented the draft chapters of the Comprehensive Plan to the Plan Commission for review. Commissioners asked questions about the revised structure of the document and the overall goals and strategies. After staff presented the People and Places chapter last year, we shared the public open house advertising through social media, newsletters, and local news outlets, and held two open houses in the fall. Those sessions had minimal public interest. We find that we need to be better and meet "people where they are at"

Because implementation chapters are typically less engaging for the general public, staff recommends reengaging SmithGroup to align with the Downtown Master Plan engagement process. This would allow us to host a combined public review session, both in person and online using story maps, to gather broader input on the Comprehensive Plan draft.

The proposed changes to the southeast area of the community are significant, shifting from large areas of business park expansion to a neighborhood town center concept with a mix of uses. Given the scale of this change, staff recommends holding a separate open house in the southeast area to review and discuss the revised land use direction.

Next Steps

As previously noted last year, the initial engagement sessions were impacted by the COVID-19 pandemic and widespread survey fatigue. In response, staff is proposing an enhanced community engagement strategy led by the City. This strategy includes the following components with updates and proposed changes in the sub-bullets.

- Four additional Steering Committee sessions
 - 4 completed, 1 additional one planned
- Three additional public open houses
 - 2 unattended, SmithGroup to manage a SE Area Development Plan Neighborhood Meeting, and final adoption story-map with engagement
- Four additional Plan Commission meetings
 - 3 Completed, 1 additional scheduled
- Common Council Review Meeting
 - Date TBD
- Common Council Adoption Meeting
 - Date TBD, but a minimum of 30 days following the review meeting.

Recommendation

Staff recommends approval of the amended agreement with SmithGroup to include the additional scope of work, as attached, at a cost of \$28,171. The cost would be funded through an equal split between TIDs 9, 10, 11, 12, 13, 15, 17, 18, and the General Fund. This is similar to past funding models. The Development Services Department and GIS budgets have funds available to cover the General Fund portion of the project.

Staff further recommends including the GIS budget in this amendment because SmithGroup will prepare and hand off an ArcGIS story map to the GIS Department for ongoing updates and long-term management.

SMITHGROUP

AMENDMENT TO CLIENT CONTRACT

SG Project Title: Downtown Master Plan Update

SG Project Location: City of De Pere, WI

SG Project Number: 00101436

Amendment No.: 01

Client

Kimberly T. Flom, City Manager

335 South Broadway

De Pere, WI 54115

By signing below, the parties agree that SmithGroup will provide the below Scope of Services in conjunction with our Agreement dated April 10, 2026, and to expend an additional **\$28,171**, bringing the total amount authorized, as of this date, to **\$107,671**.

Scope of Services

Overview

The following additional services will be incorporated in the scope and fee for the City of De Pere Downtown Plan beginning in June 2026 through November 2026. The work will include services to support the Downtown Plan and the Comprehensive Plan.

Task 4: Expanded Engagement: Downtown Plan (May – July 2026)

An online community visioning survey for the Downtown Plan is proposed to broaden participation, build enthusiasm for the process, and build momentum. Launched at the State of De Pere, the survey gathers community input on the downtown's future to inform charrette design direction and decision-making.

Task 4 Deliverables

1. One online Downtown Plan Visioning Survey and summary

Work to support the Comprehensive Plan will include additional engagement, meetings, and coordination as described below:

Task 5: Expanded Engagement: Comprehensive Plan (June – November 2026)

Additional engagement work to support the Comprehensive Plan.

Task 5.1 Leadership Meetings & Presentations

Prepare a presentation deck for one virtual Planning Commission presentation for the Comprehensive Plan on implementation for recommendation to Council.

Task 5.1 Deliverables

1. One Planning Commission Comprehensive Plan presentation deck
2. One Planning Commission Virtual Meeting for the Comprehensive Plan

SMITHGROUP

Task 5.2: ArcGIS Hub Sites: Comprehensive Plan Enhancements (June – July 2026)

This task simplifies existing content on the Comprehensive Plan ArcGIS Hub site. SmithGroup will rewrite and structure existing content to include a project overview, direct visitors to the Comprehensive Plan document for visitors to review, include the project goals, staff contact information, and direct them to take the existing implementation survey.

1. Outline an ArcGIS Hub Site wireframe that:
 - Simplifies existing language to be accessible language to the broad community
 - Reorganizes the page sections for ease of use
 - Clear call-to-action to take the implementation survey.
2. SmithGroup will work with City staff to rewrite the existing Comprehensive Plan page language to be scannable, visual web content:
 - Consolidated content will include three to five sections which could include About, Engagement, Resources, FAQ, and Contact content with associated visuals such as a timeline and engagement-by-numbers infographics.

Task 5.2 Deliverables

1. Revised Comprehensive Plan ArcGIS Hub Site

Task 5.3: Southeast Area Plan Engagement (July 2026)

Using the existing plan, SmithGroup will conduct additional public engagement for the Southeast Area plan.

1. Over the course of one day directly before or after the downtown charrette: facilitate three stakeholder meetings.
 - Develop meeting agendas, presentations, and discussion guides
 - Engage key stakeholder groups such as landowners, developers, business owners, and community entities
 - Document feedback from stakeholders
2. During the same trip plan and facilitate one (1) neighborhood meeting the same day as the stakeholder meeting with three interactive activities for engagement
 - Develop a presentation deck, agenda, and four presentation boards

Task 5.3 Deliverables

1. Three (3) Stakeholder Meetings with one associated presentation deck
2. One (1) Neighborhood Meeting with four associated (4) presentation boards

SMITHGROUP

The City of De Pere shall compensate SmithGroup for the scope of services outlined above for a fixed lump sum fee as outlined below, inclusive of reimbursable expenses.

Downtown Plan Update Tasks	Cost
Task 4: Expanded Engagement: Downtown Plan	\$4,873
Total	\$4,873
Comprehensive Plan Update Tasks	
Task 5.1: Leadership Meetings & Presentations	\$1,863
Task 5.2: ArcGIS Hub Sites: Comprehensive Plan Enhancements	\$11,100
Task 5.3: Southeast Area Plan Engagement	\$10,335
Total	\$23,298
Grand Total	\$28,171

All other provisions of our Agreement remain unchanged.

Client (Signature)

SmithGroup (Signature)

(Printed name and title)

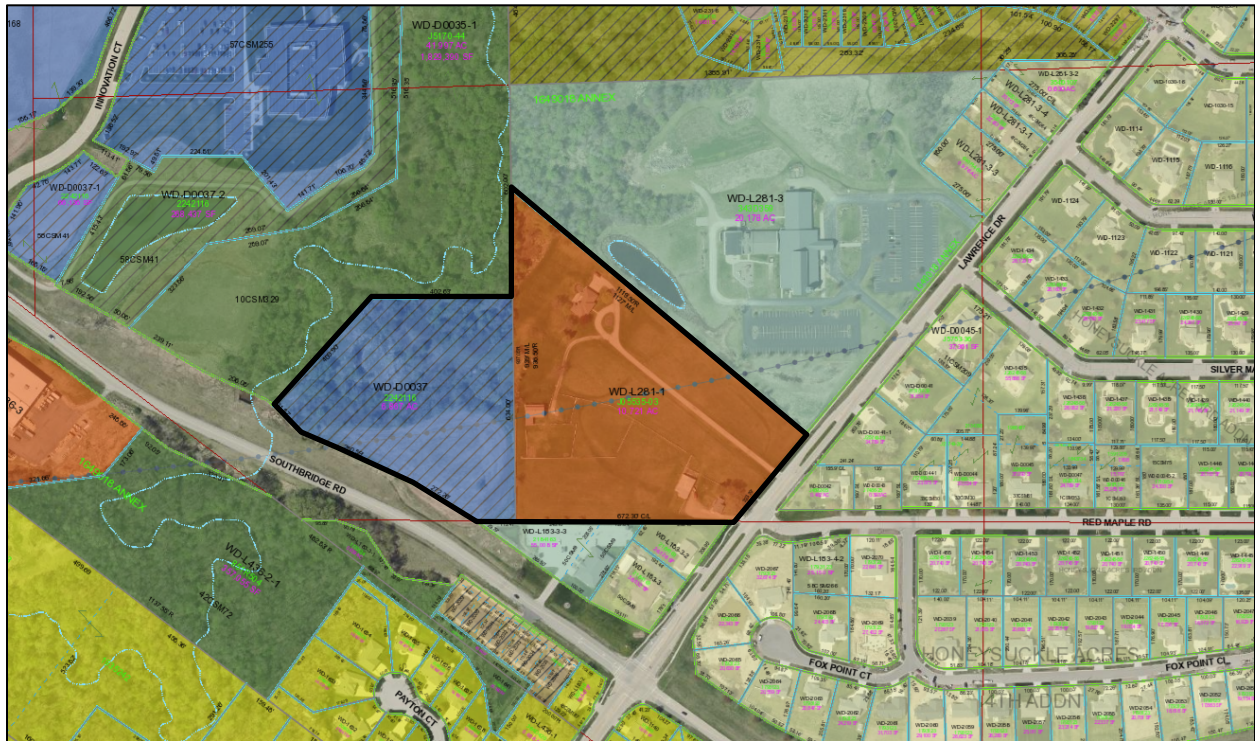
(Printed name and title)

Date

Date

Consideration and possible action for a 3-lot and 1-outlot certified survey map at 2108 Lawrence DR and 1800 Southbridge RD (Parcels WD-L281-1, WD-D0037).

SITE MAP



REQUESTED ACTION: Certified Survey Map Approval (File CSM 26-03).

COMMON DESCRIPTION: 2108 Lawrence DR and 1800 Southbridge RD , north and west from the Lawrence DR and Southbridge RD intersection.

ZONING: Parcel WD-L281-1: C (Commercial District).
Parcel WD-D0037: O PDD (Office District with a PDD overlay).

NOTE: A Zoning Map Amendment to RM-2 (Multi-Unit [7+ units] District) will be proposed for Lot 2 if a comprehensive plan amendment is approved.

SURROUNDING LAND USES: Natural areas (CON) and institutional (PI-1) to the north.
Residential (R1-80) and institutional (PI-1) to the south.
Residential (R1-80) to the east.
Natural areas (CON) to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER(S):	<u>Authorized Representative</u>	<u>Property Owner(s)</u>
	Tom Klister	WD-L281-1:
	WB Investors Southbridge LLC	WB Investors Southbridge LLC
	1175 Lombardi AV #400 Green Bay, WI 54304	1175 Lombardi AV #400 Green Bay, WI 54304

WD-D0037:
Southbridge properties LLC
PO BOX 11237
Green Bay, WI 54307-1237

LAND USE HISTORY:

The WD-L281-1 parcel was developed for residential use with existing agricultural uses in the 1980's. The WD-D0037 parcel is undeveloped.

The petitioner proposes a change of use for multi-unit residential within the subject area if all necessary approvals can properly be obtained. The necessary approvals may include the following:

- A. Certified survey map.
- B. Comprehensive Plan Amendment.
- C. Zoning Map Amendment to an accommodating District for the use.

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 is tentatively proposed for future office use.
- Lot 2 is proposed for future multi-unit residential use.
- Lot 3 is proposed for future commercial use.
- Outlot 1 is proposed to be attached to the church property to the south.

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. Add the missing owner name, "Southbridge Properties LLC", to the Owners Certificate.
3. Access drives are proposed to connect Lot 2 to Lawrence DR at the Maple RD intersection (through Lot 3 and Outlot 1) and to connect Lot 2 to Southbridge RD (through Lot 1). Show the access easements or the designated private road on that certified survey map to prevent Lot 2 from being landlocked for access due to the environmentally sensitive areas.

-
4. Driveway access permits must be obtained from the City of De Pere and Brown County for driveway access to Lawrence DR and Southbridge RD. Any approval of the certified survey map does not guarantee that driveway access permits can be obtained; consider obtaining permits in advance.
 5. Engineering comments that must be addressed:
 - a. Storm water management shall be required at each property. Sites shall be treated as new development. A conceptual plan is required prior to recording the certified survey map. The area of the certified survey map currently drains to Ashwaubenon Creek and is not designed to go to City facilities. Due to the layout of the lots, drainage easements may be required. If required, the easement must be shown on the certified survey map.
 - b. Update the certified survey map to include (CTH GV-Future Generations Boulevard) behind 'Southbridge Road'.
 - c. Include 12' utility easements along all existing right of way. The language for granting the utility easement must allow all public utilities to use the easement.
 - d. Show private utility easements for providing sanitary and water service to Lot 2.
 - e. Show driveway easement to Lot 2. Approval of access onto Southbridge will require Brown County approval.
 - f. Provide a drainage easement throughout the floodway.
 - g. Impervious surfaces shall be kept out of the ESA to the maximum extent practicable.



Planning/Zoning Application

Submitted On: Jun 2, 2026, 05:35PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	WD-L281-1, WD-D0037
Nearest property address to the project site:	Street Address: 2108 Lawrence Drive, 0 Southbridge Road City: DePere State: WI Zip: 54115
Check each project type that is being applied for:	Comprehensive Plan Amendment CSM Zoning Map Amendment (Rezoning)
What is the basis for the comprehensive plan amendment?	We hope to develop lot 2 of the proposed CSM into an 82 unit multifamily development. See a summary on other parcels below. Please refer to draft CSM for Lot #'s. Lot 1: o Future land use for this parcel is office. And there is currently a PUD overlay. Peter recommended that if we want to keep commercial for now, that we can leave comp plan as is, and simply re-zone to commercial. We can be on the June 22nd planning commission and then the July 21st Common Council. This way, parcel would be set up for any commercial use. But if residential demand permits and there is a phase 2, we would then down the road have to do the comp plan amendment, and then a re-zoning Lot 2: o Comprehensive Plan Amendment: Amend future land use to Multi-family. □ Planning Commission June 22nd □ Common Council July 21st o Re-zoning: After Comp Plan amendment is completed, Need to re-zone this property to multifamily □ Planning Commission July 27th □ Common Council August 18th Lot 3: o Parcel is already zoned commercial, and has commercial as future land use. Good to go.
Please attach an EXHIBIT MAP that graphically demonstrates the boundaries of the comprehensive plan area and the boundary for each of the proposed uses.	CSM DRAFT-12605.pdf
Please attach a WORD DOCUMENT with the boundary legal description.	CSM Lots 1_2_3_Outlot Descriptions.docx
Upload supporting documents if necessary.	Game Plan by Lot.docx
Current De Pere Zoning Districts:	C PUD
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Residential Commercial
Does the project comply with the Comprehensive Plan?	No
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: WB INVESTORS SOUTHBRIDGE LLC Last Name: WB INVESTORS SOUTHBRIDGE LLC
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 1175 LOMBARDI AVE #400 City: Green Bay

State: WI
Zip: 54304

Property Owner's Phone Number:	██████████
Property Owner's Email Address:	████████████████████
Is someone processing the project for the property owner as their authorized representative?	No
What is the basis for the zoning map amendment?	To Re-Zone lot 2 for multifamily use, and to re-zone lot 1 for commercial use.
Number of lots in the CSM:	3
Number of outlots in the CSM:	1
Proposed De Pere Zoning Districts:	RM-2 C
Please attach 1 PDF copy of the CSM.	CSM DRAFT-12605.pdf
Please attach an EXHIBIT MAP with the zoning boundary.	Game Plan by Lot.docx
Please attach a WORD DOCUMENT with the boundary legal description.	CSM Lots 1_2_3_Outlot Descriptions.docx
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$1,225.00
Property Owner or Authorized Representative Signature	First Name: Tom Last Name: Klister Email Address: ████████████████████  Signed at: June 2, 2026 5:34PM America/New_York
User's Session Information	65.25.220.128, Referrer URL

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

TAX PARCEL: WD-D0037 & WD-L281-1
FIELDWORK COMPLETED: 02/09/2026

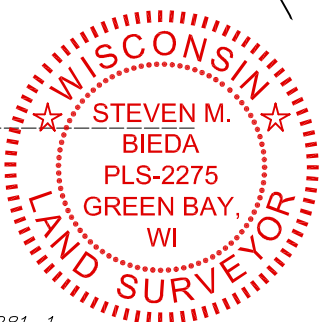
01 Jun 2026 - 10:07a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824 CSM_050626.dwg by: bbei

BEARINGS REFERENCED TO THE SOUTH LINE OF SECTION 31, T23N-R20E, WHICH BEARS N89°50'08"W.

THE COUNTY MONUMENTS USED IN THIS SURVEY ARE SHOWN AND THEIR TIES HAVE BEEN FOUND AND VERIFIED AND/OR BROWN COUNTY PLANNING AND LAND SERVICES HAS BEEN NOTIFIED OF ANY DISCREPANCIES.

SEE PAGE 4 FOR CURVE TABLE

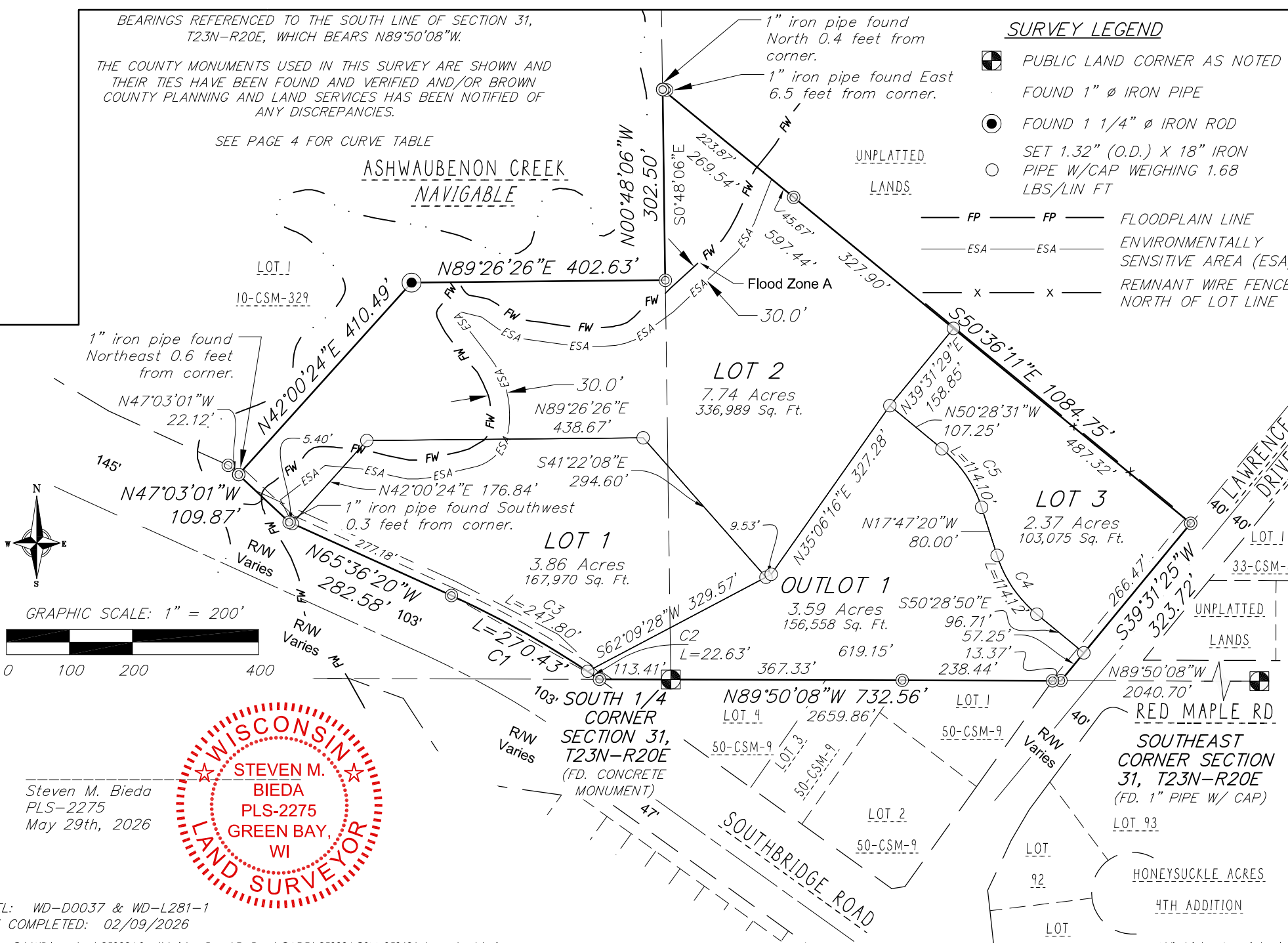
ASHWAUBENON CREEK
NAVIGABLE



Steven M. Bieda
PLS-2275
May 29th, 2026

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- SET 1.32" (O.D.) X 18" IRON
- PIPE W/CAP WEIGHING 1.68 LBS/LIN FT
- FP FLOODPLAIN LINE
- ESA ENVIRONMENTALLY SENSITIVE AREA (ESA)
- REMNANT WIRE FENCE NORTH OF LOT LINE



SHEET
1 OF 5

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

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

vierbicher
advisors / engineers / surveyors



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01 Jun 2026 - 10:09a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824_CSM_050626.dwg by: bba1

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Government Lot 2 and the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 270.43 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01, recorded as Transportation Plats (Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 282.58 feet along said North right of way; thence N47°03'01"W, 109.87 feet along said North right of way; thence N42°00'24"E, 410.49 feet along an Easterly line of Lot 1, Volume 10, Certified Survey Maps, Page 329, Map No. 2316, Document No. 968553, Brown County Records; thence N89°26'26"E, 402.63 feet along a Southerly line of said Lot 1; thence N00°48'06"W, 302.63 feet along an Easterly line of said Lot 1, also being the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence S50°36'11"E, 1084.75 feet; thence S39°31'25"W, 323.72 feet along the West right of way of Lawrence Drive and Transportation Project Plat #05-216-15-06.2, recorded as Volume 1, Transportation Plats, Page 155 (Document #2687739), Brown County Records; thence N89°50'08"W, 619.15 feet along the South line of said quarter-quarter to the Point of Beginning.

Parcel contains 764,592 square feet / 17.55 acres more or less
Parcel subject to easements and restrictions of record.

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



Steven M. Bieda
PLS-2275
May 29th, 2026

CERTIFICATE OF THE CITY OF DE PERE

Approved by the Planning Commission for the City of De Pere on the ____ day of _____, 20____.

Carey E. Danen Date
City Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

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

Pam Manley Date
City Treasurer

© Vierbicher Associates, Inc.



Job #: 250824	SURVEYED FOR: WB INVESTORS SOUTHBRIDGE LLC & SOUTH BRIDGE PROPERTIES LLC DRAWING NO. L-12605
Date: 02/20/2026	
Rev: 05/29/2026	
Drafted By: NKOV	
Checked By: MLON	

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

SHEET
2 OF 5

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CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

Ray Suennen Date
Brown County Treasurer

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin construction site erosion and sediment control technical standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction, the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lot 1 & 2 is within the Flood Zone A Floodway of FIRM PANEL NO. 55009C0261F, dated August 17th, 2009.

RESTRICTIVE COVENANTS

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

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

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

Lots 1 & 2 contain an Environmentally Sensitive Area (esa) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA includes floodway, all land within 30 feet of the floodway or 75 feet beyond the ordinary high water mark - whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

PUBLIC UTILITY EASEMENT PROVISIONS (12' PUBLIC UTILITY EASEMENTS)

A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER DISTRIBUTION, SEWER COLLECTION, DRAINAGE, ETC., IS HEREBY GRANTED BY

WB INVESTORS SOUTHBRIDGE LLC, GRANTOR, & SOUTH BRIDGE PROPERTIES LLC, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, AND OTHER PUBLIC UTILITIES, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND PUBLIC UTILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS DESIGNATED ON THE PLAT, 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/OR ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Steven M. Bieda
PLS-2275
May 29th, 2026



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Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

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

SHEET
3 OF 5

01 Jun 2026 - 10:14a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824_CSM_050626.dwg by: lbjel

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SOUTH BRIDGE PROPERTIES LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. SOUTH BRIDGE PROPERTIES LLC, further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of De Pere and the Brown County Planning Commission for approval.

(SOUTH BRIDGE PROPERTIES LLC)

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of))

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

My Commission expires: _____

Notary Public, State of Wisconsin

Steven M. Bieda
PLS-2275
May 29th, 2026



© Vierbicher Associates, Inc.



Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

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

SHEET
5 OF 5



Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Peter Schleinz, City Planner/Zoning Administrator
Subject: Consideration and possible action for three major design exceptions from Zoning Ordinance Sections 14-91(3)(a) [Maximum Minor Materials for Surface Areas], 14-91 Table 9-1 [Allowed Major Façade Materials], and 14-91 Table 9-1 [Allowed Minor Façade Materials] at 2015 Venture AV (Parcel WD-D0077).
Recommendation: Motion to approve.

Attachments:
PC Report, Application Form and Supporting Documents - 12 May 2026

REQUESTED ACTION:	Major Design Exception (File DE 26-04). <i>Three building requests:</i> <ol style="list-style-type: none"><i>Proposed office/warehouse at the north end of the property.</i><ol style="list-style-type: none"><i>Request to allow a fiber cement board façade with a 2-foot 6-inch high stone veneer base on the 120-foot front and both 50-foot sides of the office portion of the building. (office front is 120 feet total, office side facing property line is 54 feet total, office/warehouse side cumulatively is 180 feet total).</i><i>Request to allow a 100% metal panel system (26-gauge) façade with concealed fasteners on the 120-foot side of the warehouse portion facing warehouse #1 (office/warehouse side cumulatively is 180 feet total).</i><i>Proposed warehouse #1 at the center of the property.</i><ol style="list-style-type: none"><i>Request to allow 100% 26-gauge metal panel system (26-gauge) with concealed fasteners on 62 feet of the side façade on both sides of warehouse #1 (each side is 100 feet total).</i><i>Proposed warehouse #2 at the south end of the property.</i><ol style="list-style-type: none"><i>Request to allow 100% 26-gauge metal panel system (26-gauge) with concealed fasteners on 62 feet of the side façade on the side of warehouse #2 that faces warehouse #1 (side is 100 feet total).</i>										
COMMON DESCRIPTION:	2015 Fortune AV, 301-301 Main AV, south from the Venture AV and E Matthew DR intersection and north from the Venture AV and Fortune AV elbow.										
ZONING:	BP-2 (Business Park 2 District).										
SURROUNDING LAND USES:	Business park (BP-2) to the north, south, and west. Storm water management (CON) railroad (PI-1, mobile home residential (RM-2), and undeveloped (RM-2) to the east.										
COMPREHENSIVE PLAN:	Business Park.										
APPLICANT/OWNER:	<table><tr><td><u>Authorized Representative</u></td><td><u>Property Owners</u></td></tr><tr><td>Nick Van Lanen</td><td>City of De Pere</td></tr><tr><td>Bayland Buildings</td><td>335 S Broadway ST</td></tr><tr><td>3323 Bay Ridge CT</td><td>De Pere, WI 54115-2593</td></tr><tr><td>Oneida, WI 54155</td><td></td></tr></table>	<u>Authorized Representative</u>	<u>Property Owners</u>	Nick Van Lanen	City of De Pere	Bayland Buildings	335 S Broadway ST	3323 Bay Ridge CT	De Pere, WI 54115-2593	Oneida, WI 54155	
<u>Authorized Representative</u>	<u>Property Owners</u>										
Nick Van Lanen	City of De Pere										
Bayland Buildings	335 S Broadway ST										
3323 Bay Ridge CT	De Pere, WI 54115-2593										
Oneida, WI 54155											
LAND USE HISTORY:	The site has been farmed and undeveloped since the 1938 air photos.										
STAFF REVIEW:	<u>Recent Site Plans</u> On May 12, 2026, revised concept plans were shared with staff for a proposed new 'Bliffert Lumber' building supply business on city-owned land in the Business Park at 2015 Venture AV. The concept plan included a street fronted office with an attached warehouse, two additional street fronted warehouses, and outdoor storage behind the buildings. Prior to										

investing in the submittal of formal site plans that may need to be changed, the applicant asked to submit design exceptions for the use of prohibited façade materials on parts of each of the three proposed buildings.

NOTE: A narrative/summary about the project and how various elements may work, written by the applicant, is included within the 'Application Form and Supporting Documents' attachment (on pages 1-2 of the attached application.

**Major Design Exception Request #1 (office/warehouse building):
Request to change the prohibited use of fiber cement board as a major
façade material to be a permitted façade material, if used with a 2-foot
6-inch stone veneer base, on the front and both sides of the office
between the buildings at 2015 Venture AV.**

The proposed site plan, called "Bliffert Lumber", includes three proposed buildings that are adjacent to Venture AV, with a proposed outdoor storage area behind the buildings. Design exception #1 is presented in two parts for the office warehouse building: A. The use of prohibited fiber cement board façade material on the front and both sides of the office, B. The use of prohibited metal façade material on one side of the warehouse .

- A. Fiber cement board on the 120-foot front and both 54-foot sides of the office (blue outline on the Site Map). This request is to match their company brand profile throughout Wisconsin.

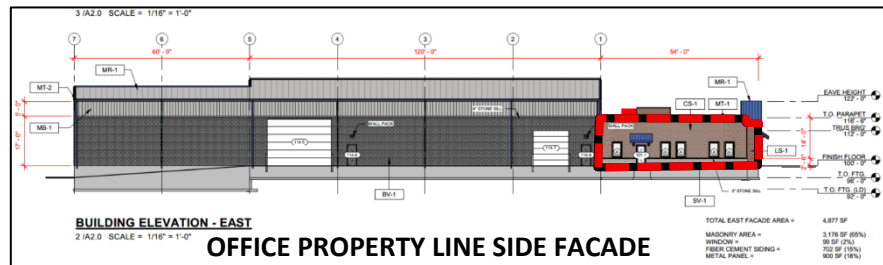
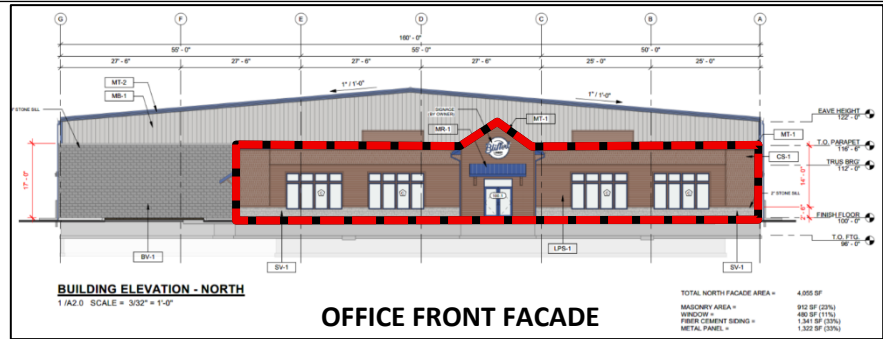
The use of fiber cement board may be allowed on both facades if used on no more than 30% of each façade and the following criteria are met:

1. A minimum 2-foot at-grade base of a permitted major façade material (stone veneer and glass is used).
2. A minimum 2-foot permitted major façade material on the side and top of the entrance door (non is used on the sides, and the top may not be 2-feet).

Zoning Ordinance 14-91(3)(a) [Maximum Minor Materials for Surface Areas]: A maximum of 30% of each street façade surface, not including window and door areas, may be composed of minor façade materials in accordance with the regulations of Table 9-2. Minor facade materials may also be utilized on non-street facades as defined in Table 9-2.

Zoning Ordinance 14-91 Table 9-1 Allowed Major Façade Materials: Fiber cement board (finished lap siding or shingles, hardy board) is prohibited.

Zoning Ordinance 14-91 Table 9-2 Allowed Minor Façade Materials: Fiber cement board (finished lap siding or shingles, hardy board) requires a major material at grade up to 2-feet and adjacent to entrances may be allowed with a 30% maximum coverage if other façade material is major.



B. Metal panel system (26 gauge) with concealed fasteners on the side of the warehouse between the buildings.

The use of a metal panel system may be allowed on the side façade of the warehouse as both a major façade material and a minor façade material if the following criteria are met:

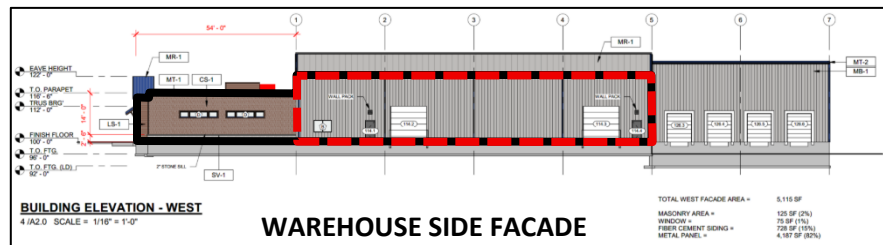
1. A masonry base must exist between the metal panel system and the ground.
2. The amount of ground level masonry on the façade must be a minimum of 35% of the façade.

NOTE: A 54-foot wide recessed section of the rear of the building with loading docks not part of the side façade. The loading dock area is part of the rear façade.

Zoning Ordinance 14-91 Table 9-1 Allowed Major Façade Materials: 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 may be allowed with a minimum 60% coverage of entire side façade (office and warehouse portions).

Zoning Ordinance 14-91 Table 9-2 Allowed Minor Façade Materials: 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 may be allowed with a 30% maximum coverage if other façade material is major (office side façade must be included in 30% maximum calculation).



Major Design Exception Request #2 (warehouse #1 building): Request to change the prohibited use of 100% metal panel system without any ground level masonry to be a permitted façade material without any changes on both sides of the warehouse between the buildings at 2015 Venture AV.

The proposed site plan, called “Bliffert Lumber”, includes three proposed buildings that are adjacent to Venture AV, with a proposed outdoor storage area behind the buildings. Design exception #2 is for warehouse #1, the middle proposed building, on both side façades.

NOTE: Major façade materials on the front façade of Warehouse #1 exceeds the minimum façade requirements (76% of the façade is masonry block). Also, the major façade material on the front of Warehouse #1 properly wraps around the front to both side facades for a distance of 38 feet on each of the two sides. Design Exception #2 is for the remaining 62 feet on each side facade.

- A. Metal panel system on both side façade (62 feet of each of the 100-foot sides) for Warehouse #1, between the buildings without a masonry base.

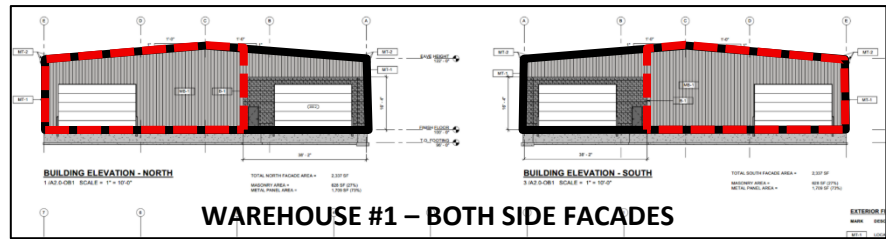
The use of metal panel system may be allowed on both side facades if 35% ground level masonry is added and the following criteria are met:

1. A masonry base must exist between the metal panel system and the ground.
2. The amount of ground level masonry on the façade must be a minimum of 35% of the façade.

Zoning Ordinance 14-91 Table 9-1 Allowed Major Façade Materials: 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 may be allowed with a minimum 60% coverage of entire side façade (office and warehouse portions).

Zoning Ordinance 14-91 Table 9-2 Allowed Minor Façade Materials: 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 may be allowed with a 30% maximum

coverage if other façade material is major (office side façade must be included in 30% maximum calculation).



Major Design Exception Request #3 (warehouse #2 building): Request to change the prohibited use of a 100% metal panel system without any ground-level masonry to be a permitted façade material without any changes on the side of the warehouse between the buildings at 2015 Venture Ave.

The proposed site plan, called “Bliffert Lumber”, includes three proposed buildings that are adjacent to Venture AV, with a proposed outdoor storage area behind the buildings. Design exception #3 is for warehouse #2, the southern proposed building, on the north end building façade between the warehouses only.

NOTE: Major façade materials on the front façade of Warehouse #2 exceeds the minimum façade requirements (76% of the façade is masonry block). Also, the major façade material on the front of Warehouse #2 properly wraps around the front to both side facades for a distance of 38 feet on the side between the buildings, and the full 100 feet on the southern end of the proposed development. Design Exception #2 is for the remaining 62 feet on the north end side façade between the buildings.

- A. Metal panel system on the north end side façade (62 feet of the 100-foot side) for Warehouse #2, between the buildings, without a masonry base.

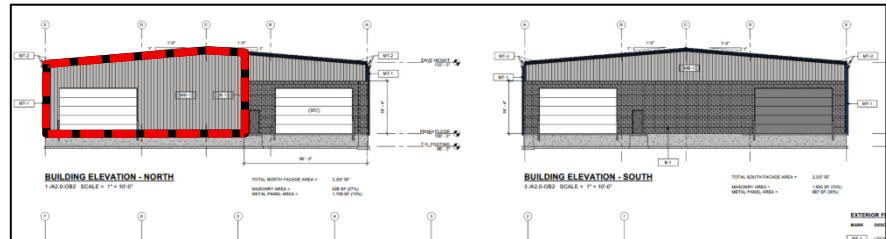
The use of metal panel system may be allowed on the side facade if 35% ground level masonry is added and the following criteria are met:

1. A masonry base must exist between the metal panel system and the ground.
2. The amount of ground level masonry on the façade must be a minimum of 35% of the façade.

Zoning Ordinance 14-91 Table 9-1 Allowed Major Façade Materials: 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 may be allowed with a minimum 60% coverage of entire side façade (office and warehouse portions).

Zoning Ordinance 14-91 Table 9-2 Allowed Minor Façade Materials: 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 may be allowed with a 30% maximum coverage if other façade material is major (office side façade must be included in 30% maximum calculation).



Requirement for Plan Commission Review

Plan Commission review is required for major design exceptions related to major and minor façade materials. The requests are considered major design exception for relief from strict compliance with Sections 14-91(3)(a) [Maximum Minor Materials for Surface Areas], 14-91 Table 9-1 [Allowed Major Façade Materials], and 14-91 Table 9-1 [Allowed Minor Façade Materials].

To assist the Plan Commission review, the applicant submitted a concept site plan, with the façade materials shown. A narrative/summary about the project and how various elements may work, written by the applicant, is included within the 'Application Form and Supporting Documents' attachment (on pages 1-2 of the attached application.

The applicant 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 applicant 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

Submitted On: May 12, 2026, 02:08PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	WD-D007
Nearest property address to the project site:	Street Address: 2015 Venture Ave City: DEPERE State: WI Zip: 54115
Check each project type that is being applied for:	Design Exception
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?	Table 9-1 Allowed Major Facade Materials
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	No
Property Owner:	First Name: Josh Last Name: Brown
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 6826 S 13th St. City: Oak Creek State: WI Zip: 53154
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: Nick Last Name: Van Lanen
Authorized Representative's Business Name:	Bayland Buildings
Authorized Representative's Address:	Street Address: 3323 Bay Ridge Ct. City: Oneida State: WI Zip: 54155
Authorized Representative's Phone Number:	██████████
Authorized Representative's Email Address:	████████████████████
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.	Bliffert Lumber is requesting a design exception from the major façade material requirements outlined in Table 9-1. Fiber cement board products are not permitted as major façade materials within the BP District; however, Bliffert Lumber is seeking approval to incorporate this material on the main office building in order to maintain consistency with the company's established brand image across its locations. All accessory and outbuilding structures will comply with the applicable major façade material requirements. The requested design exception is limited solely to the main office building and is intended to support a cohesive corporate identity while maintaining overall compatibility with the development.
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	The proposed site will be used as a warehouse and yard for the sale and distribution of lumber products. Given the nature of Bliffert Lumber's business and brand identity, the proposed fiber cement board façade materials on the main office building are intended to complement the use of the site and reinforce the company's established image. While the proposed material does not meet the major façade material requirements outlined in Table 9-1,

compliance with applicable regulations impractical or undesirable.	we believe the overall design remains attractive, cohesive, and appropriate for the development. The main office building will present a clean, professional appearance, and the requested design exception will not negatively impact the overall character or quality of the site design.
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.	<p>During the design process, the placement of specific site structures was carefully considered to help buffer and screen the interior lumber yard from the street. This approach responds directly to an objective identified by the City early in the review process.</p> <p>Although the main office building does not currently meet the masonry requirement for this district on its own, the two larger storage buildings on site will exceed the applicable masonry requirements. These buildings help offset the requested design exception and contribute to the overall quality and durability of the site's street-facing architecture.</p> <p>Furthermore, when the cumulative façade areas of all three buildings facing the street are considered collectively, the masonry façade requirement is effectively met. As a result, the overall development maintains the intent of the ordinance by providing a substantial masonry presence along the public-facing portions of the site while allowing the main office building to incorporate materials that support Bliffert Lumber's established brand identity.</p>
4. An intent statement that describes how the design exception is consistent with the comprehensive plan.	<p>In reviewing the surrounding site context and existing buildings in the area, the proposed Bliffert Lumber development will align with, and in several respects exceed, the standards established by nearby properties.</p> <p>The existing property across the street, while not subject to the current zoning requirements at the time of its development, does not appear to meet several standards that are being addressed as part of the proposed Bliffert Lumber project, including current landscape requirements, building material requirements, and interior yard screening requirements.</p> <p>By comparison, the proposed Bliffert Lumber development incorporates enhanced site planning, compliant outbuilding materials, substantial masonry presence on street-facing façades, and screening measures intended to buffer the lumber yard from public view. As a result, the overall development will provide a more complete and visually appropriate response to the current zoning objectives than much of the existing surrounding context.</p>
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 beyond those impacts ordinarily expected through implementation of the regulation.	<p>Ultimately, the proposed design will be consistent with, and in many ways exceed, the existing character and quality of the surrounding business park. While the design may not strictly meet every prescriptive requirement of the current code, it substantially complies with the intent of those standards through thoughtful site planning, enhanced street-facing architecture, landscape screening, and high-quality exterior materials.</p> <p>The proposed material palette provides a more refined, approachable, and visually softened appearance than a strictly masonry-based facade may achieve, particularly given the nature of the development and the identity of the business. The street-facing facade has been intentionally designed to be inviting, well-composed, and representative of Bliffert Lumber's brand and operations. Rather than creating adverse impacts on neighboring properties, the design improves the overall visual character of the area and aligns with the established business park context.</p>
Upload File(s) Here	<p>26-4481 2600512 Bliffert Lumber- Outbuilding 1.pdf 26-4481 260512 Bliffert Lumber (Main Building).pdf 26-4481 260512 Bliffert Lumber- Facade Material Area Diagram.pdf Sturtevant.jpg Sun Prairie.jpg Waukesha.jpg Germantown.jpg 26-4481 260409 Bliffert Lumber (Office Siding Option) Edited.png</p>
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$175.00
Property Owner or Authorized Representative Signature	<p>First Name: Nick Last Name: Van Lanen Email Address: [REDACTED]</p>

Nick Van Lanen

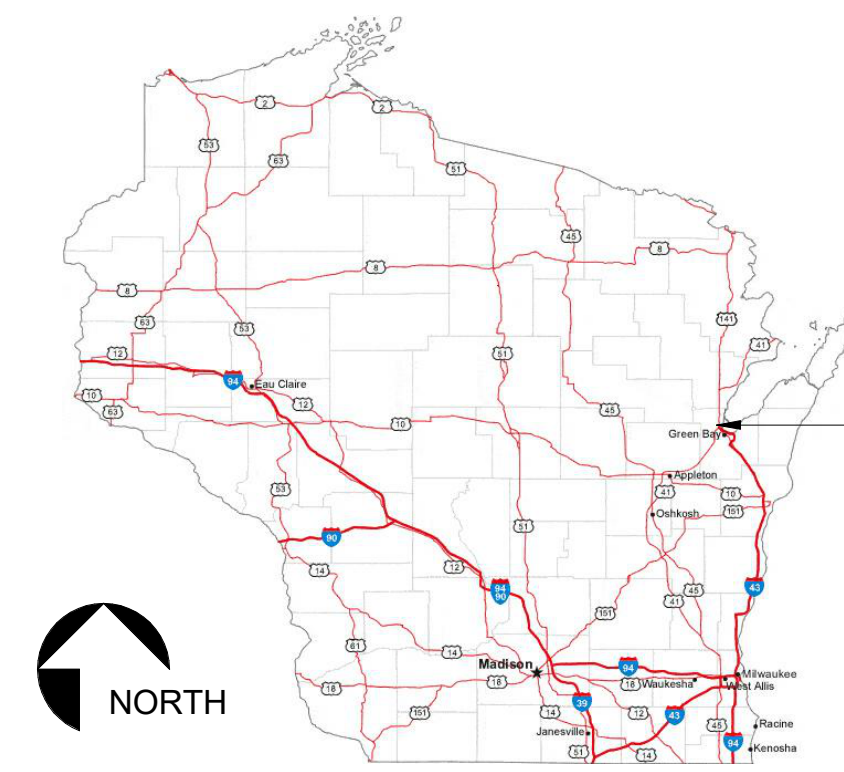
Signed at: May 12, 2026 1:51PM America/New_York

User's Session Information

98.102.5.230, Referrer URL

PROPOSED PROJECT FOR: BLIFFERT LUMBER DE PERE, WISCONSIN

PROJECT LOCATION MAP



PROJECT LOCATION

ENLARGED MAP



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PROJECT PERSPECTIVE (NTS) - FOR CONCEPTUAL PROPOSES ONLY!
REFERENCE FLOOR PLANS, ELEVATIONS, SECTIONS, ETC. FOR MORE INFORMATION



PROJECT INFORMATION

OWNER INFORMATION: OWNER: DE PERE, WISCONSIN 54151
PROJECT LOCATION: ADDRESS: VERIFY DE PERE, WISCONSIN 54151
CITY, STATE ZIP MUNICIPALITY: DE PERE COUNTY: BROWN
CONTACT: TENANT: COUNTY: BROWN
DIS NO.

ARCHITECTURAL DATA:
BUILDING CODES: IBC 2021, WEBCS SPS 361-366, IEBC 2021
SCOPE OF WORK: NEW CONSTRUCTION
BUILDING USE: OFFICE & WAREHOUSE

OCCUPANCY GROUP:
BUSINESS GROUP: B
STORAGE GROUP: S-1 (MODERATE HAZARD)

CONSTRUCTION TYPE:
NEW BUILDING: (OFFICE)
VB-COMBUSTIBLE UNPROTECTED

NEW BUILDING: (WAREHOUSE)
IB-NONCOMBUSTIBLE UNPROTECTED

ALLOWABLE AREA CALCULATION
OCCUPANCY: B, BUSINESS
ACTUAL AREA: 6,000 SQ. FT.
TABULATED ALLOWABLE AREA: 36,000 SQ. FT.
SPRINKLERED 1-STORY (VB)

OCCUPANCY: S-1, STORAGE
ACTUAL AREA: 22,200 SQ. FT.
TABULATED ALLOWABLE AREA: 36,000 SQ. FT.
SPRINKLERED 1-STORY (VB)

FIRE PROTECTION SYSTEM:
BUILDING IS PROTECTED BY AN AUTOMATIC FIRE
SPRINKLER SYSTEM PER NFPA 13

FIRE & SMOKE PROTECTION FEATURES:
ALLOWABLE AREA DETERMINED BY IBC 508.3
NONSEPARATED OCCUPANCIES

BUILDING AREA:
FIRST FLOOR OCCUPANCY: B AREAS 6,000 SQ. FT.
FIRST FLOOR OCCUPANCY: S-1 AREAS 22,200 SQ. FT.
FIRST FLOOR (EXTERIOR AREA) 700 SQ. FT.
TOTAL BUILDING AREA 28,900 SQ. FT.

OCCUPANT LOAD TABULATED
FIRST FLOOR OCCUPANCY: B 6,000 SQ. FT. 100 GROSS 60 OCC
FIRST FLOOR OCCUPANCY: S-1 22,200 SQ. FT. 500 GROSS 45 OCC
TOTAL OCCUPANT LOAD 105 OCC

OCCUPANT LOAD (ACTUAL)
VERIFY W/ OWNER

PLUMBING FIXTURE REQUIRED
OCCUPANCY: B
60 / 2 = 30 MEN AND 30 WOMEN
30 / 1 PER 25 FIRST 50 THEN 1 PER 50 = 1.2 WATER CLOSETS FOR MEN
30 / 1 PER 25 FIRST 50 THEN 1 PER 50 = 1.2 WATER CLOSETS FOR WOMEN
30 / 1 PER 40 FIRST 80 THEN 1 PER 80 = .75 LAVATORIES FOR MEN
30 / 1 PER 40 FIRST 80 THEN 1 PER 80 = .75 LAVATORIES FOR WOMEN
60 / 100 = .6 DRINKING FOUNTAINS

OCCUPANCY: S-1
45 / 2 = 23 MEN AND 23 WOMEN
23 / 1 PER 100 = 23 WATER CLOSETS FOR MEN
23 / 1 PER 100 = 23 WATER CLOSETS FOR WOMEN
23 / 1 PER 100 = 23 LAVATORIES FOR MEN
23 / 1 PER 100 = 23 LAVATORIES FOR WOMEN
45 / 1000 = .045 DRINKING FOUNTAINS

TOTAL PLUMBING FIXTURES REQUIRED
1.43 (2) WATER CLOSETS FOR MEN
1.43 (2) WATER CLOSETS FOR WOMEN
98 (1) LAVATORIES FOR MEN
98 (1) LAVATORIES FOR WOMEN
1.05 (1) DRINKING FOUNTAINS

PLUMBING FIXTURE PROVIDED
(2) WATER CLOSETS FOR WOMEN
(1) LAVATORIES FOR WOMEN
(1) WATER CLOSETS AND (1) URINAL FOR MEN
(1) LAVATORIES FOR MEN
(2) PRIVATE UNISEX RESTROOMS
(2) HILOW DRINKING FOUNTAIN
(1) SERVICE SINK

PROPOSED PROJECT FOR:
BLIFFERT LUMBER
DE PERE, WISCONSIN;
COUNTY OF: BROWN

SCALE VERIFICATION
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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 26-4481
PROJECT EXECUTIVE: NICK VAN LANEN
DRAWN BY: DV / AGS
DATE: 05/14/2026

Revision Schedule
Rev. No. Revision Description Rev. Date

ISSUED FOR: **CHECKED:** **DATE:**
BY:

TITLE SHEET

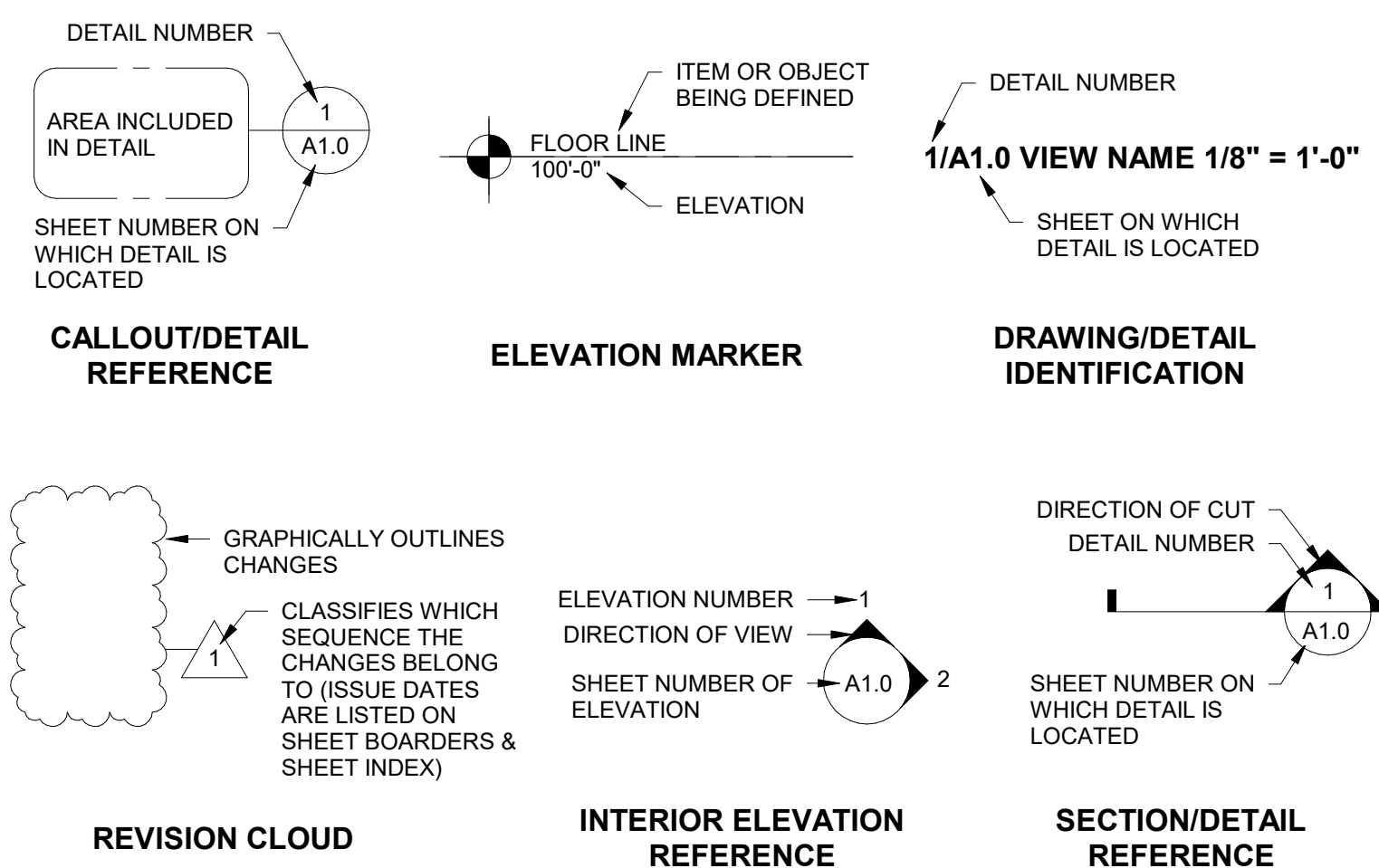
T1.0

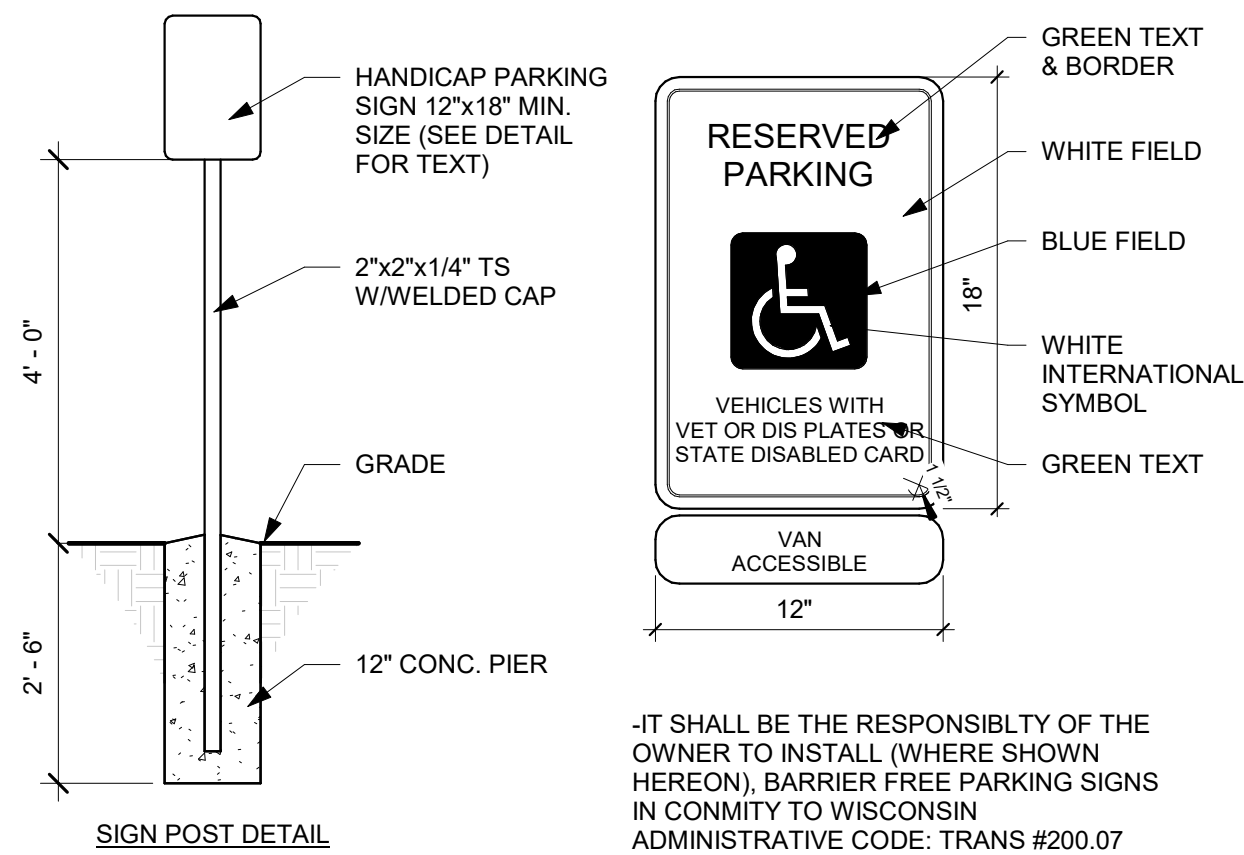
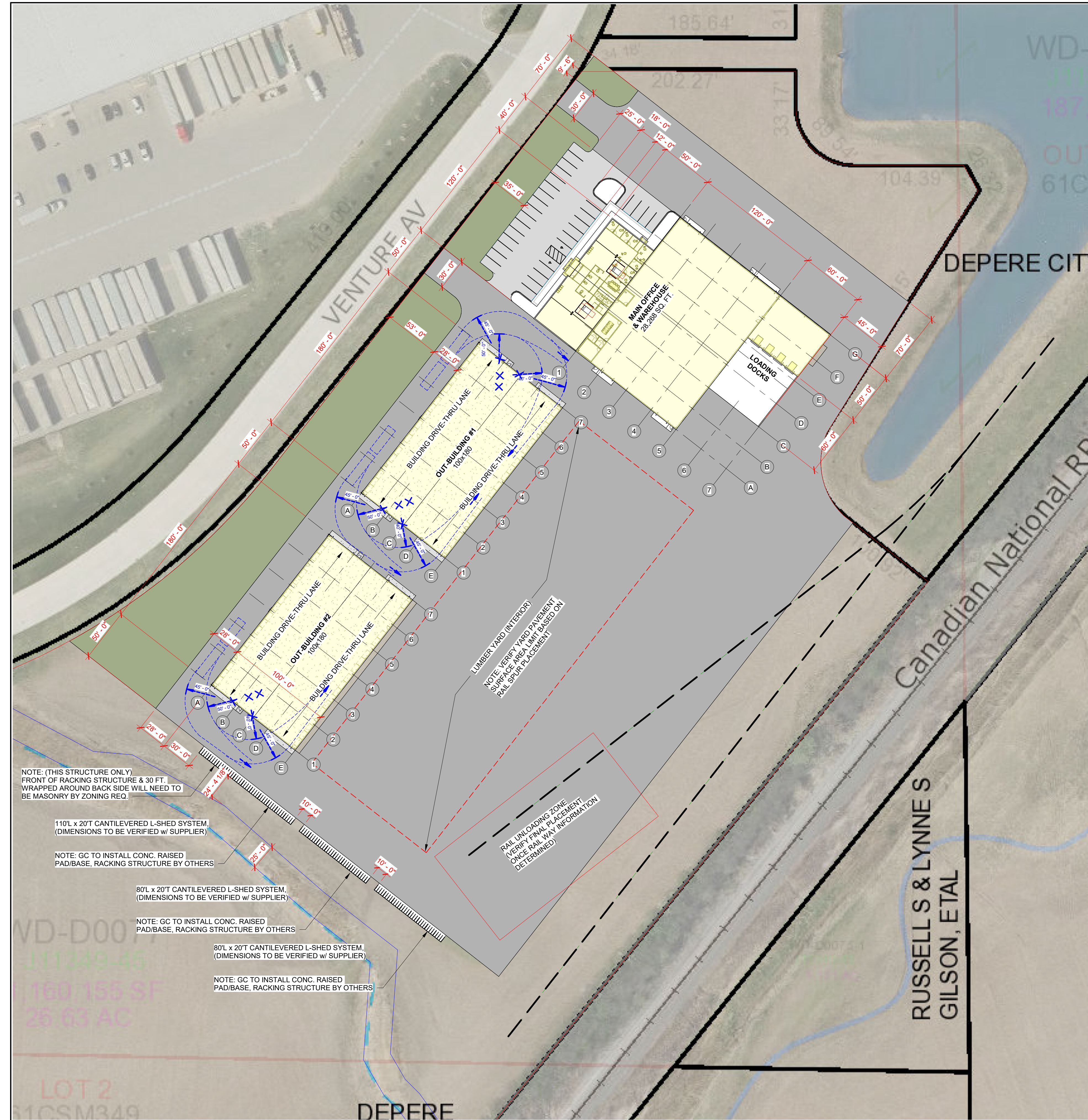
SHEET INDEX

NUMBER	SHEET NAME / DESCRIPTION	LATEST SHEET REVISION		
		DATE	ISSUED BY	NUMBER
001	TITLE			
T1.0	TITLE SHEET			
002	CIVIL			
C1.0	SITE PLAN			
003	LIFE SAFETY			
LS1.0	LIFE SAFETY PLAN			
004	ARCHITECTURAL			
A0.1	PLAN NOTES			
A0.2	PLAN NOTES			
A1.0	FLOOR PLAN - OFFICE & WAREHOUSE			
A1.1	FLOOR PLAN - PROPOSED DIMENSION			
A2.0	ELEVATION - EXTERIOR			
A3.0	SECTIONS - BUILDING			
A4.0	SECTIONS - WALL / DETAILS			
A4.1	SECTIONS - WALL / DETAILS			
A6.0	SCHEDULES - DOOR / WINDOW			
A6.1	ROOM FINISH PLAN - PROPOSED			
A6.2	REFLECTED CEILING PLAN - PROPOSED			

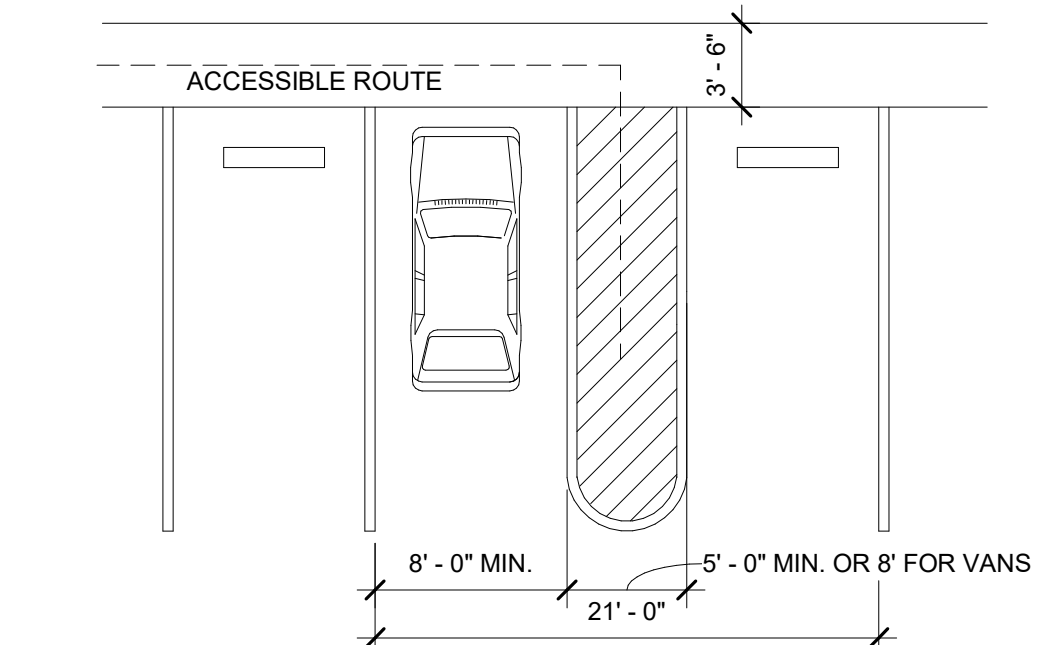
NUMBER	SHEET NAME / DESCRIPTION	LATEST SHEET REVISION		
		DATE	ISSUED BY	NUMBER
A6.3	ELEVATIONS - INTERIOR			
A7.0	ROOF PLAN - PROPOSED			
005	STRUCTURAL			
S0.1	STRUCTURAL DESIGN CRITERIA			
S0.2	SCHEDULE OF SPECIAL INSPECTIONS			
S1.0	FOUNDATION PLAN - PROPOSED			
S1.1	FOUNDATION PLAN - PROPOSED DIMENSION			
S1.2	ANCHOR BOLT PLAN			
S1.3	ANCHOR BOLT DETAILS			
S2.0	FOUNDATION SCHEDULES & DETAILS			
S2.1A	FOUNDATION DETAILS			
S3.0	FRAMING PLAN - 2ND FLOOR			
S4.0	STRUCTURAL STEEL DETAILS			
S4.1	STRUCTURAL STEEL CONNECTIONS			
S5.0	STRUCTURAL METAL STUD DETAILS			
S5.1	STRUCTURAL METAL STUD DETAILS			
S6.0	STRUCTURAL WOOD STUD DETAILS			
S6.1	STRUCTURAL WOOD STUD DETAILS			
S7.3	STRUCTURAL SCREW PATTERNS			

SYMBOLS LEGEND

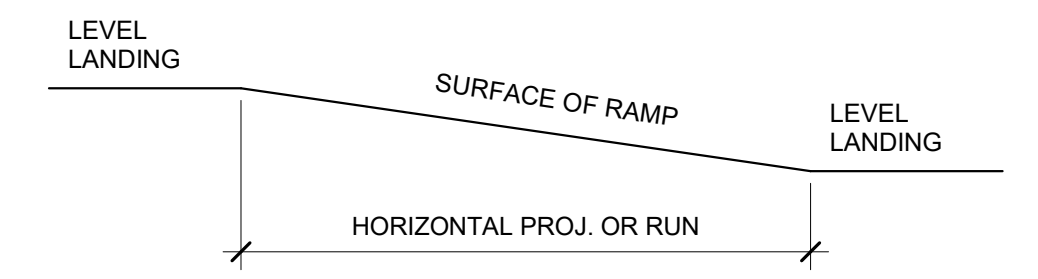




1 /C1.0 HANDICAP PARKING SIGN DETAILS N.T.S.



2 /C1.0 HANDICAP PARKING SPACES N.T.S.



SLOPE	MAX. RISE IN.	MAX. HORIZ. PROJECTION FT.
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

3 /C1.0 SINGLE RAMP RUN N.T.S.

PARKING SITE REQ.

4.7.11 ISLANDS - ANY ISLAND IN CROSSING SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48' LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSING.

4.8 RAMPS

4.8.1 GENERAL - ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30". (SEE FIG. 16) CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES THAT HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6(3)(A) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

4 /C1.0 SITE PARKING REQUIREMENTS N.T.S.



SITE PLAN - PROPOSED
5 /C1.0 SCALE = 1" = 50'-0"

SITE CALCULATIONS & INFORMATION

TOTAL LOT AREA =	___ SQ. FT. (APPROX.)	___ ACRES
BUILDING AREA (EXISTING) =	___ SQ. FT.	
BUILDING AREA (PROPOSED) =	___ SQ. FT.	
ASPHALT AREA (EXISTING) =	___ SQ. FT.	
ASPHALT AREA (PROPOSED) =	___ SQ. FT.	
CONCRETE AREA (EXISTING) =	___ SQ. FT.	
CONCRETE AREA (PROPOSED) =	___ SQ. FT.	
SIDEWALK (LINEAR FT.) =	___ FT.	
GRAVEL AREA =	___ SQ. FT.	
TOTAL IMPERVIOUS SURFACE =	___ SQ. FT.	
GREENSPACE AREA =	___ SQ. FT. (APPROX.)	___ %
TOTAL PARKING STALL COUNT =	___ STALLS PROVIDED,	
ADA STALLS (REQUIRED, ___)		

BAYLAND

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P.O. BOX 13571 GREEN BAY, WI 54307
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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

BLIFFERT LUMBER

DE PERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

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JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

SITE PLAN

C1.0

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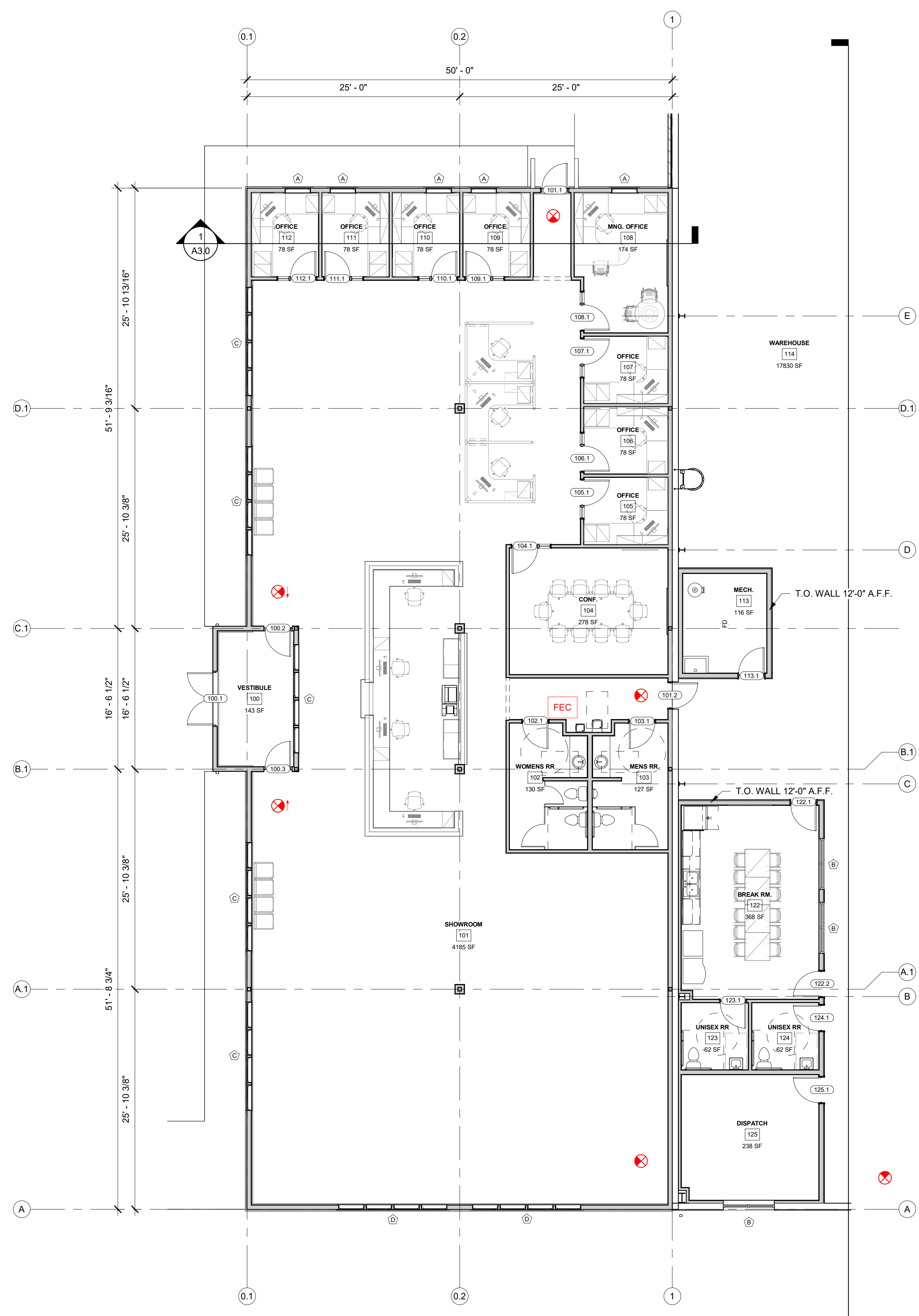
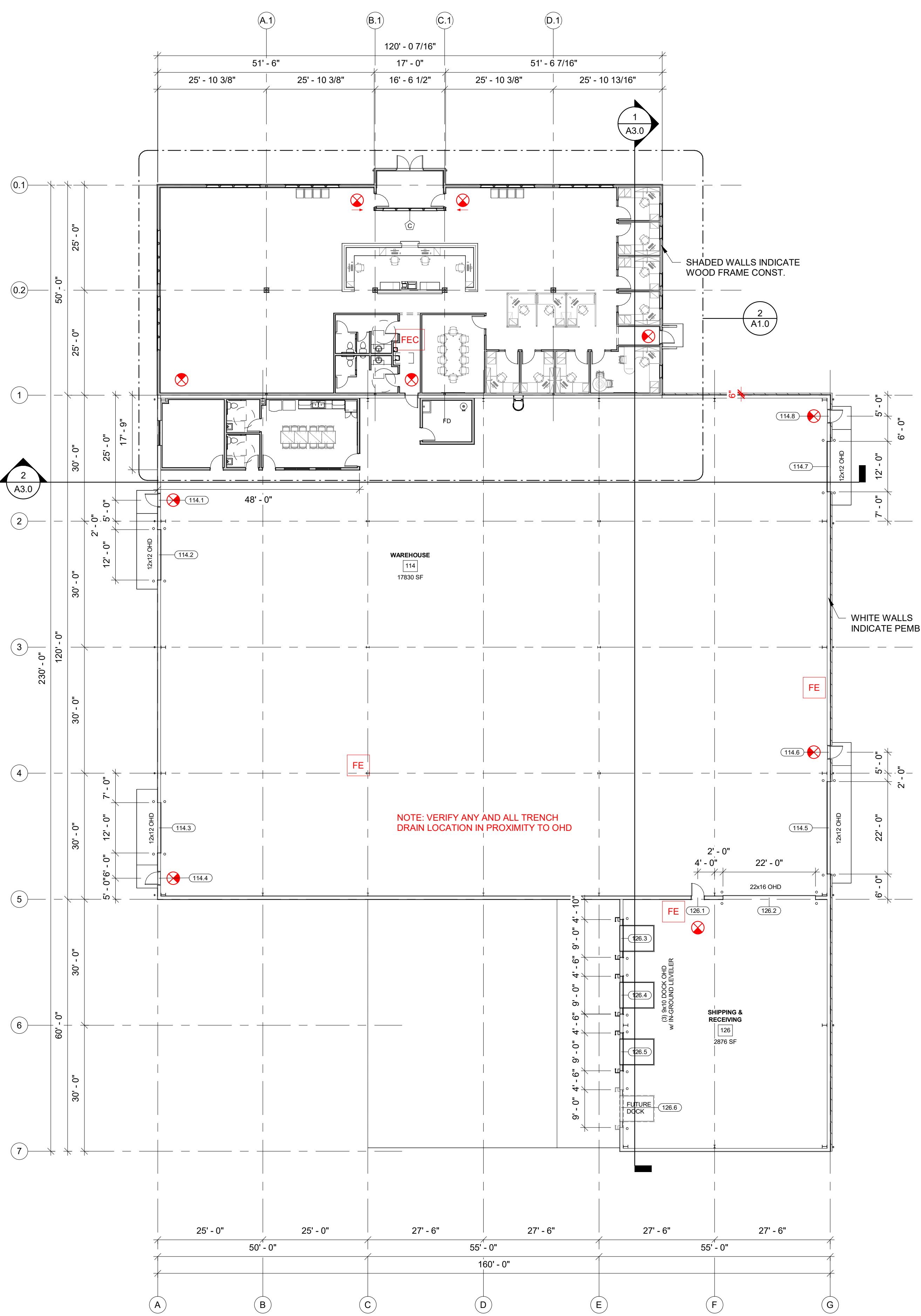
REVISIONS:

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BY:

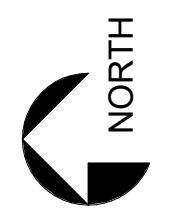
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FLOOR PLAN - OFFICE & WAREHOUSE

A1.0



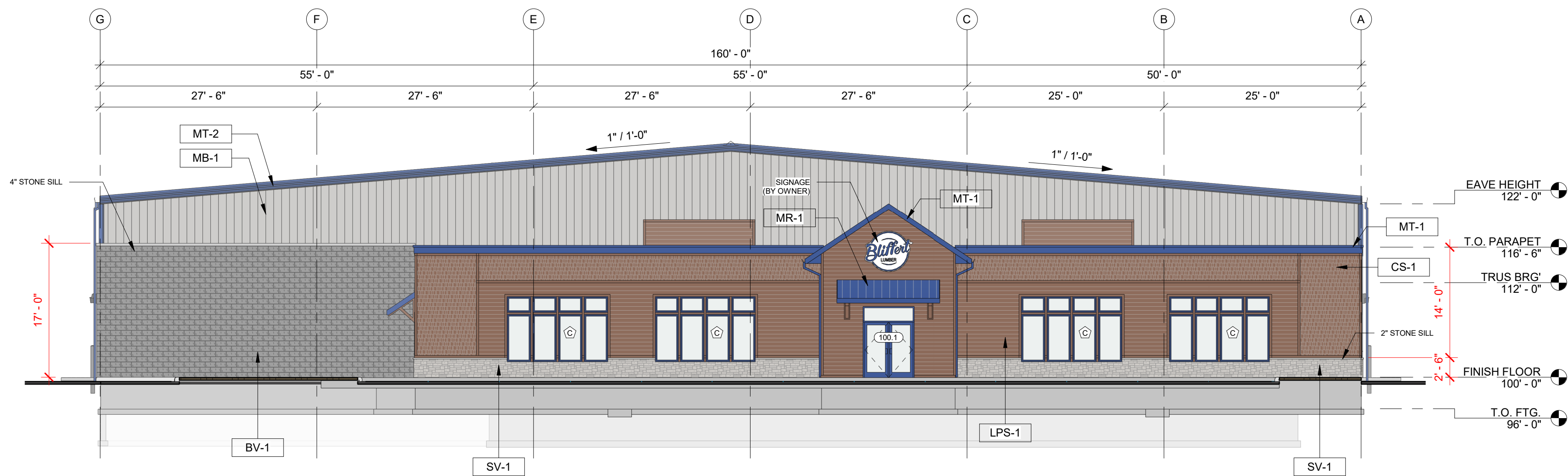
FLOOR PLAN - OVERALL
1/A1.0 SCALE = 1/16" = 1'-0"



FLOOR PLAN - OFFICE
2/A1.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

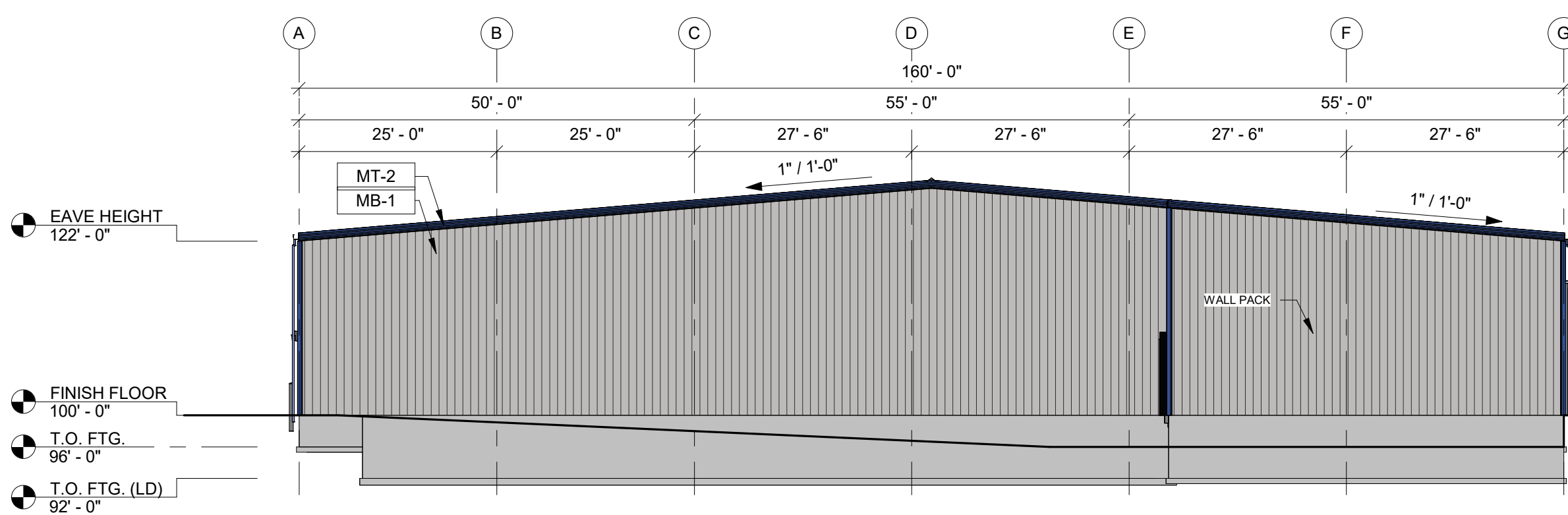
MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
CS-1	LOCATION: 6" SHAKE MATERIAL: LP SMART SIDING SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SV-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
BV-1	LOCATION: BLOCK VENEER MATERIAL: SPLIT-FACED CONC. BLOCK SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 28GA SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: CONCLEADED FASTENERS
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BUILDING ELEVATION - NORTH

1/2 A2.0 SCALE = 3/32" = 1'-0"

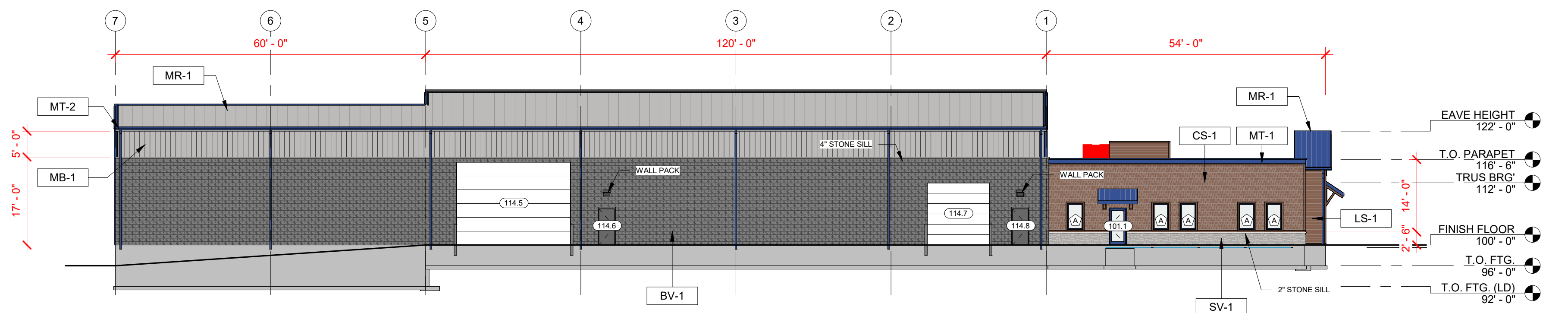
TOTAL NORTH FACADE AREA =	4,055 SF
MASONRY AREA =	912 SF (23%)
WINDOW =	480 SF (11%)
FIBER CEMENT SIDING =	1,341 SF (33%)
METAL PANEL =	1,322 SF (33%)



TOTAL SOUTH FACADE AREA =	4,055 SF
METAL PANEL =	4,055 SF (100%)

BUILDING ELEVATION - SOUTH

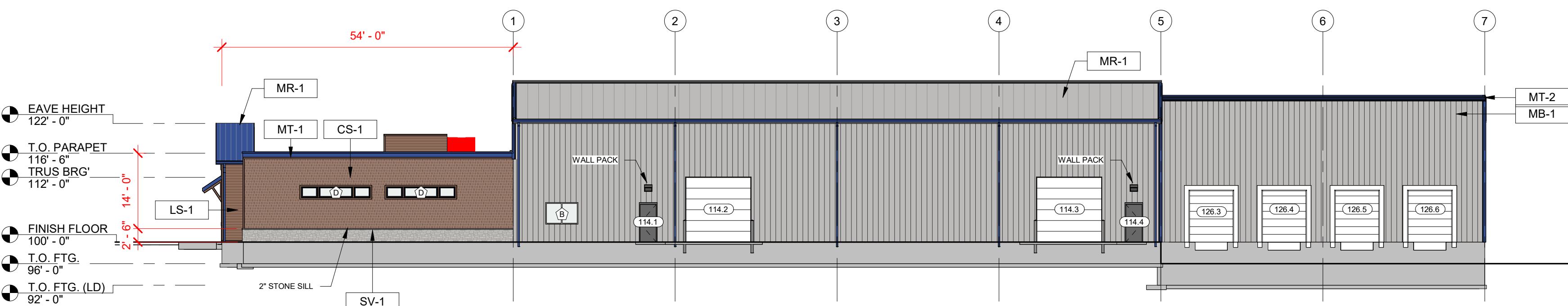
3/2 A2.0 SCALE = 1/16" = 1'-0"



TOTAL EAST FACADE AREA =	4,877 SF
MASONRY AREA =	3,178 SF (65%)
WINDOW =	99 SF (2%)
FIBER CEMENT SIDING =	702 SF (15%)
METAL PANEL =	900 SF (18%)

BUILDING ELEVATION - EAST

2/2 A2.0 SCALE = 1/16" = 1'-0"



TOTAL WEST FACADE AREA =	5,115 SF
MASONRY AREA =	125 SF (2%)
WINDOW =	75 SF (1%)
FIBER CEMENT SIDING =	728 SF (15%)
METAL PANEL =	4,187 SF (82%)

BUILDING ELEVATION - WEST

4/2 A2.0 SCALE = 1/16" = 1'-0"

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PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

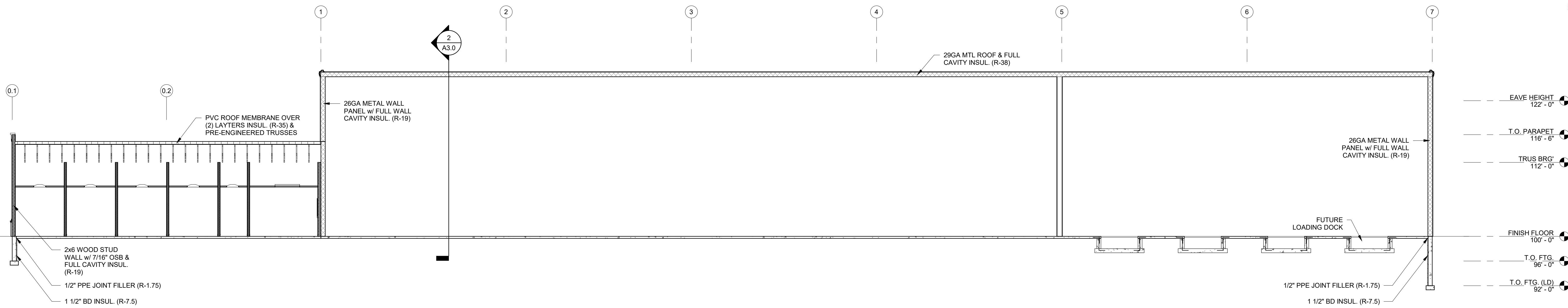
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

ELEVATION - EXTERIOR

A2.0



Section 1
1/A3.0 SCALE = 1/8" = 1'-0"

- EAVE HEIGHT 122'-0"
- T.O. PARAPET 116'-6"
- TRUS BRG' 112'-0"
- FINISH FLOOR 100'-0"
- T.O. FTG. 96'-0"
- T.O. FTG. (LD) 92'-0"

PROPOSED BUILDING FOR:
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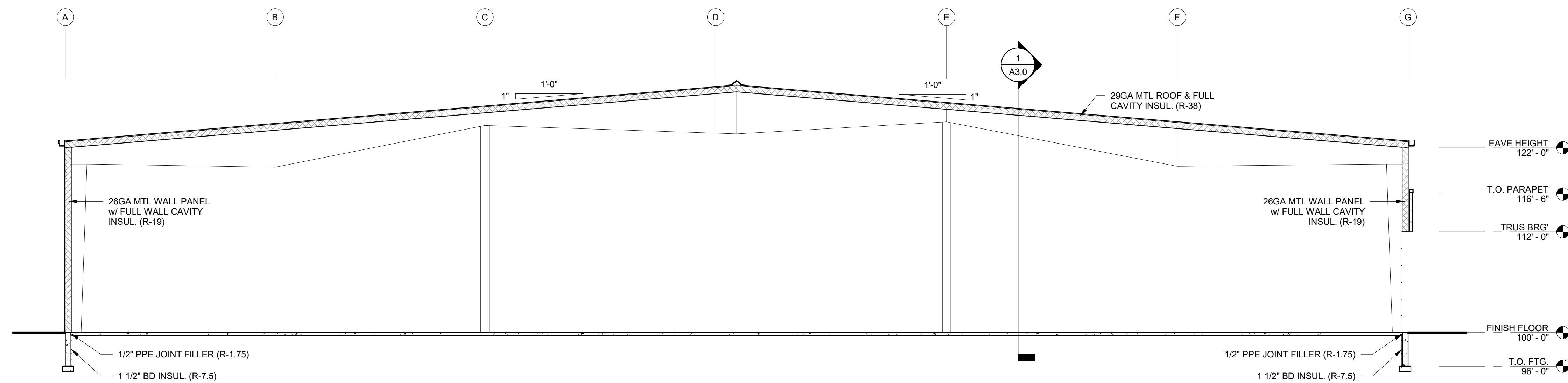
JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

REVISIONS:



Section 2
2/A3.0 SCALE = 1/8" = 1'-0"

- EAVE HEIGHT 122'-0"
- T.O. PARAPET 116'-6"
- TRUS BRG' 112'-0"
- FINISH FLOOR 100'-0"
- T.O. FTG. 96'-0"

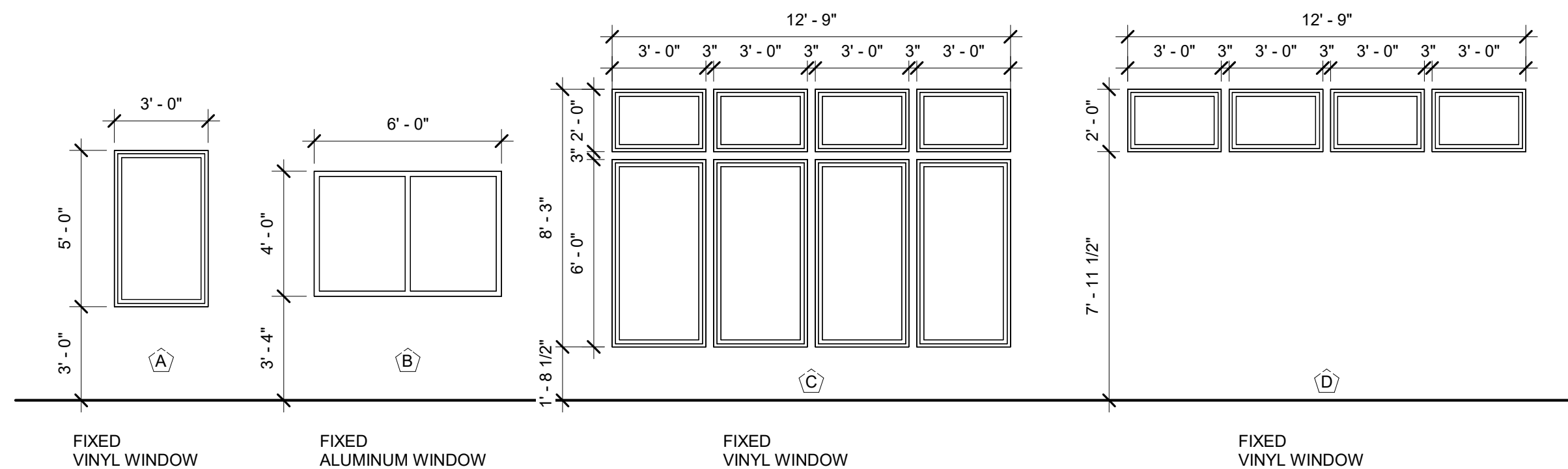
ISSUED FOR: CHECKED DATE:
BY:

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- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

SECTIONS - BUILDING

A3.0

PROPOSED BUILDING FOR:
BLIFFERT LUMBER
 DE PERE, WISCONSIN; COUNTY OF: BROWN



GENERAL NOTES:

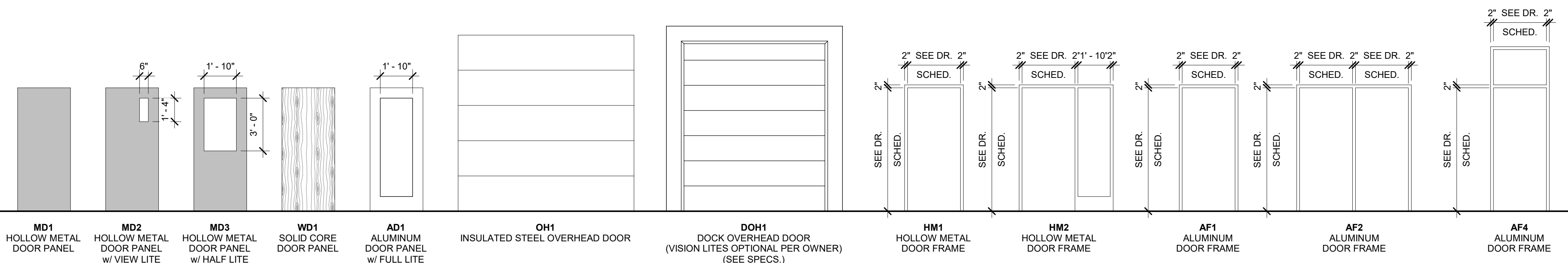
1. ANY WINDOW GLAZING BELOW 24" NEEDS TO BE TEMPERED OR BE CALSSIFIED AS SAFETY GLAZING PER IBC SECTION 2406 SAFETY GLAZING

2. VERIFY INTERIOR WINDOW SILLS & JAMB FINISH

WINDOW THERMAL PERFORMANCE DATA

PRODUCT: MARVIN MODERN SIERIES OR EQ.
GLASS TYPE: LOW-E SMARTSUN (2.2mm ANNEALED GLASS), OR EQUAL
NFRC DIRECTORY #: AND-N-80-00887-00001
U-FACTOR: 0.29 (MIN)
SHGC: 0.19 (MIN)
VT: 0.43 (MIN)

DOOR NUMBER	WIDTH	HEIGHT	TYPE	FRAME TYPE	FIRE RATING	DOOR HARDWARE							GENERAL REMARKS		
						LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING		PUSH - PULL HANDLES	SPECIALTY HARDWARE
100.1	3'-0"	7'-0"	AD1	AF2		■									
100.2	3'-0"	7'-0"	AD1	AF4											
100.3	3'-0"	7'-0"	AD1	AF4											
101.1	3'-0"	7'-0"	AD1	AF1		■									
101.2	3'-0"	7'-0"	MD2	HM1			■								
102.1	3'-0"	7'-0"	WD1	HM1			■								
103.1	3'-0"	7'-0"	WD1	HM1			■								
104.1	3'-0"	7'-0"	WD1	HM2			■								
105.1	3'-0"	7'-0"	WD1	HM2			■								
106.1	3'-0"	7'-0"	WD1	HM2			■								
107.1	3'-0"	7'-0"	WD1	HM2			■								
108.1	3'-0"	7'-0"	WD1	HM2			■								
109.1	3'-0"	7'-0"	WD1	HM2			■								
110.1	3'-0"	7'-0"	WD1	HM2			■								
111.1	3'-0"	7'-0"	WD1	HM2			■								
112.1	3'-0"	7'-0"	WD1	HM2			■								
113.1	3'-0"	7'-0"	MD1	HM1			■								
114.1	3'-0"	7'-0"	MD1	HM1			■								
114.2	12'-0"	12'-0"	OH1	-											
114.3	12'-0"	12'-0"	OH1	-											
114.4	3'-0"	7'-0"	MD1	HM1			■								
114.5	22'-0"	16'-0"	OH1	-											
114.6	3'-0"	7'-0"	MD1	HM1			■								
114.7	12'-0"	12'-0"	OH1	-											
114.8	3'-0"	7'-0"	MD1	HM1			■								
122.1	3'-0"	7'-0"	MD3	HM1											
122.2	3'-0"	7'-0"	MD3	HM1											
123.1	3'-0"	7'-0"	MD1	HM1											
124.1	3'-0"	7'-0"	MD1	HM1											
125.1	3'-0"	7'-0"	MD3	HM1											
126.1	3'-0"	7'-0"	MD3	HM1			■								
126.2	22'-0"	16'-0"	OH1	-											
126.3	9'-0"	10'-0"	DOH1	-											
126.4	9'-0"	10'-0"	DOH1	-											
126.5	9'-0"	10'-0"	DOH1	-											
126.6	9'-0"	10'-0"	DOH1	-											FUTURE DOCK DOOR



SPECIALTY HARDWARE

- EXIT ONLY LOCK
- OVERHEAD STOP
- FLOOR STOP
- KICK PLATE
- SECURITY ENTRY KEYPAD
- CYLINDER LOCK
- LATCH GUARD
- SEALED THRESHOLDS
- OVERHEAD DRIP CAPS
- DOUBLE WEATHERSTRIPPING

GENERAL NOTES:

1. ALL WOOD DOOR/ WINDOW & CASINGS SPECIES TO BE OAK U.N.O.

SCALE VERIFICATION
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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

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- CONSTRUCTION

SCHEDULES - DOOR / WINDOW

A6.0

PROPOSED BUILDING FOR:
BLIFFERT LUMBER
 DE PERE, WISCONSIN; COUNTY OF: BROWN

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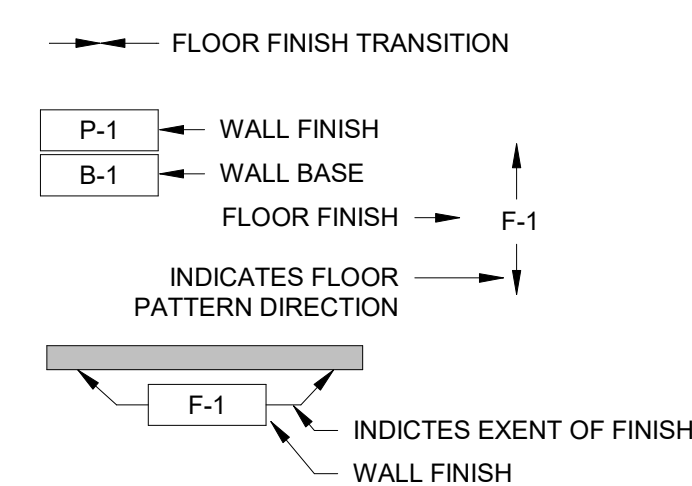
ROOM FINISH PLAN - PROPOSED

A6.1

FINISH GENERAL NOTES

- ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. FINAL SELECTIONS TO BE SELECTED BY G.C.
- NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
- REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
- INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
- THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
- FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O.
- THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET. STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GO TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
- PROVIDE VINYL TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, U.N.O. REFER TO PLAN FOR DETAIL LOCATIONS.
- HARD FLOORING GROUT IS TO BE SEALED WITH MANUFACTURER'S RECOMMENDED SEALERS.
- RUBBER/VINYL BASE SHALL BE STRAIGHT BASE AT ALL LOCATIONS FOR CARPET AND COVE BASE AT TILE AND RESILIENT FLOORS
- ALL ELECTRICAL PANELS IN THE CORRIDORS SHALL BE PAINTED TO MATCH THE ADJACENT WALL FINISH U.N.O
- PAINT CEILING ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
- UNDERSIDE OF SOFFITS (WHERE OCCURS) TO BE PAINTED TO RECEIVE FINISH TO MATCH WALL, U.N.O.
- FINISH FLOORING TO EXTEND FROM WALL TO WALL INCLUDING UNDER CABINETS AND UNDERCABINET EQUIPMENT.
- ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450.
- ALL PAINTED SURFACES ARE TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS FINAL COLOR, U.N.O.
- CARPET CONTRACTOR SHALL VERIFY THAT ALL CARPET OF EACH VARIETY IS TO BE SHIPPED FROM THE SAME DYE-LOT.
- ALL WALLS PAINTED WITH A LATEX PAINT TO HAVE AN EGGSHELL FINISH, U.N.O. REFER TO THE MATERIAL SCHEDULE AND FINISH LEGEND FOR MANUFACTURER'S PRODUCT NAME.
- GYPSUM BOARD CEILINGS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH, U.N.O.
- PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION.
- PAINTS AND COATINGS : APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993.
- ANTI-CORROSIVE AND ANTI-RUST PAINTS: APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC-03, ANTI-CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997.
- CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS: APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED FOR THOSE COATING TYPES IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113, ARCHITECTURAL COATINGS, AMENDED FEBRUARY 5, 2016.

FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

MARK	DESCRIPTION
100.	-

MATERIAL LEGEND

FLOORING FINISH

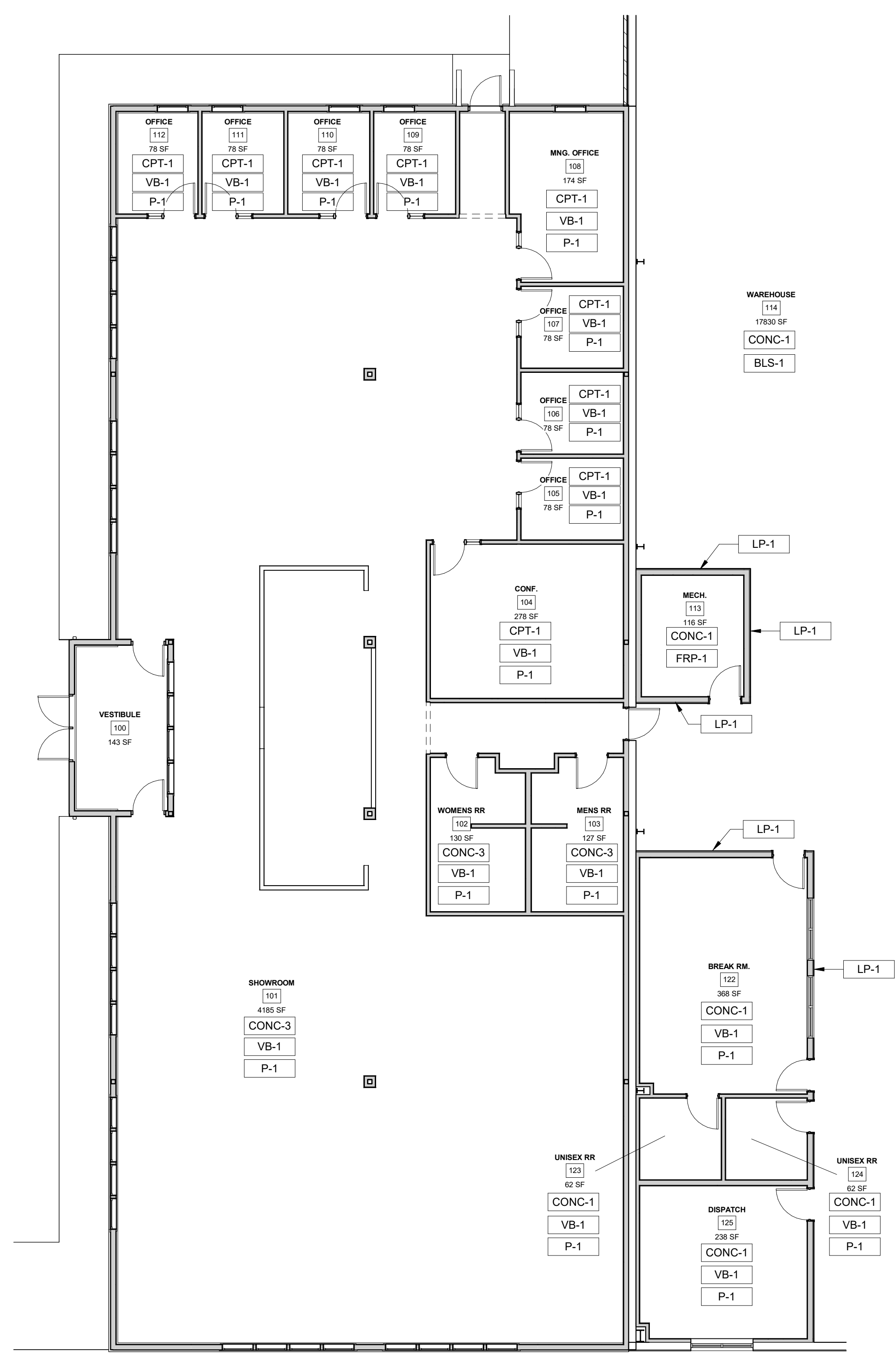
MARK	DESCRIPTION
CPT-1	FINISH: CARPET TILE MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
CT-1	FINISH: CERAMIC TILE MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
LVP-1	FINISH: LUXURY VINYL PLANK MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
EP-1	FINISH: EPOXY MANUF: VERIFY STYLE: [FLAKED] [SOLID COLOR] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
CONC-1	FINISH: CONCRETE MANUF: VERIFY STYLE: SMOOTH TROWEL COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: SEALER APPLIED U.N.O.
CONC-3	FINISH: CONCRETE MANUF: VERIFY STYLE: SMOOTH TROWEL/ POLISHED COLOR: VERIFY INSTALLATION METHOD: [800] [1000] [1500] GRIT REMARKS: SEALER APPLIED U.N.O.

WALL BASE FINISH

MARK	DESCRIPTION
VB-1	FINISH: VINYL BASE MANUF: VERIFY STYLE: 4" HIGH COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
WB-1	FINISH: WOOD BASE MANUF: VERIFY STYLE: 3" HIGH COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
CTB-1	FINISH: CERAMIC TILE BASE MANUF: VERIFY STYLE: 4" HIGH COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
EB-1	FINISH: EPOXY BASE MANUF: VERIFY STYLE: HEIGHT [2"] [4"] [6"] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:

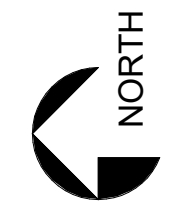
WALL FINISH

MARK	DESCRIPTION
BLS-1	FINISH: BANDED LINER SYSTEM MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
P-1	FINISH: PAINTED DRYWALL MANUF: VERIFY STYLE: [LIGHT SKIP] [LEVEL 4] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
P-3	FINISH: PAINTED BLOCK MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
FRP-1	FINISH: FRP MANUF: VERIFY STYLE: [SMOOTH] [TEXTURED] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY 1/2" GYPSUM/ PLYWD
LP-1	FINISH: 29 GA LINER PANEL MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
CWT-1	FINISH: CERAMIC WALL TILE MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY HEIGHT
EXP-WF	EXPOSED WALL/ STRUCTURE



FINISH PLAN - OFFICE

1/A6.1 SCALE = 1/8" = 1'-0"



PROPOSED BUILDING FOR:
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DE PERE, WISCONSIN; COUNTY OF: BROWN

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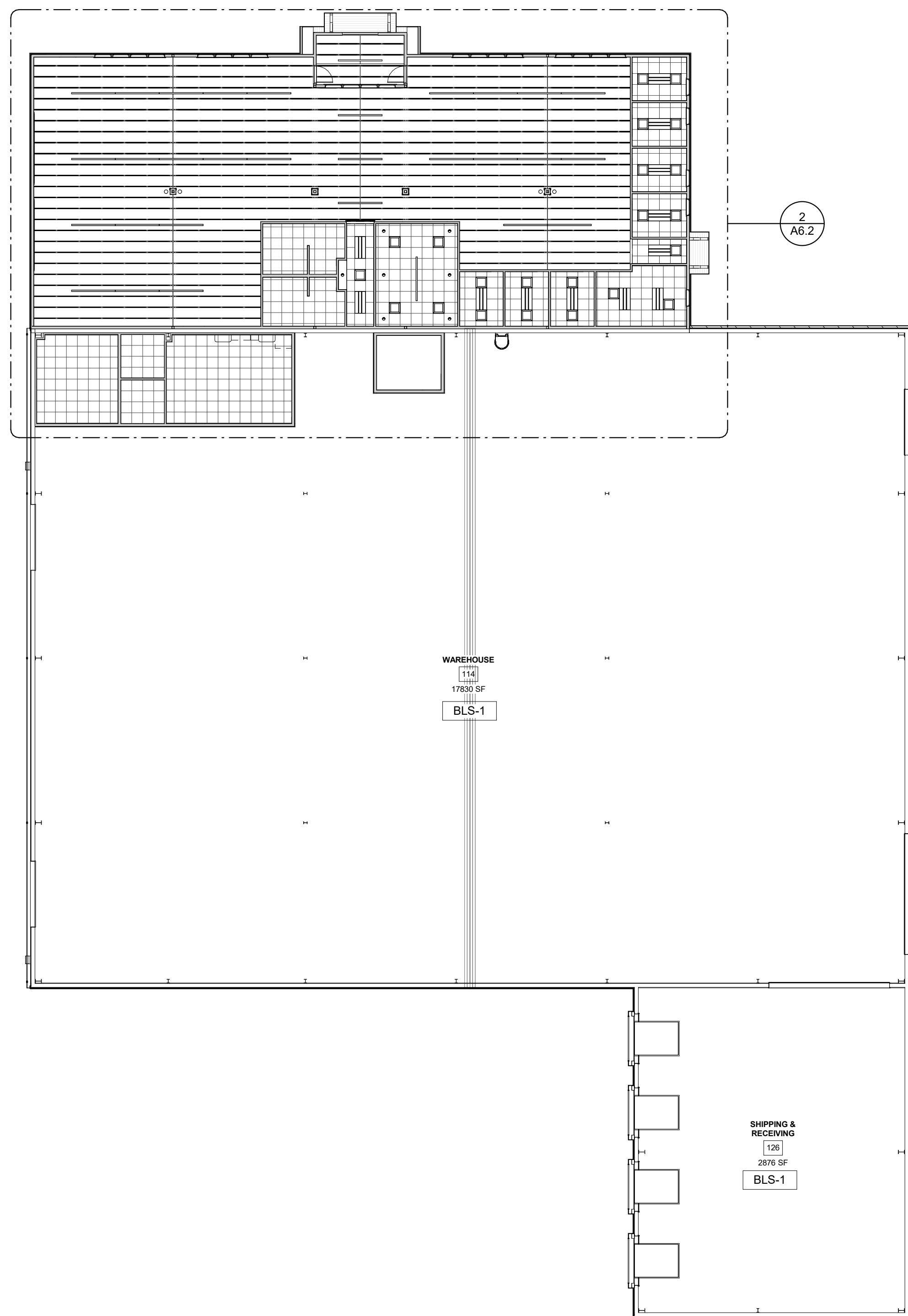
REFLECTED CEILING PLAN -
PROPOSED

A6.2

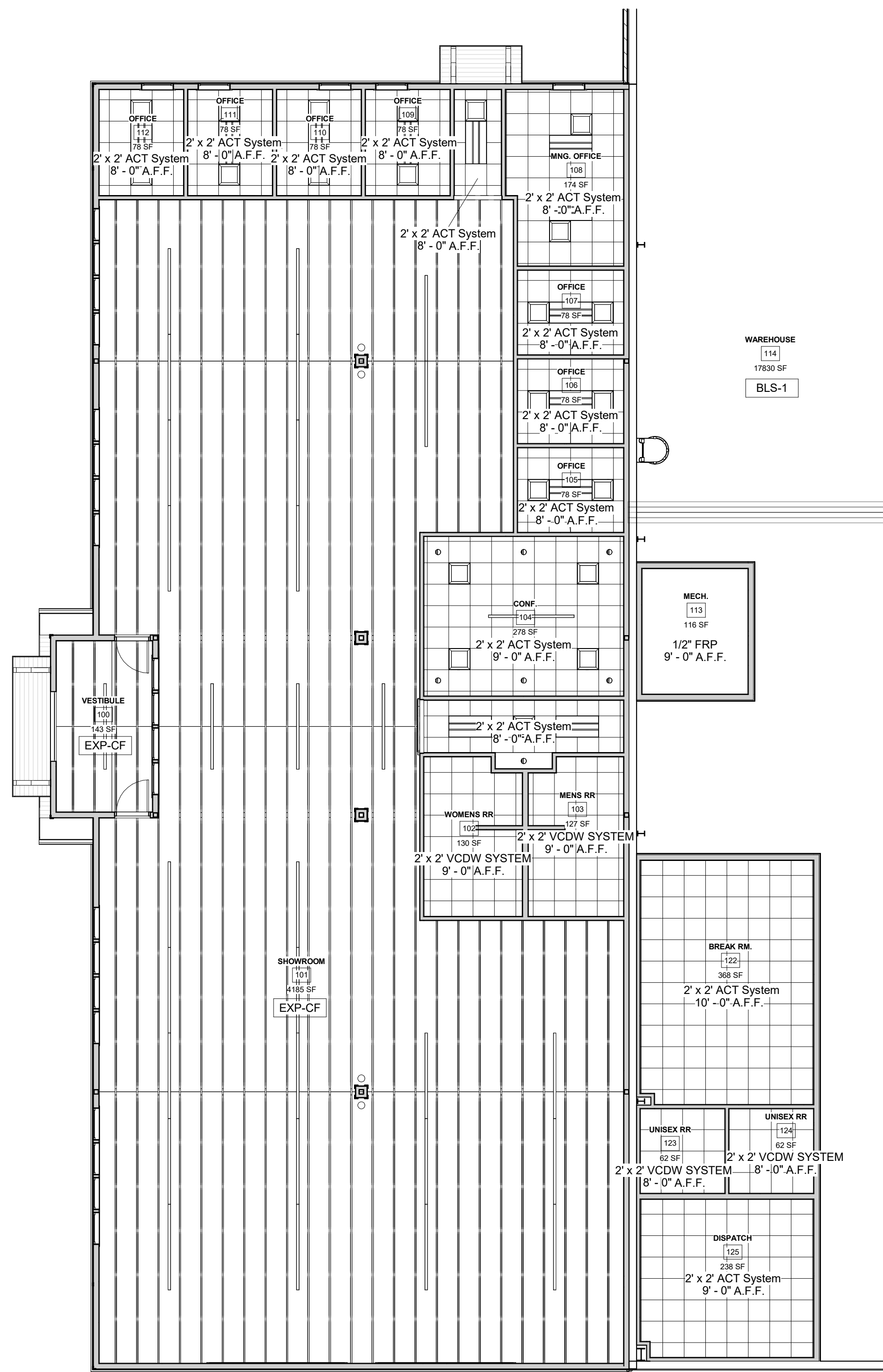
MATERIAL LEGEND

CEILING FINISH

MARK	DESCRIPTION
BLS-1	FINISH: BANDED LINER SYSTEM MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
P-1	FINISH: PAINTED DRYWALL MANUF: VERIFY STYLE: [LIGHT SKIP] [LEVEL 4] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
P-2	FINISH: PAINTED PLASTER MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
FRP-1	FINISH: FRP MANUF: VERIFY STYLE: [SMOOTH] [TEXTURED] COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY 1/2" GYPSUM/PLYWD
LP-1	FINISH: 29 GA LINER PANEL MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
PW-1	FINISH: PLYWOOD MANUF: VERIFY STYLE: [AC #1] [U LAY #3] THICKNESS: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: [FEW PLUGS, SANDED 1 SIDE] [LOTS OF PLUGS, NOT SANDED]
ACT-1	FINISH: SUSPENDED ACOUSTICAL CEILING SYSTEM MANUF: VERIFY STYLE: [2x2] [2x4] STANDARD REVEALED EDGE COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
VCDW-1	FINISH: SUSPENDED ACOUSTICAL CEILING SYSTEM MANUF: VERIFY STYLE: [2x2] [2x4] USG VINYL COVERED SHEETROCK COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
PVC-1	FINISH: PVC PANEL MANUF: VERIFY STYLE: CORRUGATED COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY HEIGHT
PVC-2	FINISH: T&G SMOOTH PVC LINER MANUF: VERIFY STYLE: CORRUGATED COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: [w/ 1/2" PLYWD BACKER]
EXP-CF	EXPOSED CEILING/STRUCTURE UNPAINTED
EXIST-CF	EXISTING CEILING FINISH CONDITIONS



RCP - OVERALL
1/A6.2 SCALE = 1/16" = 1'-0" NORTH



RCP - OFFICE
2/A6.2 SCALE = 1/8" = 1'-0" NORTH

DE PERE, WISCONSIN; COUNTY OF: BROWN

PROPOSED BUILDING FOR:

BLIFFERT LUMBER

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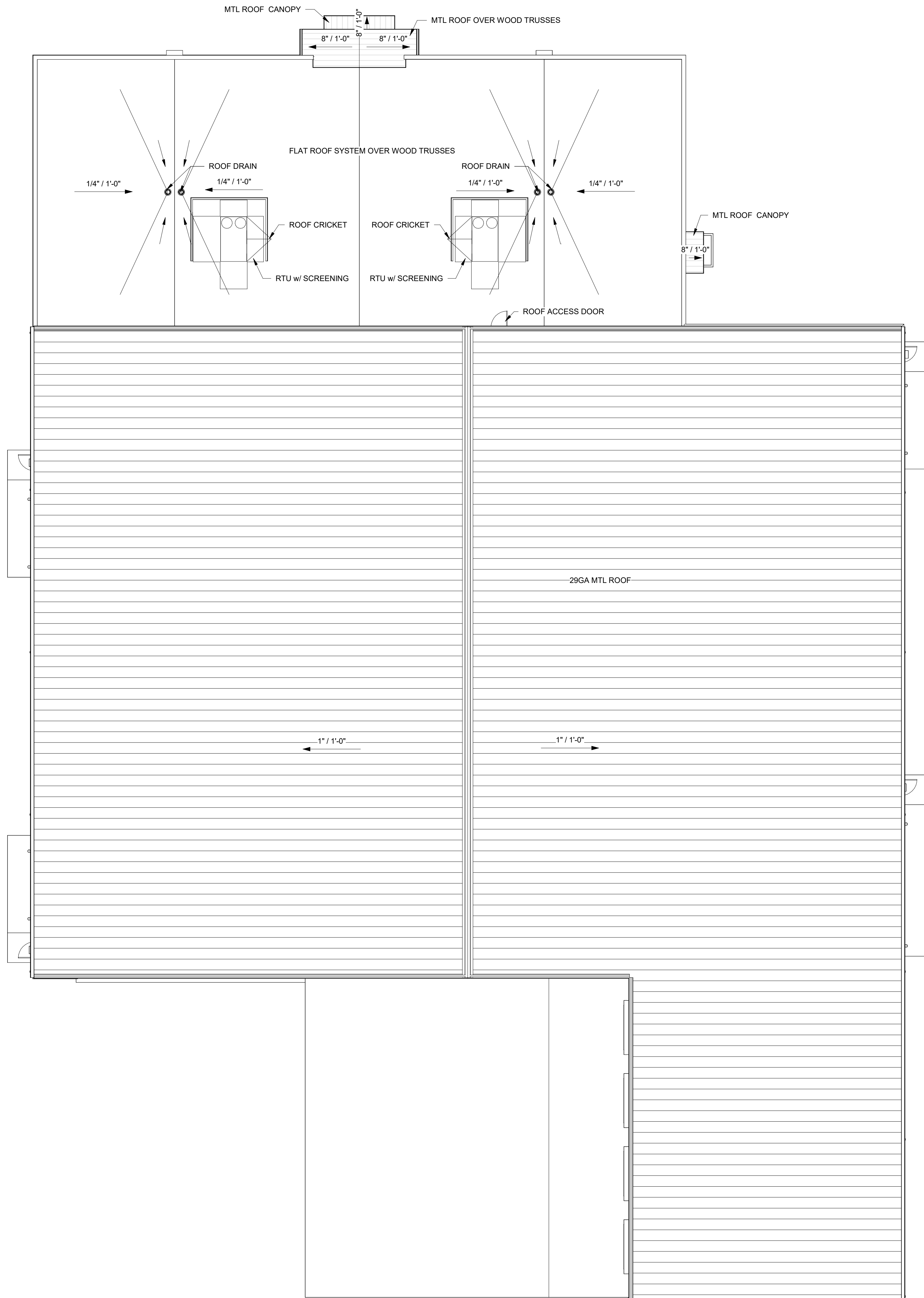
ROOF PLAN - PROPOSED

ROOF PLAN - PROPOSED

1/A7.0 SCALE = 3/32" = 1'-0"



A7.0



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SCHEDULE OF SPECIAL INSPECTIONS SERVICES

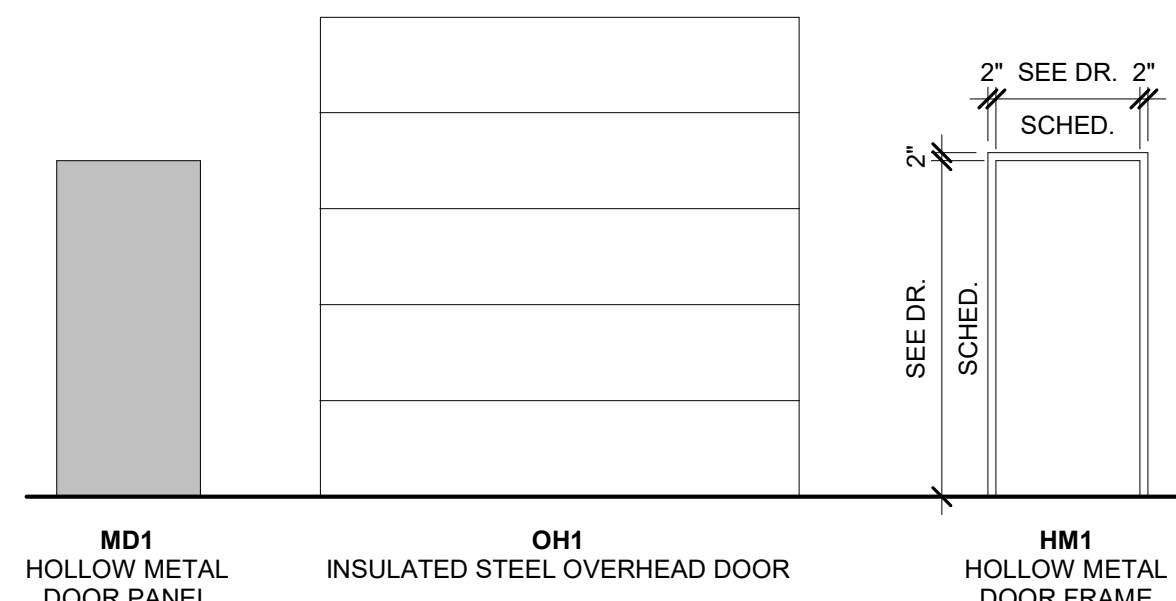
PROJECT	MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			EXTENT
			Y	N		
1705.1.1 Special Cases						
2. Aggregate Pier Inspection: The special inspector's responsibilities include, but are not limited to, review of the aggregate pier designer's use of soil parameters as presented in the project soils report, and during construction, verification of aggregate properties, type and number of lifts of aggregate, hole size and depths and top elevations of the pier elements, and applied energy. Additionally, results of qualitative tests on production aggregate pier elements such as modulus load testing, uplift pull-out testing, bottom stabilization tests and dynamic cone penetration tests, shall be reviewed to verify compliance with design specifications.						
1705.2.1 Structural Steel Construction						
1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, Section N 3.2 for compliance with construction documents)						
2. Material verification of structural steel						
3. Structural steel welding:						
a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)						
b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-2)						
c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)						
d. Nondestructive testing (NDT) of welded joints:						
1) Complete penetration groove welds 5/16" or greater in risk category III or IV						
2) Complete penetration groove welds 5/16" or greater in risk category II						
3) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1.						
4) Fabricator's NDT reports when fabricator performs NDT						
4. Structural steel bolting:						
a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in accordance with QA tasks listed in AISC 360, Table N5.6-1)						
b. Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)						
1) Pre-tensioned and slip-critical joints						
a) Turn-of-nut with matching markings						
b) Direct tension indicator						
c) Twist-off type tension control bolt						
d) Turn-of-nut without matching markings						
e) Calibrated wrench						
2) Snug-tight joints						
c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)						
5. Visual inspection of exposed cut surfaces of galvanized structural steel main members and exposed corners of the rectangular HSS for cracks subsequent to galvanizing						
6. Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)						
7. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents						
1705.2.3 Cold-Formed Steel Deck						
1. Manufacturer documents (Verify reports and certificates as listed in SDI QA/QC, Section B, Paragraphs B1 and B2 for compliance with construction documents)						
2. Material verification of steel deck, mechanical fasteners and welding materials						
3. Cold-formed steel deck placement:						
a. Inspection tasks Prior to Deck Placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.1)						
b. Inspection tasks After Deck Placement (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.2)						
4. Cold-formed steel deck welding:						
a. Inspection tasks Prior to Welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.3)						
b. Inspection tasks During Welding (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.4)						
c. Inspection tasks After Welding (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.5)						
5. Cold-formed steel deck mechanical fastening:						
a. Inspection tasks Prior to Mechanical Fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.6)						
b. Inspection tasks During Mechanical Fastening (Observe the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.7)						
c. Inspection tasks After Mechanical Fastening (Perform the QA tasks listed in SDI QA/QC, Appendix 1 Table 1.8)						
1705.2.4 Open-Web Steel Joists and Joist Girders						
1. Installation of open-web steel joists and joist girders.						
a. End connections - welding or bolted.						
b. Bridging - horizontal or diagonal.						
1) Standard bridging.						
2) Bridging that differs from the specifications listed in SJI CJ or SJI 100.						
1705.2.6 Metal Building Systems						
Inspections as listed above in 1705.2.1, 1705.2.3, 1705.2.4 and 1705.2.5.						
1. Installation of rafter/beam flange braces and column flange braces.						
2. Installation of purlins and girts, including specified lapping.						
3. Purlin and girt restraint/bridging/bracing.						
4. Installation of X-bracing, tightened to remove any sag.						
Are Special Inspections for Seismic Resistance included in the Statement of Special Inspections? Yes No						
Are Special Inspections for Wind Resistance included in the Statement of Special Inspections? Yes No						
<p>Notes:</p> <p>1. The Inspector and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official and/or the Design Professional.</p> <p>2. The list of Special Inspections may be submitted as a separate document, if noted so above.</p> <p>3. Shop Inspections of fabricated items are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.1 and listed in activity 1705.1.2.</p> <p>4. Quality Control (QC) and Quality Assurance (QA) activities, operations need not be delayed pending these inspections. Perform: These tasks shall be performed for each welded joint, bolted connection, or steel element.</p> <p>5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N6.</p> <p>6. After-The-Fact Inspections: Any areas that have been covered without proper inspections shall be immediately brought to the attention of the Design Professional of Record (DPR) and the Building Official. After-the-fact special inspections, if approved, shall be performed as directed by the DPR to ensure adequate inspections are performed to meet the design intent.</p>						

1705.3 Concrete Construction	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1. Inspect reinforcement, including prestressing tendons, and verify placement.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Reinforcing bar welding:	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
a. Verification of weldability of bars other than ASTM A706.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
b. Inspect welding of reinforcement for special moment frames, boundary elements of special structural walls and coupling beams.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
c. Inspect welded reinforcement splices.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
d. Inspect welding of primary tension reinforcement in corbels.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
e. Inspection of single-pass fillet welds 5/16" or less in size.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
f. Inspection of all other welds.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
3. Inspection of anchors cast in concrete.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
4. Inspection of anchors post-installed in hardened concrete members per research reports, or, if no specific requirements are provided, requirements shall be provided by the registered design professional and approved by the building official, including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic or as required by the research report issued by an approved source
a. Adhesive anchors installed in horizontally or upwardly-inclined orientation that resist sustained tension loads.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
b. Mechanical and adhesive anchors not defined in 4a.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
5. Verify use of approved design mix	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
6. a. Prior to placement, fabricate specimens for strength tests, fresh concrete sampling, perform slump or slump flow, and air content density tests, and determine temperature of concrete.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
b. Verify that concrete specimens for strength tests are maintained in the required initial curing and laboratory curing environment, and that the maximum and minimum temperatures during the initial curing period are reported.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
7. Inspection of concrete and shotcrete placement for proper application techniques	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
8. Verify maintenance of specified curing temperature and techniques	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
9. Inspection of prestressed concrete:	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
a. Application of prestressing force	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
b. Grouting of bonded prestressing tendons	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
10. Inspect erection of precast concrete members	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
11. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E, or F, inspect such connections and reinforcement in the field for:	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
a. Installation of the embedded parts.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
b. Completion of the continuity of reinforcement across joints.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
c. Completion of connections in the field.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
13. Verify in-situ concrete strength, prior to stressing of tendons in post tensioned concrete and prior to removal of shores and forms from beams and structural slabs	Review field testing and laboratory reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
14. Inspection of formwork for shape, lines, location and dimensions	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
15. Concrete strength testing and verification of compliance with construction documents	Field testing and review of laboratory reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.4 Masonry Construction				
MINIMUM VERIFICATION REQUIREMENTS				
(A) Level 1, 2 and 3 Quality Assurance:				
1. Prior to construction, verification of compliance of submittals	Submittal Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Prior to Construction
(B) Level 2 & 3 Quality Assurance:				
1. Prior to construction verification of fm and FAAC except where specifically exempted by the code	Testing by unit strength method or prism test method	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Prior to Construction
2. During construction, verification of Slump Flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to project site.	Testing by unit strength method or prism test method	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
(C) Level 3 Quality Assurance:				
1. During construction, verification of fm and FAAC for every 5,000 SF	Testing by unit strength method or prism test method	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
MINIMUM SPECIAL INSPECTION REQUIREMENTS				
(D) Levels 2 and 3 Quality Assurance:				
1. As masonry construction begins, verify that the following are in compliance:				
a. Proportions of the site-prepared mortar	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
b. Grade and size of prestressing tendons and anchorages	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
c. Grade, type, and size of reinforcement, anchor bolts, and prestressing tendons and anchorages	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
d. Prestressing technique	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
e. Properties of thin-bed mortar for AAC masonry	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Continuous(b) Level 2 - Periodic(c)
(b) Required for the first 5,000 square feet (c) Required after the first 5,000 square feet				Level 3 - Continuous
f. Sample panel construction	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Periodic Level 3 - Continuous
2. Prior to grouting, verify that the following are in compliance:				
a. Grout space	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Periodic Level 3 - Continuous
b. Placement of prestressing tendons and anchorages	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
c. Placement of reinforcement, connectors, and anchor bolts	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Periodic Level 3 - Continuous
d. Proportions of site-prepared grout and restressing grout for bonded tendons	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
3. Verify compliance of the following during construction:				
a. Materials and procedures with the approved submittals	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
b. Placement of masonry units and mortar joint construction	Field Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
c. Size and location of structural members	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
d. Type, size, location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Periodic Level 3 - Continuous
e. Welding of reinforcement	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40oF) or hot weather (temperature above 90oF)	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
g. Application and measurement of prestressing force	Field testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
h. Placement of grout and prestressing grout for bonded tendons is in compliance	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
i. Placement of AAC masonry units and construction of thin-bed mortar joints	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Continuous(b) Level 2 - Periodic(c)
(b) Required for the first 5,000 square feet (c) Required after the first 5,000 square feet				Level 3 - Continuous
4. Observe preparation of grout specimens, mortar specimens, and/or prisms	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Level 2 - Periodic Level 3 - Continuous

1705.5 Wood Construction	In-plant review (3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1. For prefabricated wood structural elements, inspection of the fabrication process and assemblies in accordance with Section 1704.2.5.	In-plant review (3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. For high-load diaphragms, verify grade and thickness of structural panel sheathing agree with approved building plans.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
3. For high-load diaphragms, verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each line and at edge margins agree with approved building plans	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
4. Metal-plate-connected wood trusses:				
a. Verification that permanent individual truss member restraint/bracing has been installed in accordance with the approved truss submittal package when the truss height is greater than or equal to 60".	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
b. For trusses spanning 60 feet or greater: verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Field inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Periodic
1705.6 Soils				
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Verify excavations are extended to proper depth and have reached proper material.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
3. Perform classification and testing of compacted fill materials.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
5. Prior to placement of controlled fill, inspect subgrade and verify that site has been prepared properly.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.7 Driven Deep Foundations				
1. Verify element materials, sizes and lengths comply with requirements	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
2. Determine capacities of test elements and conduct additional load tests, as required	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
3. Inspect driving operations and maintain complete and accurate records for each element	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
5. For steel elements, perform additional inspections per Section 1705.2	See Section 1705.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Section 1705.2
1705.9 Helical Pile Foundations				
Verify installation equipment, pile dimensions, tip elevations, final depth, final installation torque and other pertinent installation data as required by construction documents.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
1705.11 Fabricated Items				
1. List of fabricated items requiring special inspection during fabrication:	Shop inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As noted in each applicable shop activity
2. List of fabricated items to be fabricated on the premises of a fabricator approved to perform such work without special inspection (including name of approved agency providing periodic auditing).		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1705.12.1 Structural Wood Special Inspections For Wind Resistance				
1. Inspection of field gluing operations of elements of the main windforce-resisting system	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuous
2. Inspection of nailing, bolting, anchoring and other fastening of components within the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.12.2 Cold-formed Steel Special Inspections For Wind Resistance				
1. Inspection during welding operations of elements of the main windforce-resisting system	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Inspection of screw attachment, bolting, anchoring and other fastening of components within the main windforce-resisting system, including shear walls, braces, diaphragms, collectors (drag struts) and hold-downs.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.12.3 Wind-resisting Components				
1. Roof covering, roof deck and roof framing connections.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Exterior wall covering and wall connections to roof and floor diaphragms.	Shop (3) and field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.15 Sprayed Fire-resistive Materials				
Special inspections shall be performed during construction with an additional visual inspection after the rough installation of electrical, sprinklers, mechanical and plumbing systems and suspension systems for ceilings, and before concealment where applicable.				
1. Verify surface condition preparation of structural members	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Verify the substrate's minimum ambient temperature before and after application and note the ventilation of the area during and after application as required by the approved manufacturers' written instructions.	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
3. Verify minimum thickness of sprayed fire-resistant materials applied to structural members	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
4. Verify density of the sprayed fire-resistant material complies with approved fire-resistant design	Field inspection and testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per IBC Section 1705.15.5
5. Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material	Field inspection and testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per IBC Section 1705.15.6
6. Condition of finished application	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.16 Intumescent Fire-Resistive Materials				
Special inspection shall be performed during construction with an additional visual inspection after the rough installation of electrical, sprinklers, mechanical and plumbing systems and suspension systems for ceilings, and before concealment where applicable.				
Inspect and test intumescent fire-resistive materials applied to structural elements and decks per AWC 12-B	Field inspection and testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.17 Exterior Insulation and Finish Systems (EIFS)				
Inspection of water-resistive barrier over sheathing substrate	Field inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
1705.18 Fire-Resistant Penetrations and Joints				
1. Inspect penetration firestop systems	Field testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per ASTM E2174
2. Inspect fire-resistant joint systems	Field testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per ASTM E2393
1705.19 Smoke Control Systems				
1. Leakage testing and recording of device locations prior to concealment	Field testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control verification	Field testing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Periodic

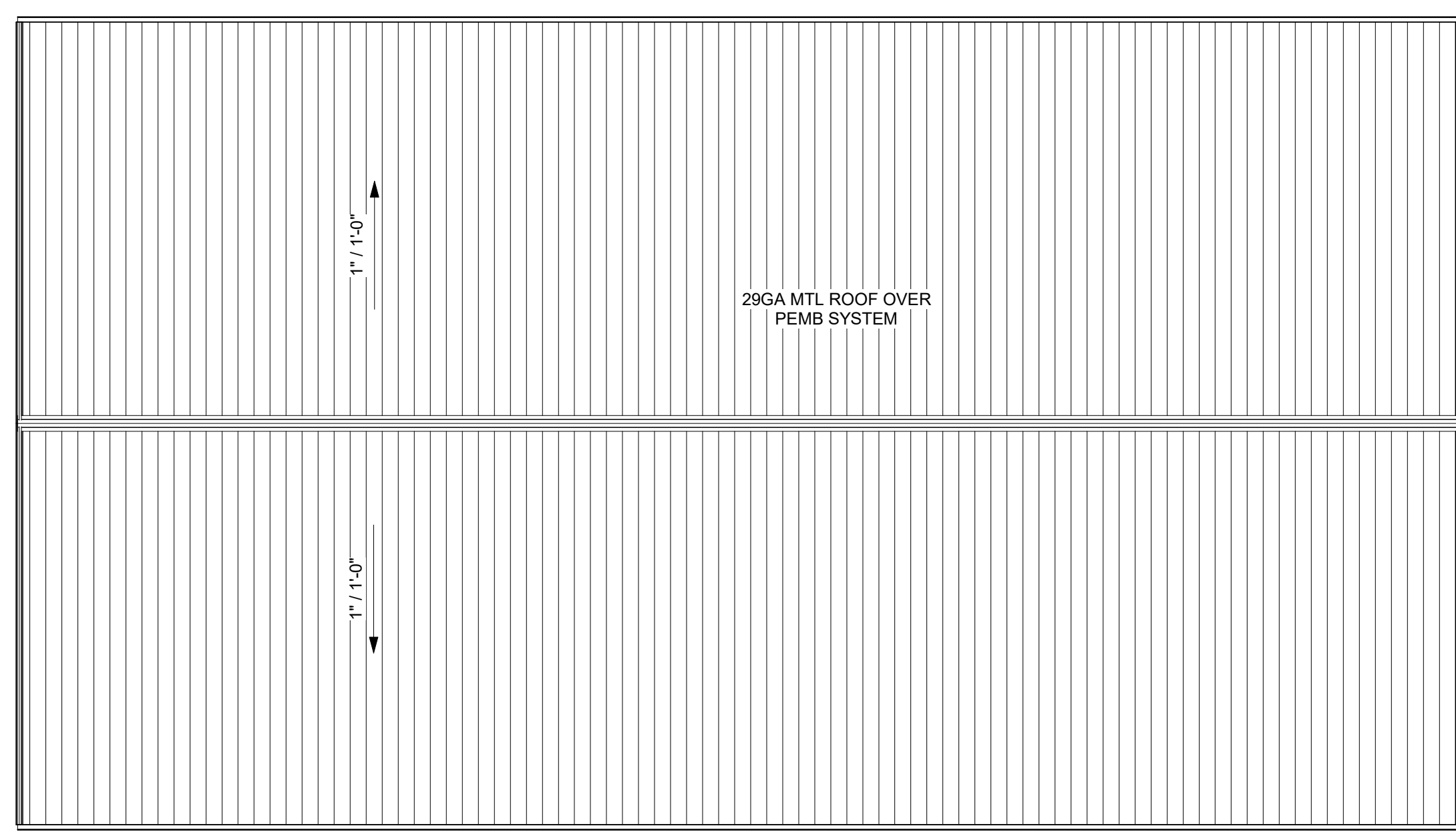
COMMENTARY ON SCHEDULE OF SPECIAL INSPECTION SERVICES	
MATERIAL / ACTIVITY	COMMENTARY
General	Other items may be added to the Schedule of Special Inspection Services at the discretion of the Design Professional and/or the Owner.
Definition: Special Inspection	Inspection of construction requiring the expertise of an approved special inspector in order to ensure compliance with this code and the approved construction documents.
Definition: Special Inspector	A qualified person employed or retained by an approved agency and approved by the building official as having the competence necessary to inspect a particular type of construction requiring special inspection.
Definition: Continuous Special Inspection	Special inspection by the special inspector who is present when and where the work to be inspected is being performed.
Definition: Periodic Special Inspection	Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed.
Definition: After-The-Fact Inspections	After-the-fact inspections are inspections that the Contractor failed to schedule as stipulated in the Special Inspection Schedule at areas that have already been covered and are no longer accessible to the special inspector to properly perform the inspection(s) in accordance with the applicable standards.
1704.2.5 Inspection of Fabricators	Required where structural, load-bearing or lateral load-resisting members and assemblies are fabricated in a shop, except not required where fabricator is approved in accordance with section 1704.2.5.2. Where this exception is utilized, at the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.
1705.1.1 Special Cases	This section is for work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements - add additional rows as needed.
1705.2.1 Structural Steel Construction	Special inspection of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process.
1. Review of fabricator's NDT reports	NDT of welds completed in an approved fabricator's shop may be performed by that fabricator only when approved by the authority having jurisdiction. Special Inspections include review of reports of all NDT testing done by the fabricator.
3.d. Non destructive testing (NDT) of welded joints	As a minimum for special inspections, AISC 360 Chapter N requires UT testing of complete joint penetration groove welds (CJP) subject to transversely applied tension loading in butt, T- and corner joints, in materials 5/16" (8mm) thick or greater. Further NDT testing, including UT testing of partial penetration groove welds (PPJ) and magnetic particle or penetrant testing of fillet welds, may be added at the option of the engineer of record as a project requirement. AISC 360 Chapter N also allows reduction or increase in the rate of UT testing if approved by the engineer of record and by the authority having jurisdiction.
5. Inspection of exposed cut surfaces of galvanized structural steel main members	This requirement is to look for cracks subsequent to galvanizing.
1705.2.3 Cold-Formed Steel Deck	Floor and roof cold-formed steel deck per SDI QA/QC.
1705.2.4 Open-Web Steel Joists and Joist Girders	Installation including bridging per SJI as referenced in IBC 2207.1.
1705.2.6 Metal Building Systems	This new section to the IBC calls for inspections of bracing and bracing elements that have often been overlooked in metal building erection.
1705.3 Concrete Construction	Special inspections are not required for certain isolated spread concrete footings, certain continuous concrete footings, nondestructive testing on the ground, and concrete foundation walls constructed in accordance with Table 1807.1.6.2. See Section 1705.3 for these specific exceptions. Special inspections are not required for any concrete patios, driveways and sidewalks, on grade.
Erection of precast concrete members	Inspection of the erection of precast concrete has always been included in IBC, but no specific inspections have been indicated. Inspection of bolts and welds for precast concrete are covered in Section 1705.2 Steel Construction. Any specific precast erection inspection requirements should either be added to the project Special Inspection Schedule or Construction Documents. The following are some inspections that the Design Professional should consider:
	a. Verify member locations and joint details comply with construction and erection documents
	b. Verify proper bearing pad type and placement
	c. Verify placement of grout (including hot and cold weather procedures and that maximum specified number of levels to be placed before grouting are not exceeded)
	d. Verify joint widths are within specified tolerance where joints are to receive sealant
	e. Verify thread engagement and torque for mechanical connections
1705.4 Masonry Construction	Masonry construction shall be inspected and verified in accordance with TMS 402 and TMS 602 quality assurance program requirements. Exceptions: See 1705.4 Risk Categories: See 1604.5
1. Level A Quality Assurance	Masonry in Risk Category I, II, or III structures and designed in accordance with TMS 602 Chapter 5, 6, or 7 (Empirical Design, Veneer, Glass Unit Masonry)
2. Level B Quality Assurance	1. Masonry in Risk Category IV structures and designed in accordance with TMS 602 Chapter 6 or 7 (Veneer, Glass Unit Masonry) 2. Masonry in Risk Category I, II, or III structures and designed in accordance with TMS 602 Chapter 2, 3, 4, 8 or Appendix B (Allowable Stress Design, Strength Design, Prestressed Masonry, AAC Masonry, Masonry Infill)
3. Level C Quality Assurance	Masonry in Risk Category IV structures and designed in accordance with TMS 602 Chapter 2, 3, 4, 8 or Appendix B (Allowable Stress Design, Strength Design, Prestressed Masonry, AAC Masonry, Masonry Infill)
1705.5 Wood Construction	Special inspections of the fabrication process of prefabricated wood structural elements and assemblies shall be in accordance with Section 1704.2.5. High-load diaphragms designed in accordance with

DOOR SCHEDULE										DOOR HARDWARE				GENERAL REMARKS	
NUMBER	WIDTH	HEIGHT	TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	PUSH - PULL HANDLES		SPECIALTY HARDWARE
200.1	3'-0"	7'-0"	MD1	HM1											
200.2	24'-0"	14'-0"	OH1	-											
200.3	3'-0"	7'-0"	MD1	HM1											
200.4	24'-0"	14'-0"	OH1	-											
200.5	3'-0"	7'-0"	MD1	HM1											
200.6	3'-0"	7'-0"	MD1	HM1											
200.7	24'-0"	14'-0"	OH1	-											
200.8	3'-0"	7'-0"	MD1	HM1											
200.9	24'-0"	14'-0"	OH1	-											
200.10	3'-0"	7'-0"	MD1	HM1											

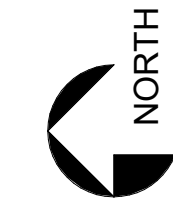


- SPECIALTY HARDWARE**
- EXIT ONLY LOCK
 - OVERHEAD STOP
 - FLOOR STOP
 - KICK PLATE
 - SECURITY ENTRY KEYPAD
 - CYLINDER LOCK
 - LATCH GUARD
 - SEALED THRESHOLDS
 - OVERHEAD DRIP CAPS
 - DOUBLE WEATHERSTRIPPING

FLOORING FINISH		WALL FINISH		CEILING FINISH	
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
CONC-1	FINISH: CONCRETE MANUF: VERIFY STYLE: SMOOTH TROWEL COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: SEALER APPLIED U.N.O.	EXP-WF	EXPOSED WALL/ STRUCTURE	EXP-CF	EXPOSED CEILING/ STRUCTURE



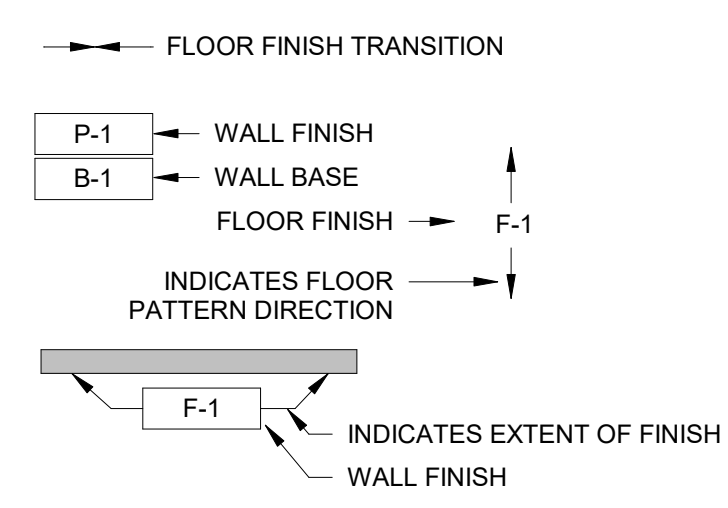
ROOF PLAN - PROPOSED
2/A1.0-OB1 SCALE = 1/16" = 1'-0"



FINISH GENERAL NOTES

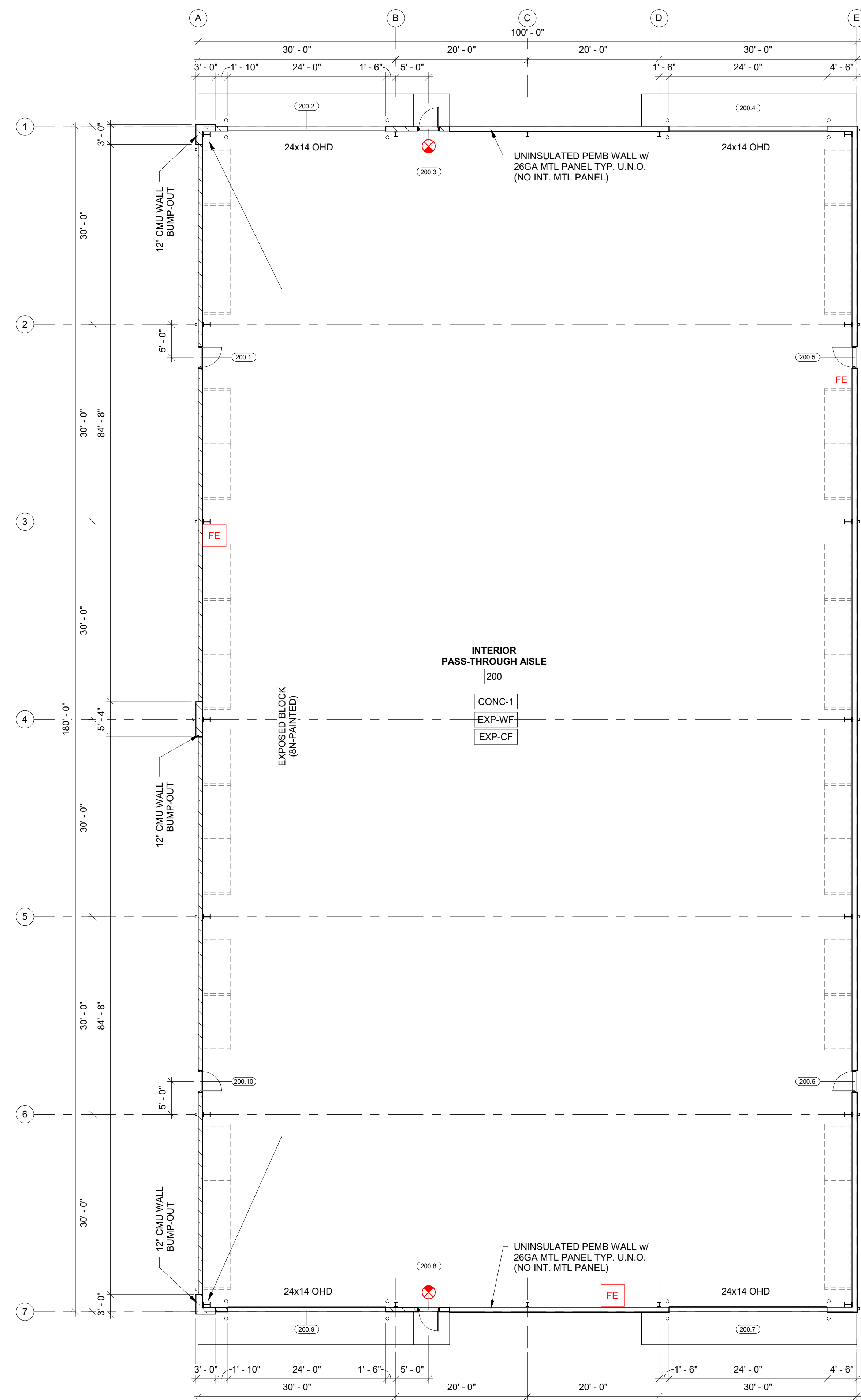
- ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. FINAL SELECTIONS TO BE SELECTED BY G.C.
- NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
- REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
- INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS. SURFACE PREPARATION, ADHESIVES AND BACKINGS, INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
- THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
- FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O.
- THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET.
- STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GC TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
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- HARD FLOORING GROUT IS TO BE SEALED WITH MANUFACTURER'S RECOMMENDED SEALERS.
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- UNDERSIDE OF SOFFITS (WHERE OCCURS) TO BE PAINTED TO REGENE FINISH TO MATCH WALL. U.N.O.
- FINISH FLOORING TO EXTEND FROM WALL TO WALL INCLUDING UNDER CABINETS AND UNDERCABINET EQUIPMENT.
- ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25; SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450.
- ALL PAINTED SURFACES ARE TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS FINAL COLOR. U.N.O.
- CARPET CONTRACTOR SHALL VERIFY THAT ALL CARPET OF EACH VARIETY IS TO BE SHIPPED FROM THE SAME DYE-LOT.
- ALL WALLS PAINTED WITH A LATEX PAINT TO HAVE AN EGGSHELL FINISH. U.N.O. REFER TO THE MATERIAL SCHEDULE AND FINISH LEGEND FOR MANUFACTURER'S PRODUCT NAME.
- GYPSON BOARD CEILINGS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH. U.N.O.
- PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION.
- PAINTS AND COATINGS: APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993.
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FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

MARK	DESCRIPTION
100.	-



FLOOR PLAN - PROPOSED OB1
1/A1.0-OB1 SCALE = 3/32" = 1'-0"

PROPOSED OUT-BUILDING #1 FOR:
BLIFFERT LUMBER
 DE PERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

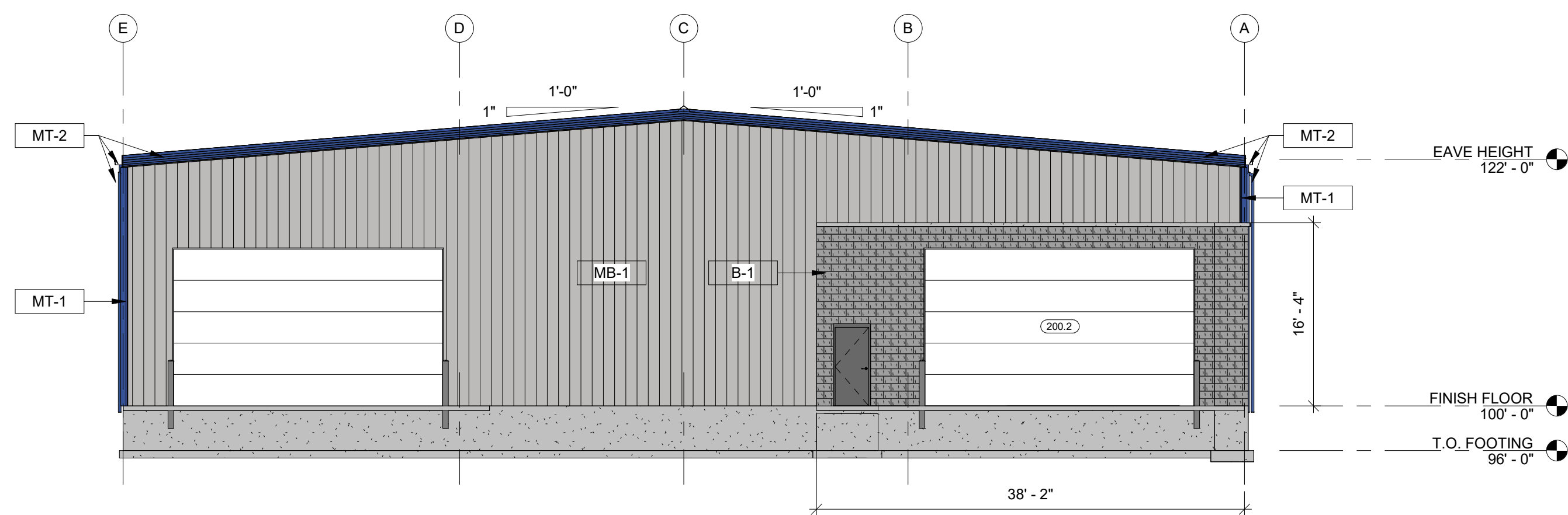
REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

FLOOR PLAN - PROPOSED

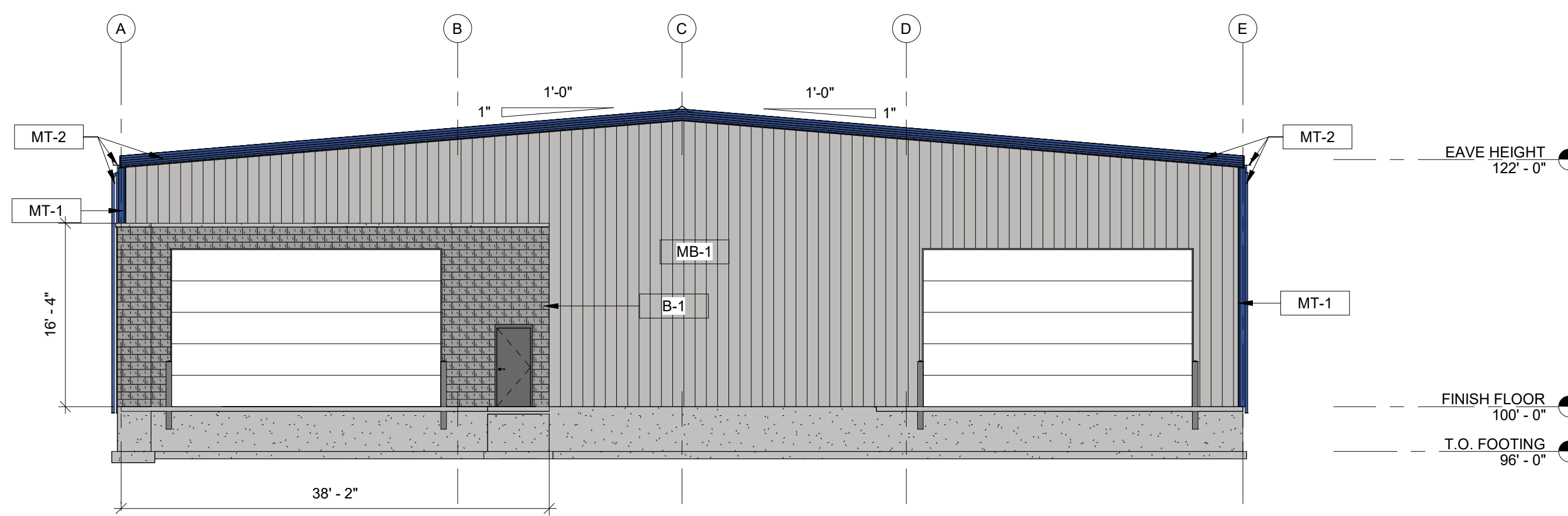
A1.0-OB1



BUILDING ELEVATION - NORTH

1/A2.0-OB1 SCALE = 1" = 10'-0"

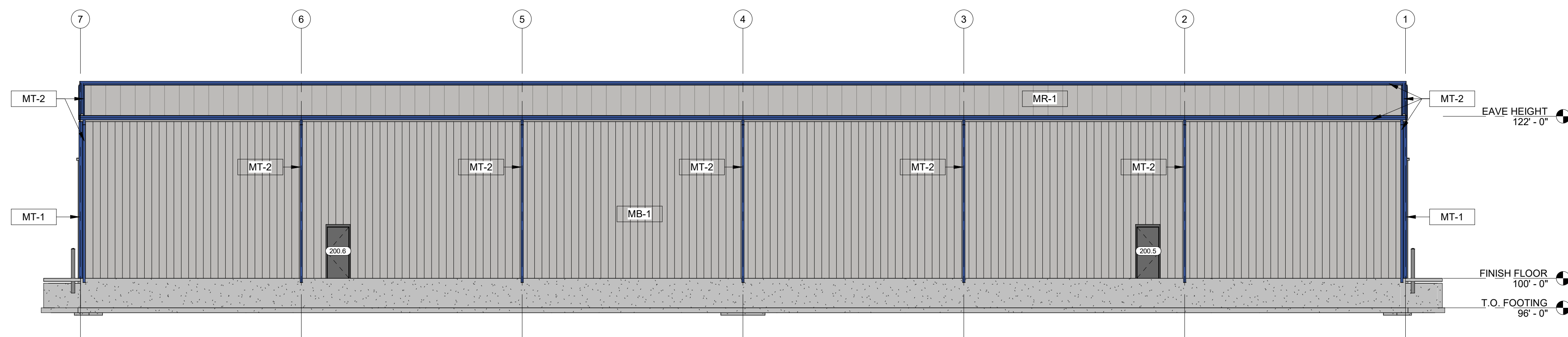
TOTAL NORTH FACADE AREA = 2,337 SF
MASONRY AREA = 628 SF (27%)
METAL PANEL AREA = 1,709 SF (73%)



BUILDING ELEVATION - SOUTH

3/A2.0-OB1 SCALE = 1" = 10'-0"

TOTAL SOUTH FACADE AREA = 2,337 SF
MASONRY AREA = 628 SF (27%)
METAL PANEL AREA = 1,709 SF (73%)



BUILDING ELEVATION - EAST

2/A2.0-OB1 SCALE = 1" = 10'-0"

TOTAL EAST FACADE AREA = 3,872 SF
METAL PANEL AREA = 3,872 SF (100%)

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
B-1	LOCATION: MASONRY BLOCK MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

PROPOSED OUT-BUILDING #1 FOR:
BLIFFERT LUMBER
 DE PERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

REVISIONS:

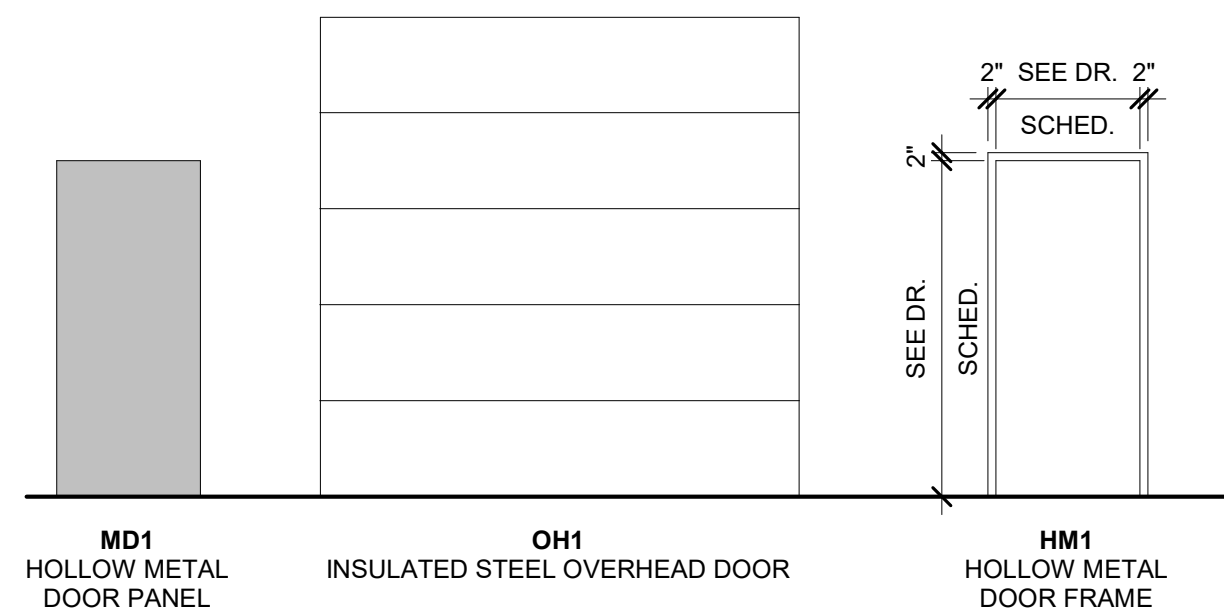
ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
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- DESIGN REVIEW
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ELEVATION - EXTERIOR

A2.0-OB1

DOOR SCHEDULE										DOOR HARDWARE				GENERAL REMARKS	
NUMBER	WIDTH	HEIGHT	TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	PUSH - PULL HANDLES		SPECIALTY HARDWARE
200.1	3'-0"	7'-0"	MD1	HM1											
200.2	24'-0"	14'-0"	OH1	-											
200.3	3'-0"	7'-0"	MD1	HM1											
200.4	24'-0"	14'-0"	OH1	-											
200.5	3'-0"	7'-0"	MD1	HM1											
200.6	3'-0"	7'-0"	MD1	HM1											
200.7	24'-0"	14'-0"	OH1	-											
200.8	3'-0"	7'-0"	MD1	HM1											
200.9	24'-0"	14'-0"	OH1	-											
200.10	3'-0"	7'-0"	MD1	HM1											



SPECIALTY HARDWARE

- EXIT ONLY LOCK
- OVERHEAD STOP
- FLOOR STOP
- KICK PLATE
- SECURITY ENTRY KEYPAD
- CYLINDER LOCK
- LATCH GUARD
- SEALED THRESHOLDS
- OVERHEAD DRIP CAPS
- DOUBLE WEATHERSTRIPPING

MATERIAL LEGEND

FLOORING FINISH

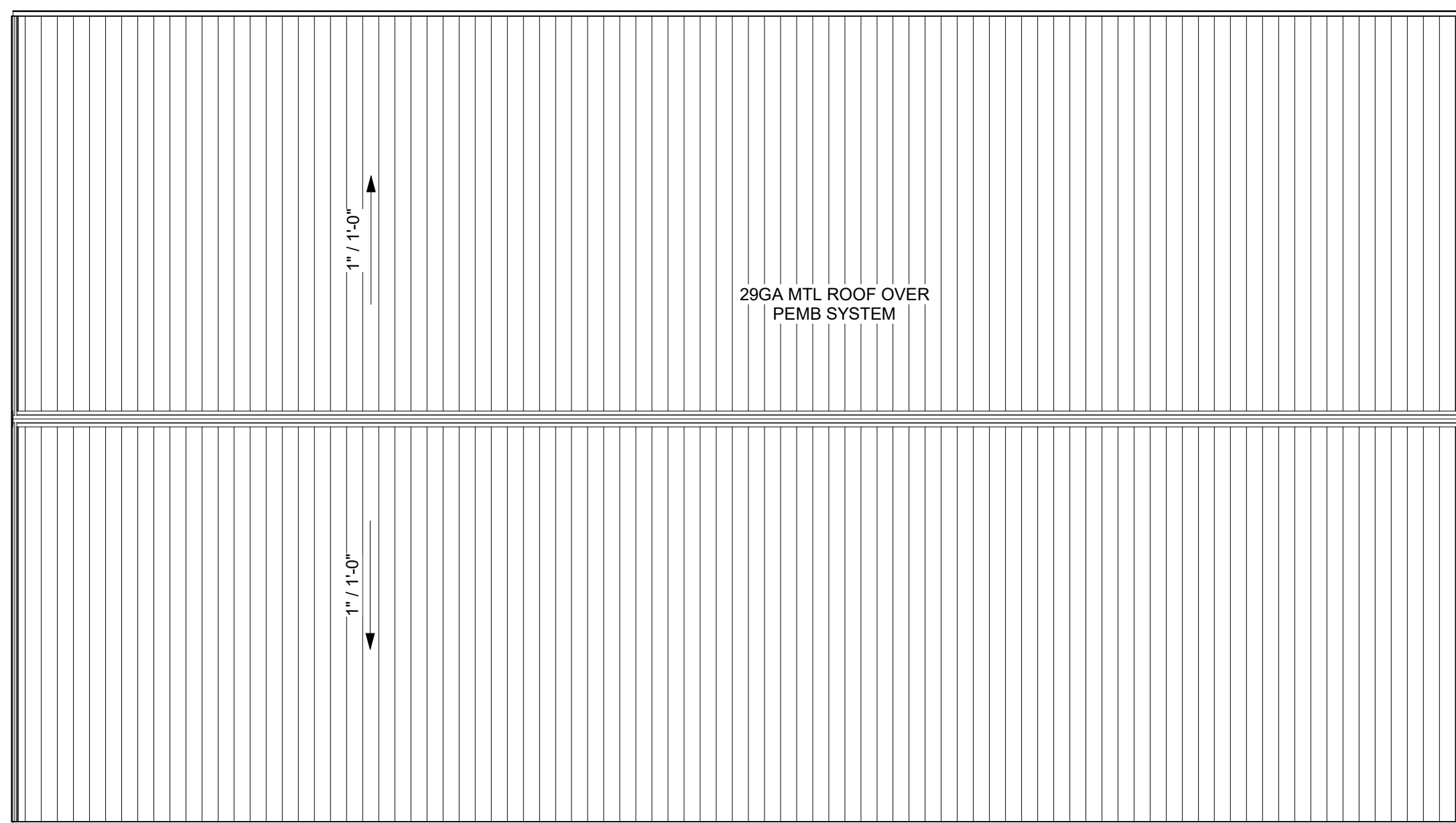
MARK	DESCRIPTION
CONC-1	FINISH: CONCRETE MANUF: VERIFY STYLE: SMOOTH TROWEL COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: SEALER APPLIED U.N.O.

WALL FINISH

MARK	DESCRIPTION
EXP-WF	EXPOSED WALL/ STRUCTURE

CEILING FINISH

MARK	DESCRIPTION
EXP-CF	EXPOSED CEILING/ STRUCTURE



ROOF PLAN - PROPOSED

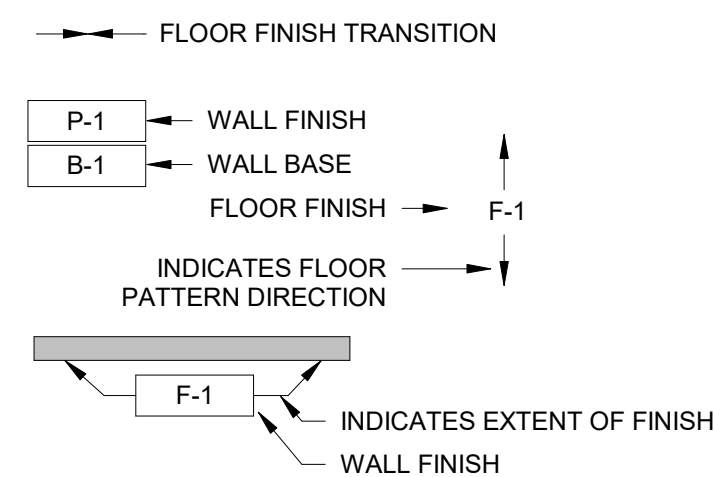
2/A1.0-OB2 SCALE = 1/16" = 1'-0"



FINISH GENERAL NOTES

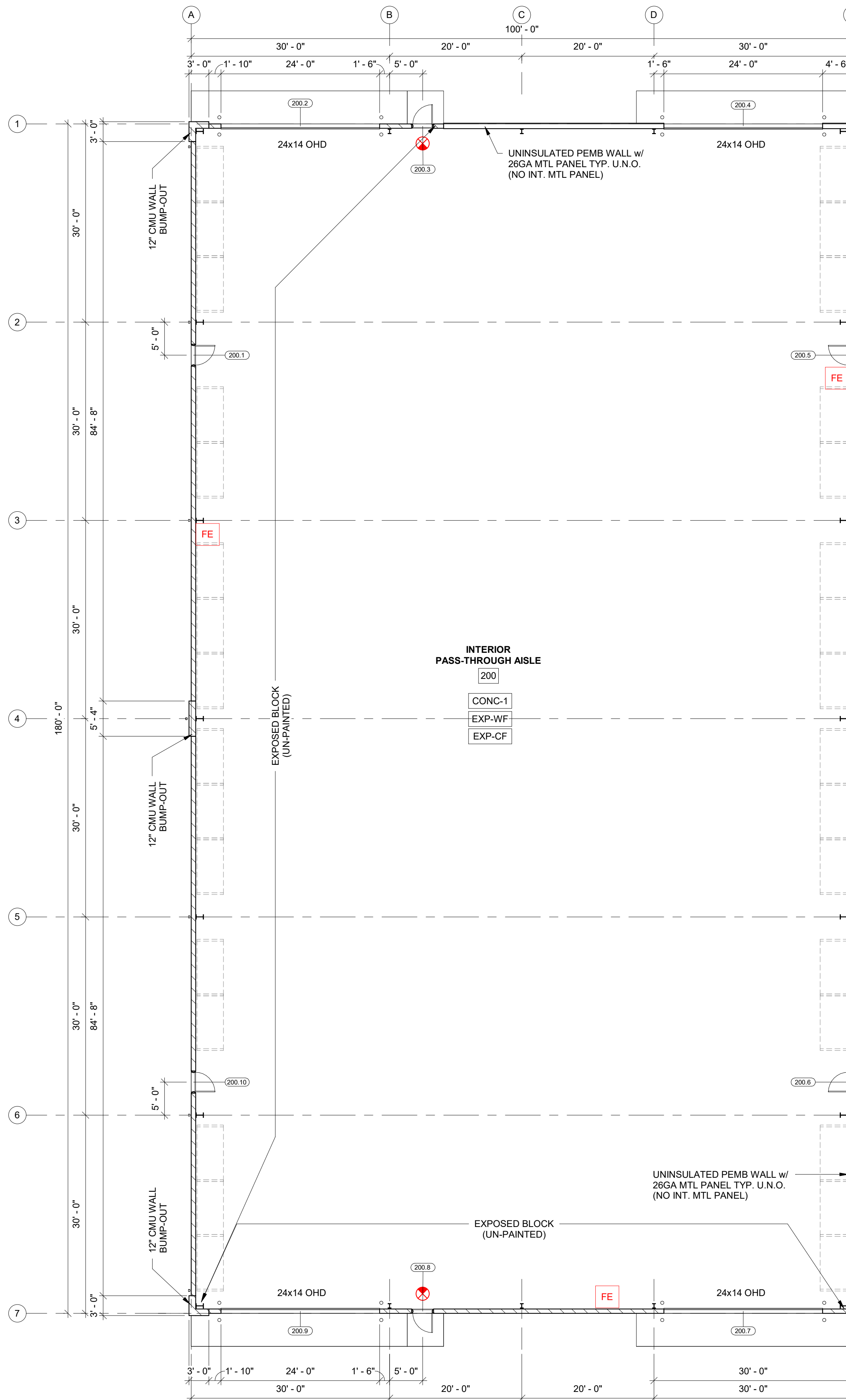
- ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. FINAL SELECTIONS TO BE SELECTED BY G.C.
- NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
- REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
- INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS. SURFACE PREPARATION, ADHESIVES AND BACKINGS, INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
- THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
- FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O.
- THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET.
- STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GC TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
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FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

MARK	DESCRIPTION
100.	-



FLOOR PLAN - PROPOSED OB1

1/A1.0-OB2 SCALE = 3/32" = 1'-0"

PROPOSED OUT-BUILDING #1 FOR:

BLIFFERT LUMBER

DE PERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

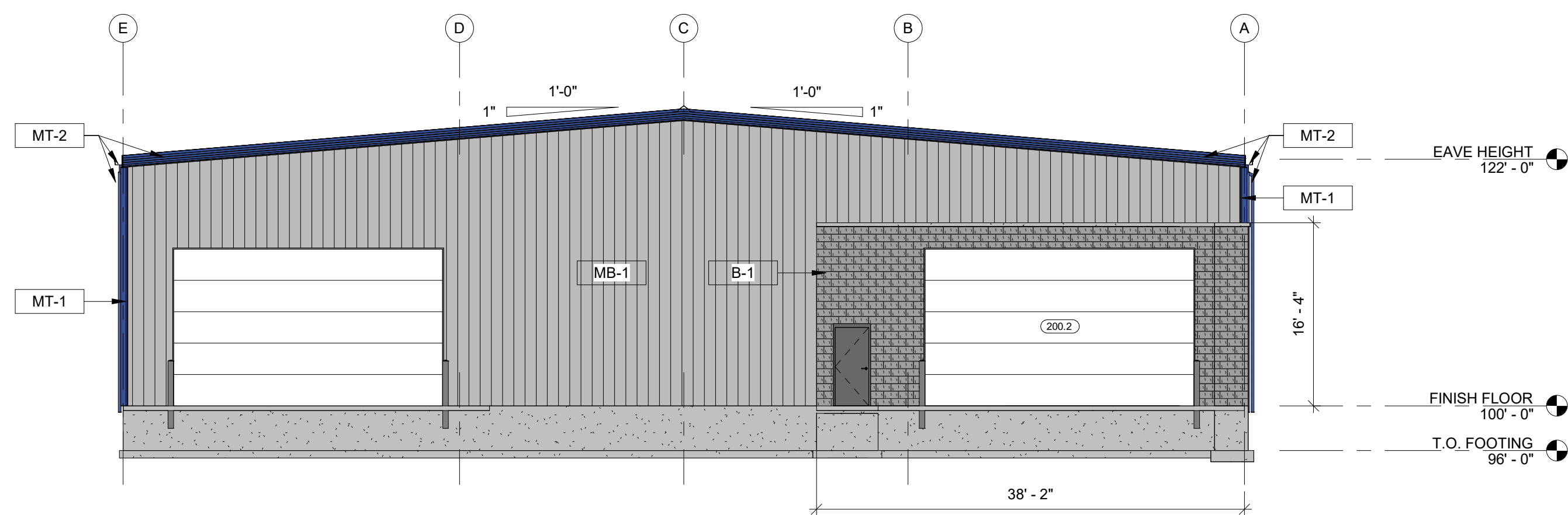
REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

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FLOOR PLAN - PROPOSED

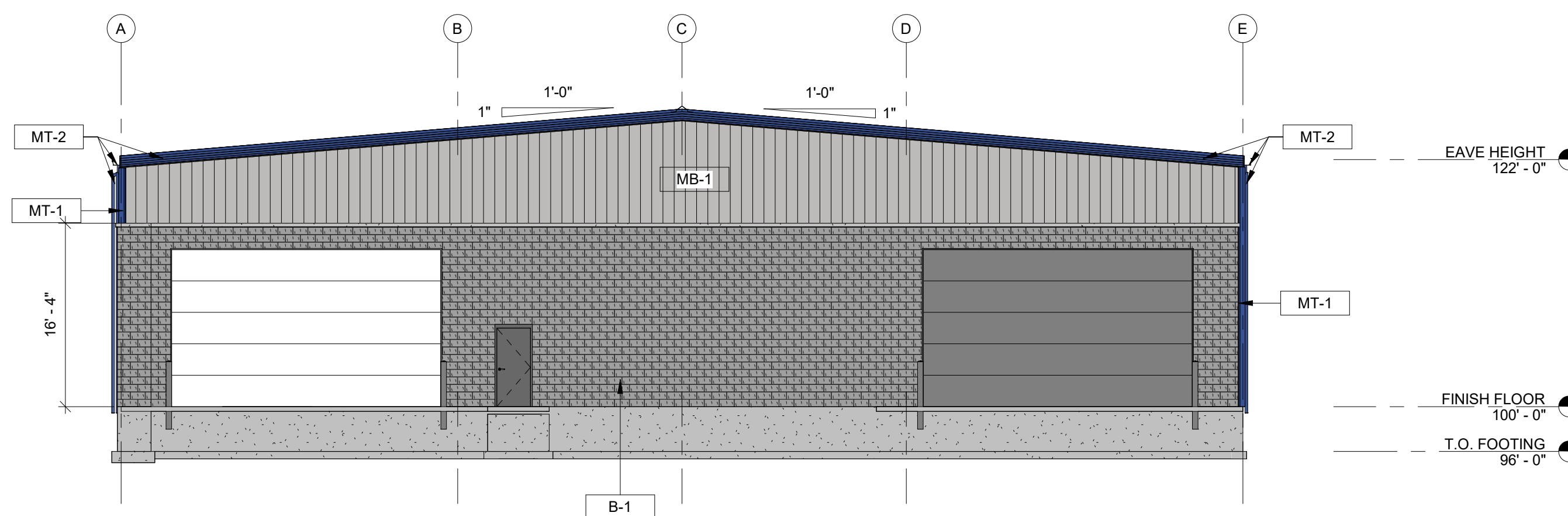
A1.0-OB2



BUILDING ELEVATION - NORTH

1/A2.0-OB2 SCALE = 1" = 10'-0"

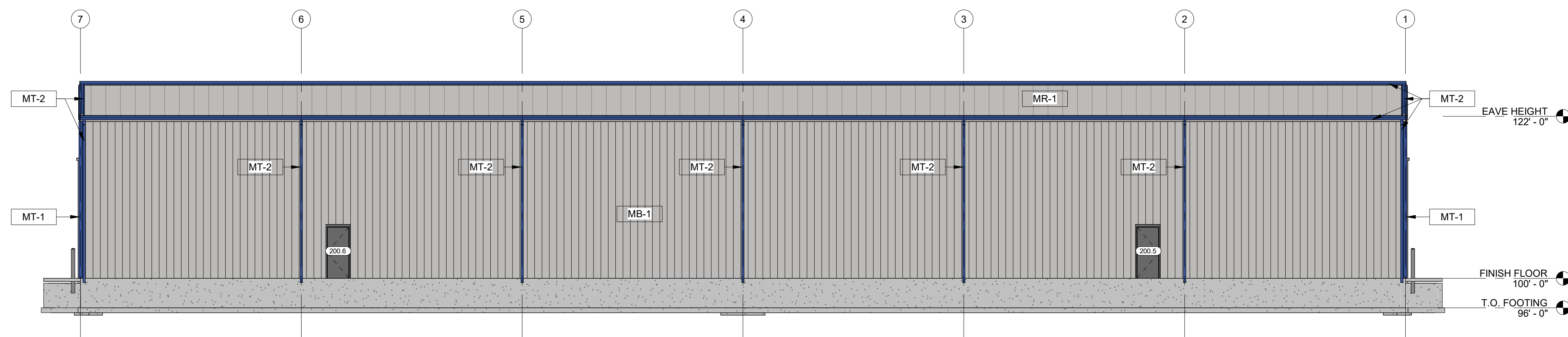
TOTAL NORTH FACADE AREA = 2,337 SF
MASONRY AREA = 628 SF (27%)
METAL PANEL AREA = 1,709 SF (73%)



BUILDING ELEVATION - SOUTH

3/A2.0-OB2 SCALE = 1" = 10'-0"

TOTAL SOUTH FACADE AREA = 2,337 SF
MASONRY AREA = 1,650 SF (70%)
METAL PANEL AREA = 687 SF (30%)



BUILDING ELEVATION - EAST

2/A2.0-OB2 SCALE = 1" = 10'-0"

TOTAL EAST FACADE AREA = 3,872 SF
METAL PANEL AREA = 3,872 SF (100%)

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
B-1	LOCATION: MASONRY BLOCK MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

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JOB NUMBER: 26-4481

PROJECT EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV / AGS

DATE: 05/14/2026

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

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- BID SET
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ELEVATION - EXTERIOR

A2.0-OB2

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: June 22, 2026

RE: **Discussion about the use of shipping containers as structures in the City of De Pere.**

Summary:

At the May 25, 2026, Plan Commission meeting, an applicant requested a design exception to use a shipping container as a restaurant with a rooftop patio. The structure was proposed for placement in the rear yard of two downtown properties zoned in the MX-1 district, as part of a planned outdoor alley gathering space.

During the meeting, the applicant and Plan Commission agreed to refer the matter back to staff for further evaluation. Staff were directed to review how shipping-container-based uses and accompanying regulations could be incorporated into a future Zoning Ordinance update. This discussion aims to clarify the direction the Plan Commission would like staff to pursue after reviewing PowerPoint examples of shipping container uses in other communities.

Wisconsin City Regulations:

There are many cities in the State of Wisconsin with shipping container regulations. After a review, shipping containers are typically broken down into three use categories:

1. Residential units.
2. Accessory buildings for storage.
3. Temporary storage.

Staff did not find specific Wisconsin examples of shipping container uses and regulations for additional uses like stages, restaurants, retail shops, etc. This does not mean that other uses are prohibited. Rather, other communities may be similar to the City of De Pere where certain other regulations are applied. For example:

- In R districts, De Pere residential units have minimum room numbers, sizes, and requirements to connect to a foundation that are based on the International Building Code and City building regulations.
- In X,C, O, BP, and I districts, De Pere façade materials create regulations for retail, commercial, and industrial uses.

Staff Recommendation:

Review the PowerPoint examples of shipping container uses with staff. Identify which, if any, of the uses are appropriate in the City's X districts and other applicable districts. Provide staff with direction on the types of regulations that should be developed for inclusion in a future Zoning Ordinance revision.



City of De Pere, Wisconsin

5.G

Request for Plan Commission Action

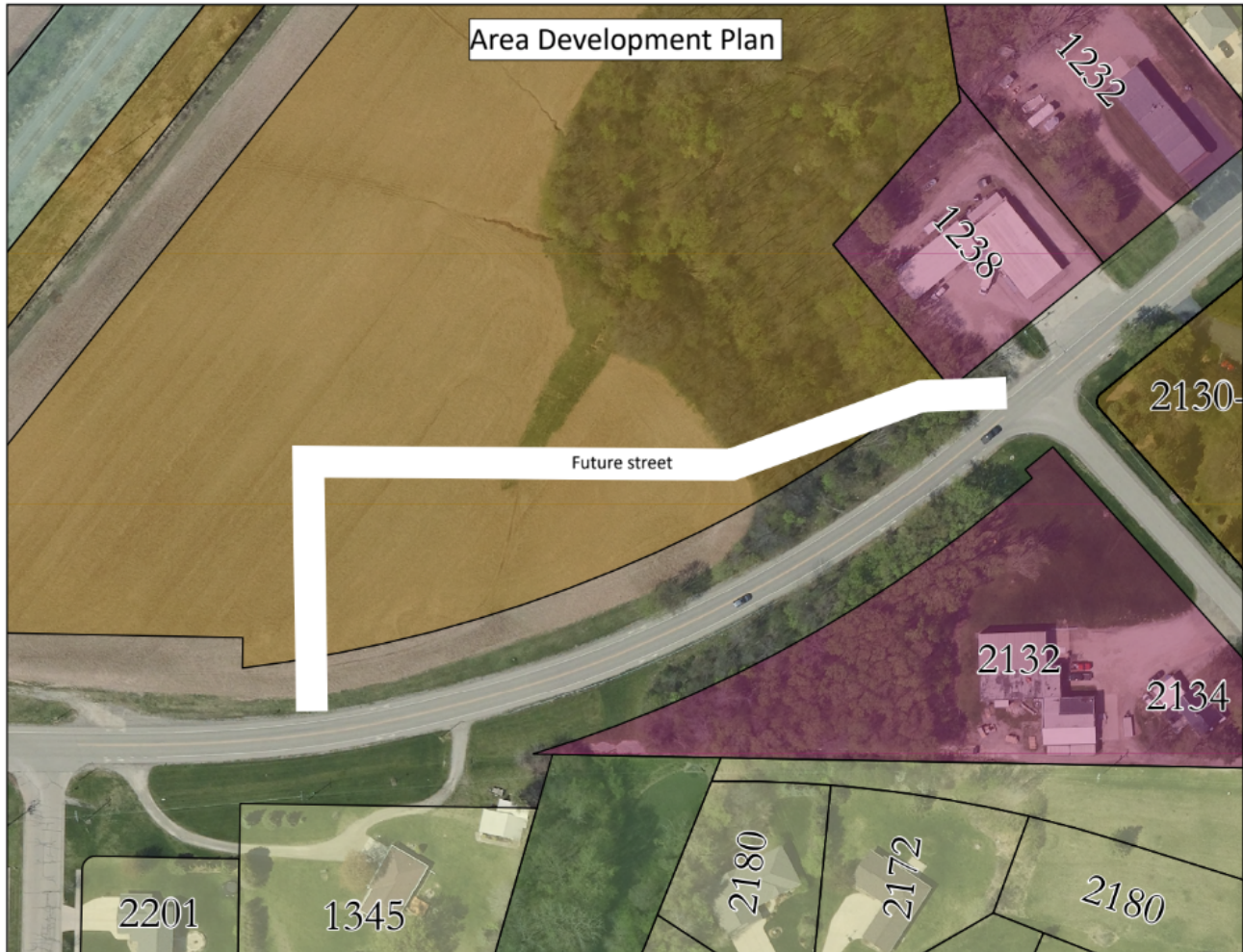
Meeting Date: June 22, 2026
Department: Development Services
From: Peter Schleinz, City Planner/Zoning Administrator
Subject: Consideration and possible action for an Area Development to add future streets at Plan located at 2100 BLK Lost Dauphin RD (Parcel WD-D0075-2).*

Recommendation: Motion to approve.

Attachments:
PC Report

Consideration and possible action for an Area Development to add future streets at Plan located at 2100 BLK Lost Dauphin RD (Parcel WD-D0075-2).*

SITE MAP



- REQUESTED ACTION:** Area Development Plan.
Future street layout to allow access to the property with the development of the southern bypass.
- COMMON DESCRIPTION:** 2100 BLK Lost Dauphin RD 2300-2500 BLK Lost Dauphin Road, north from the Elderberry LN and Red Maple RD intersection.
- ZONING:** RM-2 (Multi-Unit [7+ Units] District).
- SURROUNDING LAND USES:** Developing (RM-2) to the north.
Residential (R1-80) to the south.
Mixed use business (MX3) to the east.
Rail (PI-1) and business park (BP-2) to the west.
- COMPREHENSIVE PLAN:** The 2010 Comprehensive Plan Future Land Uses map identifies the subject site as Neighborhood Residential (including Multi-Family).



City of De Pere, Wisconsin

5.H

Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Peter Schleinz, City Planner/Zoning Administrator
Subject: Consideration and possible action for June 2026 amendments to Municipal Code Chapter 14 (Zoning Ordinance).
Recommendation: Motion to approve.

Attachments:
Zoning Ordinance-Map Memo for PC - June 2026, Zoning Ordinance Updates - Redlined Summary for PC - June 2026

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: June 22, 2026

RE: **Consideration and possible action for June 2026 amendments to Municipal Code Chapter 14 (Zoning Ordinance).***

Summary:

The Common Council approved a new Zoning Ordinance and new Official Zoning Map on December 20, 2022, which became effective on January 1, 2023. The new Zoning Ordinance and Official Zoning Map were designed to have periodic reviews for potential amendments. This is the June 2026 amendment.

Potential Revisions:

To maintain transparency with the Plan Commission, Common Council, and the public, the attached document redlines the potential amendments to the Zoning Ordinance and Zoning Map. Staff proposals include 22 Zoning Ordinance amendments and zero Zoning Map amendments. A brief description list is on the back of this memo.

Staff Recommendation:

Approve the amendments to both the Municipal Code Chapter 14 (Zoning Ordinance) and forward the amendments to Common Council for a final decision.

Description of Amendments (Similar Topics are Clustered Together)

- A. Corrected the minimum lot widths of two-unit residences in R2- districts, and the setbacks of multi-unit residences in RM- districts.
- B. Added pay loan deposit business use as a conditional use in the C district, added commercial carwash use as a permitted use in the C and BP-1 districts.
- C. Clarified egress window locations to be in rear and interior side yards.
- D. Added parking ramp electric vehicle charging station locations to be near the entry/exit for fire safety.
- E. Clarified Type B Home Occupation for the number of employees or customers being one at a time.
- F. Added allowance for balcony support columns in RM- Districts.
- G. Clarified rooftop HVAC system setback from the building frontage instead of the street frontage.
- H. Revised street right-of-way tree spacing to be a more appropriate 50 feet instead of 35 feet.
- I. Corrected fences to not be a solo option without landscaping or berms for transitional yards.
- J. Clarified permanent vinyl signs as prohibited in all districts (does not include temporary signs). Corrected interior signs to be prohibited in R- districts.
- K. Added Inspection service fees for repeat site visits.

-end-

Redlined Revisions for Zoning Ordinance
Plan Commission Review June 22, 2026
Common Council Decision July 21, 2026

Section 14-23 Table 2-4 [Semi-detached Houses in R Districts]

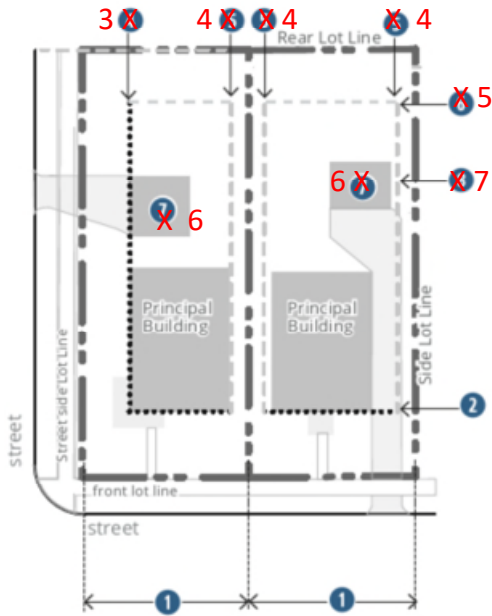
TABLE 2-4 — SEMI-DETACHED HOUSES IN R DISTRICTS			
Regulation	R2-60	R2-45	RM
(a) Lot			
Minimum Lot Area (square feet)	4,500	2,000	2,000
① Minimum Lot Width			
Interior Lot (feet, front yard)	35 30	18 25	18
Corner Lot (feet, front yard)	50	38	38

Section 14-24 Table 2-5 [Two-unit Houses in R Districts]

TABLE 2-5 — TWO-UNIT HOUSES IN R DISTRICTS			
Regulation	R2-60	R2-45	RM
(a) Lot			
Minimum Lot Area (square feet)	11,000	5,000	7,500
① Minimum Lot Width			
Interior Lot (feet, front yard)	90 60	45	75
Corner Lot (feet, front yard)	110	50	75
(b) Principal Siting			
Minimum Principal Building Setbacks (feet)			
② Front	15	15	20
3 ③ Front-Facade Garage Entrance	20	Not allowed [1]	25
3 ④ Street Side	15	15	20
4 ⑤ Interior Side	6	4 [2]	6
5 ⑥ Rear	20	20	25
(c) Accessory Building Siting			
6 ⑦ Allowed Location	Rear yard or rear half of interior side yard		
7 ⑧ Minimum Side and Rear Setbacks	4 [2][3]		
Minimum Building Separation	50% of rear yard or 850 square feet, whichever is less		
(d) Maximum Building Height			
8 ⑨ Principal Building (feet)	40	40	40
Accessory Building (feet)	20 [4]	20 [4]	20 [4]

Section 14-24 Figure 2-3 [Two-unit House Building Regulations]

Figure 2-3. Two-Unit House Building Regulations



Section 14-25 Table 2-6 [Townhouse Buildings in R Districts]

TABLE 2-6 — TOWNHOUSE BUILDINGS IN R DISTRICTS		
Regulation	RM-1	RM-2
(a) Lot		
Minimum Lot Area Per Dwelling Unit (square feet)	2,000	2,000
1 Minimum Lot Width Per Dwelling Unit		
Interior Lot (feet, front yard)	18	18
Corner Lot (feet, front yard)	38	38
(b) Principal Building Siting		
Minimum Principal Building Setbacks (feet)		
2 Front	25 20	20 25
3 Front-Facade Garage Entrance	Not allowed	Not allowed
4 Street Side	25 20	20 25
5 Interior Side	8 [1]	6 8 [1]
6 Rear	30 25	25 30

Section 14-27 Table 2-7 [Multi-unit Buildings in R Districts]

TABLE 2-7 — MULTI-UNIT BUILDINGS IN R DISTRICTS			
Regulation		RM-1	RM-2
(a) Lot			
	Minimum Lot Area (square feet)	7,500	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000
① Minimum Lot Width			
	Interior Lot (feet, front yard)	75	75
	Corner Lot (feet, front yard)	75	75
(b) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
②	Front	25 20	20 25
	Front-Facade Garage Entrance	Not allowed	Not allowed
③	Street Side	25 20	20 25
④	Interior Side	8	6 8 [1]
⑤	Rear	30 25	25 30

Section 14-70 Table 7-1 [Principal Use Table]

TABLE 7-1 — PRINCIPAL USE TABLE																		
USE CATEGORY	Districts																Definition & Regulations	
	Residential				Mixed-Use				Commercial & Employment				Special [1]					
Use Subcategory	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Specific Use Type																		
Assembly and Entertainment																		
Small	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(2)
Large	-	-	-	-	-	-	●	-	-	-	●	-	-	-	-	-	-	14-73(2)
Business or Trade School																		
Business or Trade School	-	-	-	-	●	●	●	●	●	-	●	-	-	-	-	-	-	14-73(2)
Commercial Service																		
Consumer Maintenance and Repair	-	-	-	-	●	●	●	●	●	-	●	●	⊙	-	-	-	-	14-73(4)
Personal Service	-	-	-	-	●	●	●	●	●	-	●	●	⊙	-	-	-	-	14-73(4)
Studio or Instructional Service	-	-	-	-	●	●	●	●	●	-	●	●	⊙	-	-	-	-	14-73(4)
Other Service	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	14-73(4)
Day Care																		
Day Care Home, Family	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	14-73(5)
Day Care Facility, Adult	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	14-73(5)
Day Care Center, Group	-	-	-	●	●	●	●	●	●	●	●	●	⊙	-	-	-	-	14-73(5)
Eating and Drinking Places																		
Restaurant	-	-	-	-	●	●	●	⊙	⊙	-	●	-	-	-	-	-	-	14-73(6)
Bar	-	-	-	-	●	●	●	⊙	⊙	-	●	-	-	-	-	-	-	14-73(6)
Financial Service																		
Financial Institution	-	-	-	-	●	●	●	●	●	●	●	-	-	-	-	-	-	14-73(7)
Pay Loan Deposit Business	-	-	-	-	-	-	-	-	-	-	⊙	-	-	-	-	-	-	14-73(7)
Convenient Cash Business	-	-	-	-	-	-	-	-	-	-	⊙	-	-	-	-	-	-	14-73(7)
Pawnshop	-	-	-	-	-	-	-	-	-	-	⊙	-	-	-	-	-	-	14-73(7)

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts														Definition & Regulations			
	Residential				Mixed-Use				Commercial & Employment				Special [1]					
Use Subcategory	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	⊙	-	-	-	14-73(14)
Sports & Recreation, Participant																		
Indoor	-	-	-	-	●	●	●	-	-	-	●	⊙	⊙	⊙	-	-	-	14-73(15)
Outdoor	-	-	-	-	-	-	●	-	-	-	●	⊙	⊙	⊙	-	-	-	14-73(15)
Vehicle Sales and Service																		
Fueling Station	-	-	-	-	-	-	●	-	-	-	●	●	●	-	-	-	-	14-73(16)
Commercial Car Wash	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	14-73(16)
Vehicle Sales	-	-	-	-	●	●	-	-	-	-	●	-	-	-	-	-	-	14-73(16)
Vehicle Rental	-	-	-	-	●	-	-	-	-	-	●	-	-	-	-	-	-	14-73(16)
Vehicle Maintenance & Repair, Minor	-	-	-	-	-	●	●	-	-	-	●	●	●	●	-	-	-	14-73(16)
Vehicle Maintenance & Repair, Major	-	-	-	-	-	-	-	-	-	-	●	-	●	●	-	-	-	14-73(16)

Section 14-73(7) (a) through (c) [Add Pay Loan Deposit Business]

(a) Financial Institution

Any business authorized to do business under state or federal laws relating to financial institutions, including, without limitation, banks and trust companies, savings banks, building and loan associations, savings and loan associations and credit unions. This term does not include a **pay loan deposit business**, convenient case business, or pawnshop.

(b) Pay Loan Deposit Business

A direct financial lender that provides short-term signature or installment loans to consumers. The loans may not require collateral, such as a vehicle title or a checking account.

1. Supplemental Regulations

The following information must be provided with conditional use requests for pal loan deposit businesses.

- a. Hours of operation are limited to 9:00 a.m. to 7:00 p.m.
- b. The building must be set back at least 30 feet along the primary street frontage.
- c. Parking, refuse and recycling, utilities, and loading areas are allowed in the rear yard only.
- d. At least one entrance must face each street frontage.
- e. All building facades must comply with the façade materials in Table 9-1.
- f. At least 70% transparency is required on all street-facing facades, and at least 20% transparency is required on all other facades.

Subsections (b) and (c) to be re-lettered as subsections (c) and (d).

Section 14-73(16) (b) [Add Commercial Car Wash]

(b) Commercial Car Wash

Any facility or business that cleans motor vehicles as a stand-alone primary use. The washing method ranges fully automated conveyor belts to self-serve bays and must safely treat wastewater to prevent environmental pollution.

Subsections (b) through (e) to be re-lettered as subsections (c) through (f).

Section 14-76(1)(b)7 [Community Garden Supplemental Use Regulations].

~~7.—Only permitted on city-owned land in the I district.~~

Section 14-78(1)(e)3. [Accessory Uses]

3. buildings and structures attached to the principal building by a structure less than 24 inches in height are not considered part of the primary structure (e.g., decks, ~~and~~ patios, and egress window wells).

Section 14-78(6)(b)2. [Electric Vehicle Charging Station Parking – For Fire Emergency Safety]

2. ~~Public e~~Electric vehicle charging stations must be reserved for parking and charging electric vehicles.
 1. In parking garages, electric vehicle charging station parking stalls must be the closest parking stalls to the parking garage vehicle entry/exit.
 2. In other parking areas, electric vehicles may be parked in any space designated for ~~public~~ parking, subject to the restrictions that apply to any other vehicle.

Section 14-78(6)(d)2. [Electric Vehicle Charging Station Parking]

2. ~~Public e~~Electric vehicle charging stations must be posted with signs indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, “charging” means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

Section 14-78(8)(b)2. [Type B Home Occupations]

1. Type B Home Occupations

Type B home occupations are those in which household residents use their home as a place of work and either one non-resident employee or customer comes to the site at a time.

Subsections 14-78(8)(c)6. through 8. to be re-lettered as subsections (14-78(8)(d) through (g).

Section 14-92(4)(d) [Building Design Elements – Support Columns]

(d) Integrated Design

Balconies are intended to be integrated with the design of the facade in order to avoid a “tacked-on” appearance.

1. The balcony support structure must be integrated with the building façade.;
2. In the X districts, separate columns or posts supporting any balcony from the ground are prohibited.

Section 14-92(11)(b). [Mechanical equipment & Appurtenances Rooftop Screening]

(b) Mechanical Equipment on Rooftop

Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels, must be located consistent with ~~one of~~ the following methods:

1. Incorporate equipment into the roof design consistent with the applicable building cap regulations of 14-39.
2. Set the equipment back a minimum of 20 feet from ~~any street or public way~~ the front building façade and street side building facade.

Section 14-102(3)(a) [Street Right-of-way Trees Number]

(a) Number

At least one large tree is required per ~~35~~ 50 feet of street frontage. If large trees are not appropriate

due to the presence of overhead lines, other obstructions or site visibility considerations, as determined by the city forester, at least one small tree is required per 30 feet of street frontage.

Section 14-106(8). [Transitional Yard Areas]

(8) Transitional Yard Areas

Additional landscaping **or fences are** required to provide visual screening when O, C, BP, and I districts abut residential districts within the City of De Pere. Transitional yard area requirements include all of the following:

Section 14-111(1)(c) [Prohibited Signs]

13. Permanent signs that are made of vinyl.

Section 14-111 Table 11-1 [Permitted and Prohibited Signs]

Sign Type	Districts																			
	Residential				Mixed-Use					Commercial & Employment					Special					
	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	CON	PI-1	PI-2	PUD	ROW
Abandoned sign	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Address nameplate	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Art	-	-	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	-
Awning	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	●
Banner (except as otherwise expressly allowed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Billboard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business center	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	-	●	●	●	-
Canopy	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	●
Changeable copy, manual	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Directional (driveway)	-	-	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Directional (wall)	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-
Electronic Message	-	-	-	-	-	-	●	-	●	●	-	-	-	-	-	●	●	●	-	-
Engraved (into building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Flag	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Flashing/strobe (lights)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Government	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Inflatable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interior (visible from ROW)	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	-
Marquee	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	●

Section 14-113(8) [Wall Signs Addition]

13. Permanent vinyl wall signs are prohibited.

NEW Section 14-152(4) [Inspection Service Fees]

(4) Inspection Service Fees

- (a) When assessed: An inspector may assess an inspection service fee if a property is not available to be inspected at the time of a scheduled inspection and/or if all of the following conditions are met:
 - 1. The inspector has found that the owner's parcel is not in compliance with a provision of this chapter;
 - 2. The inspector has informed the property owner of the changes necessary to gain compliance; and
 - 3. Upon subsequent investigation or inspection, the inspector finds that the same violation persists.
- (b) This inspection service fee shall be in addition to any other fees or special charges authorized by this Code. A separate inspection service fee may be assessed each time the conditions under subsection (a.) of this section exist. Inspection service fees may be placed as a special charge against the property as allowed by statute without further notice if they remain unpaid 30 days after an invoice is mailed to the owner's last-known address.
- (c) The fee and subsequent fees referred to in this section shall be established by the common council and may from time to time be modified by resolution. A schedule of the fees established by the common council shall be available for review in the administering authority office, City Hall, 335 South Broadway Street, De Pere, Wisconsin.

Subsection 14-152(4) to be re-lettered as subsections (14-152(5)).

NEW Section 14-152(4) [Add Definition to Terms Beginning with "I"]

Inspection Service Fee. A special charge that may be assessed against a property owner by the city in order to defray the administrative cost of exercising jurisdiction over this chapter and conducting related inspections within the city.



Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Peter Schleinz, City Planner/Zoning Administrator
Subject: Discussion about site plans received since the May 2026 Plan Commission meeting and review of the status of recently approved development projects.
Recommendation: Discussion.

Attachments:
SP Reviews Memo

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: June 22, 2026

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

Summary:

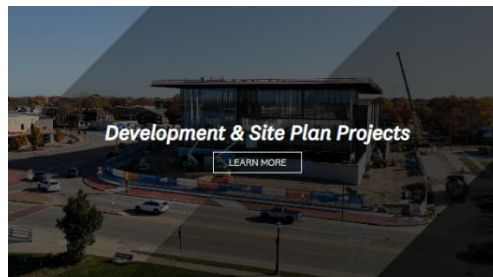
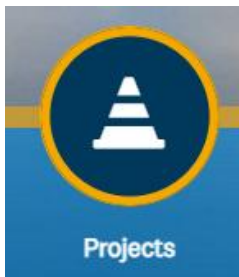
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

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/>



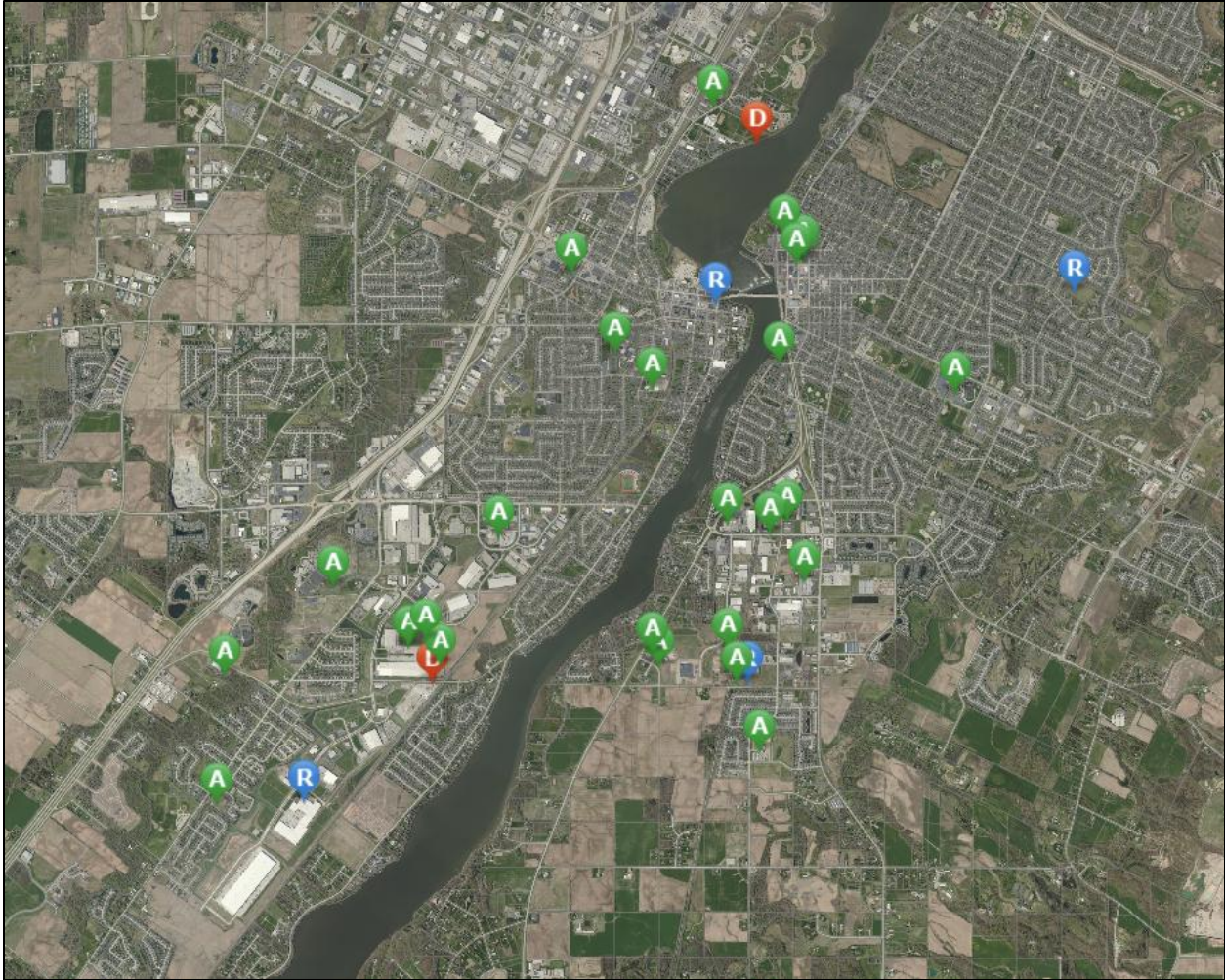
There are two alternatives to access the development and site plan project information online: The first alternative is navigating to the Planning & Zoning page. The second alternative is direct access using the following link: <https://www.deperewi.gov/topic/index.php?topicid=574&structureid=124>.

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 June 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:

- [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:

- [2275 American BL - Green Bay Packaging Area D Addition](#)
- [1900 BLK Lebrun ST - New Norfield Apartments](#)
- [301-305 Main AV - New 'The Alley District'](#)
- [700 Millennium CT - New Shop and Office](#)

Projects that are Recently Approved:

- [815 Fox River DR - New Residential Three-Unit Building and Garage](#)
- [1731 Fort Howard AV - Replay Sports Bar & Grill Addition](#)
- [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

Green Bay Packaging Area D Addition							
Address: 2275 American BL							
Parcel Number: WD-L492-B-2							
City Funding: TID 12							
Developer or Authorized Representative: Jason Daye, Excel Engineering 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 '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 (€)	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 (€)	Staff Review in Progress (C)	Plan Commission Review (€)	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	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission	Site Plan Approved - 21	Permits Issued or Under	Certificate of Occupancy	Project Completed

(C)	(C)		Review (C)	May 2026 (C)	Construction	Issued
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 (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.							

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 (C)	Plan Commission Review (C)	Site Plan Approved - 04 Jun 2026 (C)	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 (€)	Staff Review in Progress (C)	Plan Commission Review (€)	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 (€)	Staff Review in Progress (C)	Plan Commission Review (€)	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 (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.							

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.							

Altmayer Elementary School Re-pavement (includes new pavement)							
Address: 3001 Ryan RD							
Parcel Number: ED-R28							
City Funding: No							
Developer or Authorized Representative: Jesse Becker, Point of Beginning INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission	Site Plan Approved - Jan	Permits Issued or Under	Certificate of Occupancy	Project Completed

(C)	(C)		Review (C)	12, 2026 (C)	Construction	Issued
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
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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
<p style="text-align: center;">Click here to see the site plan and developer contact information.</p>							



Request for Plan Commission Action

Meeting Date: June 22, 2026
Department: Development Services
From: Peter Schleinz, City Planner/Zoning Administrator
Subject: Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Multi-Family Residential' at 2108 Lawrence DR and 1800 Southbridge RD (part of Parcels WD-L281-1, WD-D0037).*

Recommendation: Motion to approve.

Attachments:
PC Report, Reso #PC26-01, PC Report, Application and supporting documents Comp Plan - 02 Jun 2026

Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Multi-Family Residential' at 2108 Lawrence DR and 1800 Southbridge RD (part of Parcels WD-L281-1, WD-D0037).*

SITE MAPS

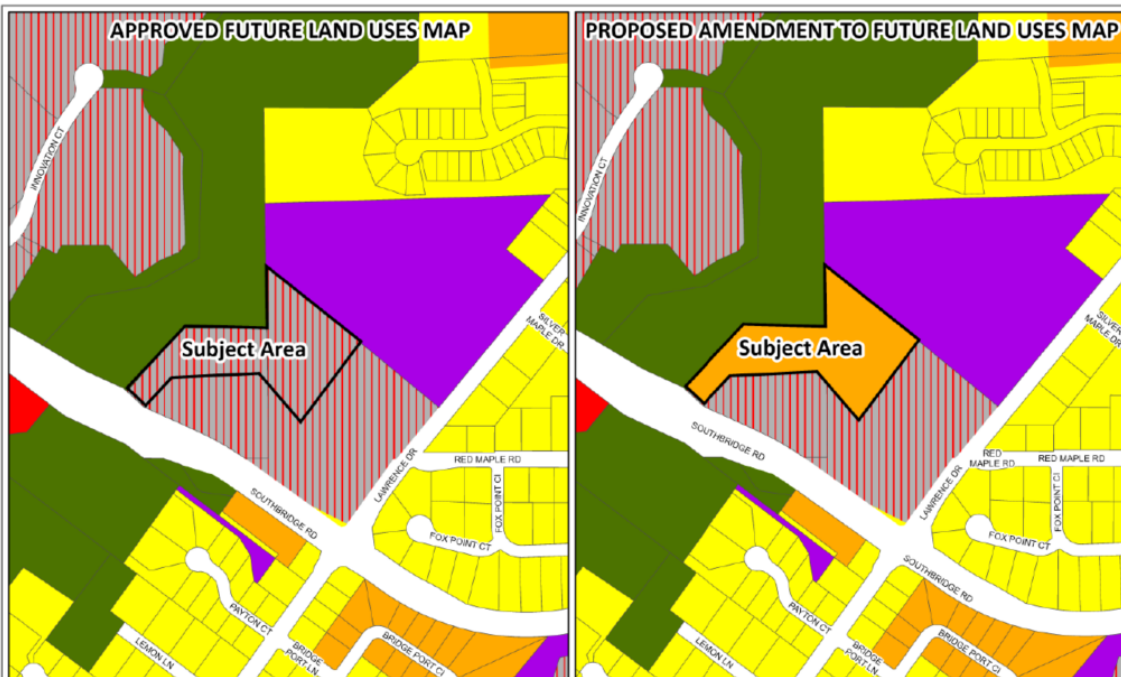
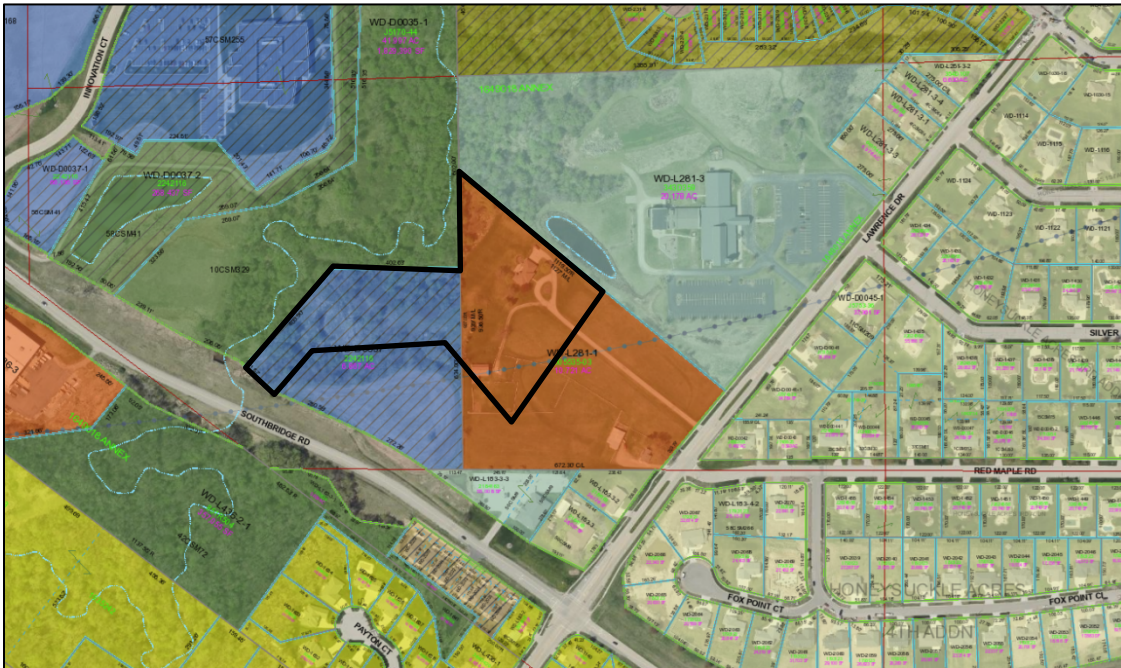


EXHIBIT A: Proposed Comprehensive Plan Update Amendment to Future Land Uses Map - June 2026



REQUESTED ACTION:	Amendment to the 2010 City of De Pere Comprehensive Plan.	
COMMON DESCRIPTION:	2108 Lawrence DR and 1800 Southbridge RD , north and west from the Lawrence DR and Southbridge RD intersection.	
ZONING:	Part of Parcel WD-L281-1: C (Commercial District). Part of Parcel WD-D0037: O PDD (Office District with a PDD overlay). <i>NOTE: A Zoning Map Amendment to RM-2 (Multi-Unit [7+ units] District) will be proposed if the comprehensive plan amendment is approved.</i>	
SURROUNDING LAND USES:	Natural areas (CON) and institutional (PI-1) to the north. Undeveloped (O) and former residential (C) to the south. Former residential (C) to the east. Natural areas (CON) to the west.	
COMPREHENSIVE PLAN	Business Park	
APPLICANT / OWNER(S):	<u>Authorized Representative</u> Tom Klister WB Investors Southbridge LLC 1175 Lombardi AV #400 Green Bay, WI 54304	<u>Property Owner(s)</u> WD-L281-1: WB Investors Southbridge LLC 1175 Lombardi AV #400 Green Bay, WI 54304 WD-D0037: Southbridge properties LLC PO BOX 11237 Green Bay, WI 54307-1237
LAND USE HISTORY:	The WD-L281-1 parcel was developed for residential use with existing agricultural uses in the 1980's. The WD-D0037 parcel is undeveloped. The petitioner proposes a change of use for multi-unit residential within the subject area if all necessary approvals can properly be obtained. The necessary approvals may include the following: <ul style="list-style-type: none">• Certified survey map.• Comprehensive Plan Amendment.• Zoning Map Amendment to an accommodating District for the use.	
STAFF REVIEW:	The City Development Services Department staff does not make a direct recommendation for petitioner requests to amend the Comprehensive Plan as the Plan was a document prepared with public input and approved by the Plan Commission and Common Council. Rather, the staff review includes a summary of information submitted by the petitioner regarding the request, research regarding past actions on or near the property, and information and reactions provided by the public. It is also the intent of the Development Services Department to identify recommendations and directives found in other various city plans and the Municipal Code. The Plan Commission and Common Council, after hearing the applicant, the public, and staff can then determine if it is in the best interest of the entire City to change the Comprehensive Plan or to continue to follow the existing recommendations.	

As stated above, the sites are currently zoned C and O PDD. The purpose of the C District is to accommodate attractive, auto-oriented commercial development along major highways and corridors; The purpose of the O District is to accommodate office development in the form of stand-alone office buildings and office parks. The majority of the site completed a comprehensive plan amendment and rezoning in 2024 for a landscape supply business that did not materialize due to cost constraints. The remainder of the parcel adjacent to Lawrence Drive is not proposed to change from the Commercial Zoning and Business Park Future Land Use Designations. The remaining portion along the South Bridge Connector route is being left as office for a potential office use. If the applicant wishes to deviate from that proposed designation, then a subsequent future land use amendment must be made to the city.

If the Comprehensive Plan Amendment is approved, the Zoning Map can potentially be amended to one of the following Districts: RM-1 (Multi-Unit [3-6 units] District) or RM-2 (Multi-Unit [7+ units] District). The petitioner's intent is to change the zoning within the subject area to RM-2.

Note: This petition does not include support or denial for future Zoning Ordinance revisions, zoning map amendments, or conditional uses; amendments to the future land uses map shall stand on their own merit.

The City's actions to inform the public about an amendment.

Below are the following steps from Municipal Code and State Statutes for amendments to the Comprehensive Plan:

1. *Neighborhood Notification.*
On June 11, 2026, the City sent meeting notices to property owners within 300' of the subject parcels.
2. *Plan Commission review and possible action.*
On June 22, 2026, the Plan Commission reviews the proposed Comprehensive Plan Amendment. If the Plan Commission recommends approval the approval is done with a resolution. The project cannot progress without a Plan Commission approved resolution.
3. *Class 1 -30 Day Public Hearing Notice.*
If the Plan Commission recommends approval, staff will publish a Class 1 (30-day) public hearing notice with a corresponding map. The notice will be scheduled to be published on June 26, 2026, in the Press Times. This provides the regional notification about a potential public hearing before the Common Council on August 4, 2026.
4. *Neighboring Jurisdiction Notification Distribution.*
The City will also mail a copy of the public hearing notice to clerks from Town of Lawrence, Town of Ledgeview, Town of Rockland, Village of Allouez, Village of Ashwaubenon, and Village of Bellevue because the communities are adjacent to the City. The City will also mail a copy of the public hearing notice to administrators from the Unified School District of De Pere and the West De Pere School District.
5. *Public Hearing at Common Council.*
If the Plan Commission recommends approval, the Common Council will host a public hearing on August 4, 2026, for review and final decision.

Petitioner's actions to inform the public about an amendment.

While not required, the petitioner was encouraged by Development Services staff to reach out to neighbors and property owners about a change to the Comprehensive Plan. The petitioner was requested to keep a list of any neighbors that were contacted so that the list could be shared with the Plan Commission.

Questions received by staff.

As of the drafting of this report, staff did not receive inquiries from the public. A summary of inquiries from the public, after the drafting of this report, will be provided at the time of the Plan Commission meeting.

REVIEW PROCESS:

As stated above, staff does not provide a recommendation for a Comprehensive Plan. The Plan Commission reviews the petition and listens to the public comment and determines if it is in the interest of the entire City to continue to follow the Comprehensive Plan or to recommend an amendment to the Common Council. An approval recommendation is needed by the Plan Commission, and an approval decision is needed by Common Council for an amendment to occur.

If Plan Commission recommends approval, the Plan Commission would pass the resolution included with the staff report. If recommended for approval by the Plan Commission, the amendment may not take effect until the Common Council enacts an ordinance adopting the proposed amendment.

PLAN COMMISSION
RESOLUTION #PC 26-01

RECOMMENDING AMENDMENT OF THE 2010 CITY OF DE PERE
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City Plan Commission and Common Council approved the 2010 Comprehensive Plan Update in June/July 2010;

WHEREAS, Wis. Stats. §66.1001(4) establishes procedures by which a Comprehensive Plan may be amended; and

WHEREAS, the City has received a request (petition) to amend the *Land-Use element* of the 2010 Comprehensive Plan Update by changing the Future Land Uses (Figure 2-6) for lands located at 2108 Lawrence Drive and the 1800 Block of Southbridge Road from 'Industrial Park' and 'Commercial' to 'Multi-Family Residential' (part of Parcels WD-L281-1 and WD-D0037); and

WHEREAS, a meeting on the request was held for the public by the Plan Commission on June 22, 2026, to obtain input from the public and for the applicant to answer questions concerning the request; and

WHEREAS, the Plan Commission having heard from the applicant(s), City Development Services staff, and the public, and having reviewed existing and proposed land use maps of the parcels subject to the petition and the parcels adjacent to and in the vicinity thereof, wishes to recommend approval of the request to amend the 2010 Comprehensive Plan Update.

NOW THEREFORE, BE IT RESOLVED THAT:

The City Plan Commission finds and determines that the requested amendment to the 2010 Comprehensive Plan Update is compatible with existing land uses adjacent to part of Parcels WD-L281-1 and WD-D0037, and therefore the

requested amendment is consistent with the *Land-use element* of the 2010 Comprehensive Plan Update.

BE IT FURTHER RESOLVED THAT:

The Plan Commission recommends to the De Pere Common Council that the 2010 Comprehensive Plan Update *Land-Use element* be amended by changing the Future Land Uses (Figure 2-6) for lands located at 2108 Lawrence Drive and the 1800 Block of Southbridge Road from 'Industrial Park' and 'Commercial' to 'Multi-Family Residential' (part of Parcels WD-L281-1 and WD-D0037), as shown on the map attached hereto and incorporated as Exhibit A.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 22nd day of June, 2026.

APPROVED:

James G. Boyd, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____

Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Multi-Family Residential' at 2108 Lawrence DR and 1800 Southbridge RD (part of Parcels WD-L281-1, WD-D0037).*

SITE MAPS

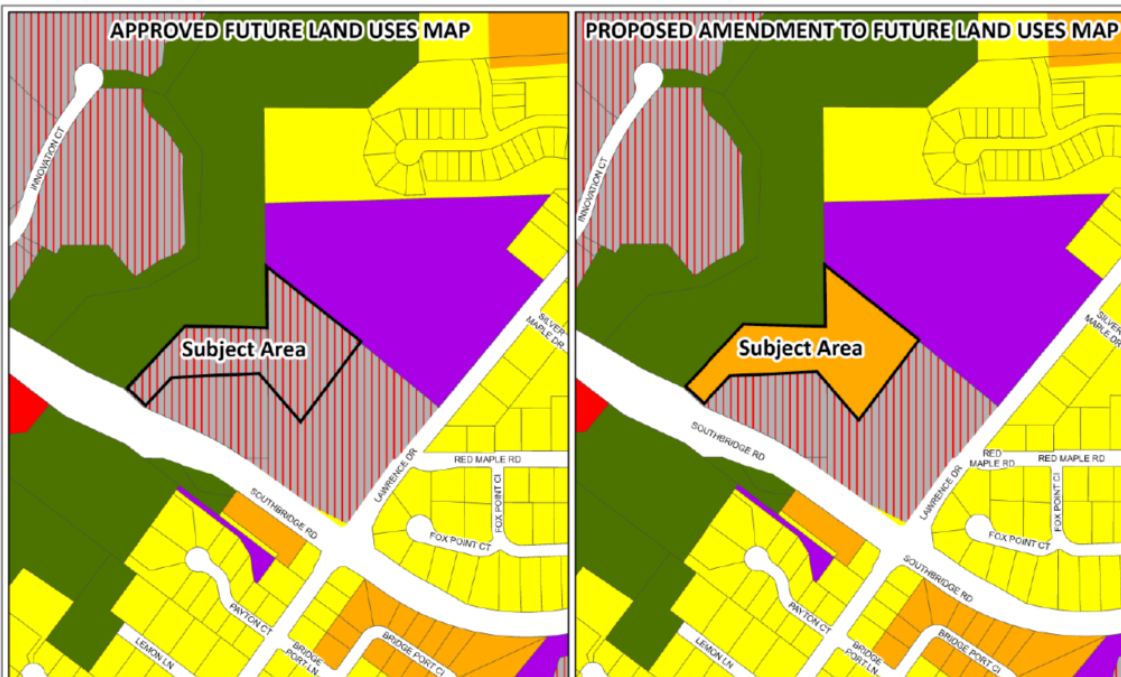
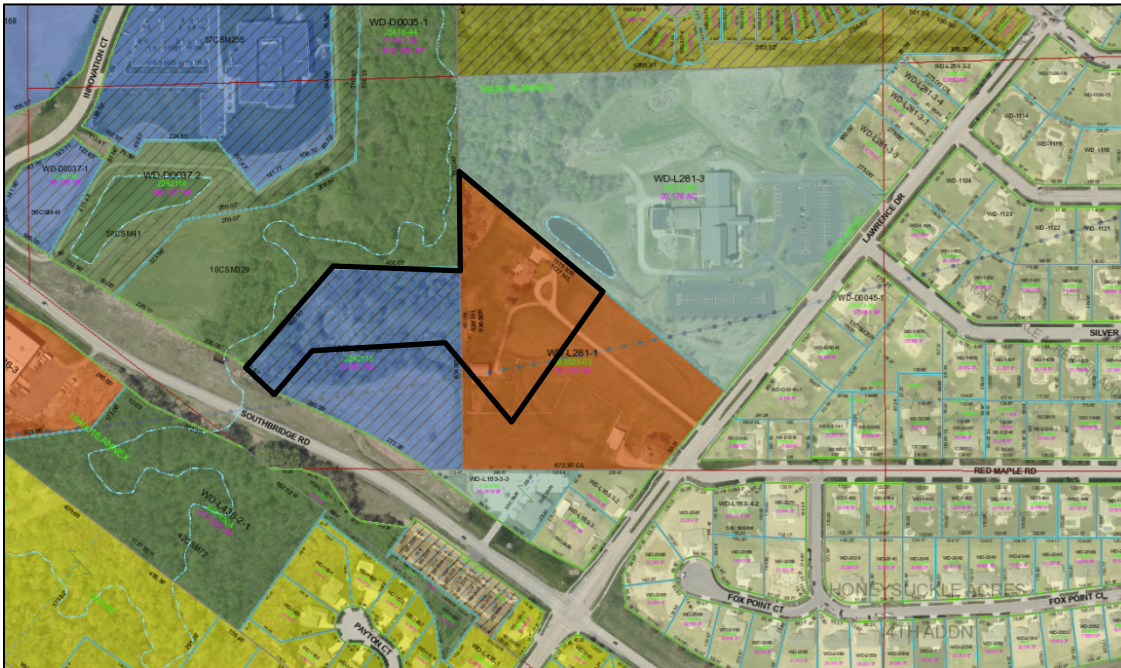


EXHIBIT A: Proposed Comprehensive Plan Update Amendment to Future Land Uses Map - June 2026



DE PERE



Neighborhood Residential (including Multi-Family)	Transportation and Utilities
Multi-Family Residential	Parks and Recreation
Commercial	Natural Areas
Commercial Redevelopment	Water Features
Institutional/Governmental Facilities	Mixed-Use Commercial Nodes
Business Park	Urban Reserve Area (Future Mixed Use)
Industrial Park	

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Data Source: City of De Pere, Brown County

REQUESTED ACTION:	Amendment to the 2010 City of De Pere Comprehensive Plan.	
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REVIEW PROCESS:

As stated above, staff does not provide a recommendation for a Comprehensive Plan. The Plan Commission reviews the petition and listens to the public comment and determines if it is in the interest of the entire City to continue to follow the Comprehensive Plan or to recommend an amendment to the Common Council. An approval recommendation is needed by the Plan Commission, and an approval decision is needed by Common Council for an amendment to occur.

If Plan Commission recommends approval, the Plan Commission would pass the resolution included with the staff report. If recommended for approval by the Plan Commission, the amendment may not take effect until the Common Council enacts an ordinance adopting the proposed amendment.




Planning/Zoning Application

Submitted On: Jun 2, 2026, 05:35PM EDT

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	WD-L281-1, WD-D0037
Nearest property address to the project site:	Street Address: 2108 Lawrence Drive, 0 Southbridge Road City: DePere State: WI Zip: 54115
Check each project type that is being applied for:	Comprehensive Plan Amendment CSM Zoning Map Amendment (Rezoning)
What is the basis for the comprehensive plan amendment?	We hope to develop lot 2 of the proposed CSM into an 82 unit multifamily development. See a summary on other parcels below. Please refer to draft CSM for Lot #'s. Lot 1: o Future land use for this parcel is office. And there is currently a PUD overlay. Peter recommended that if we want to keep commercial for now, that we can leave comp plan as is, and simply re-zone to commercial. We can be on the June 22nd planning commission and then the July 21st Common Council. This way, parcel would be set up for any commercial use. But if residential demand permits and there is a phase 2, we would then down the road have to do the comp plan amendment, and then a re-zoning Lot 2: o Comprehensive Plan Amendment: Amend future land use to Multi-family. □ Planning Commission June 22nd □ Common Council July 21st o Re-zoning: After Comp Plan amendment is completed, Need to re-zone this property to multifamily □ Planning Commission July 27th □ Common Council August 18th Lot 3: o Parcel is already zoned commercial, and has commercial as future land use. Good to go.
Please attach an EXHIBIT MAP that graphically demonstrates the boundaries of the comprehensive plan area and the boundary for each of the proposed uses.	CSM DRAFT-12605.pdf
Please attach a WORD DOCUMENT with the boundary legal description.	CSM Lots 1_2_3_Outlot Descriptions.docx
Upload supporting documents if necessary.	Game Plan by Lot.docx
Current De Pere Zoning Districts:	C PUD
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Residential Commercial
Does the project comply with the Comprehensive Plan?	No
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: WB INVESTORS SOUTHBRIDGE LLC Last Name: WB INVESTORS SOUTHBRIDGE LLC
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 1175 LOMBARDI AVE #400 City: Green Bay

State: WI
Zip: 54304

Property Owner's Phone Number:	920-284-9094
Property Owner's Email Address:	tklister@foreinvestmentgroup.com
Is someone processing the project for the property owner as their authorized representative?	No
What is the basis for the zoning map amendment?	To Re-Zone lot 2 for multifamily use, and to re-zone lot 1 for commercial use.
Number of lots in the CSM:	3
Number of outlots in the CSM:	1
Proposed De Pere Zoning Districts:	RM-2 C
Please attach 1 PDF copy of the CSM.	CSM DRAFT-12605.pdf
Please attach an EXHIBIT MAP with the zoning boundary.	Game Plan by Lot.docx
Please attach a WORD DOCUMENT with the boundary legal description.	CSM Lots 1_2_3_Outlot Descriptions.docx
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$1,225.00
Property Owner or Authorized Representative Signature	First Name: Tom Last Name: Klister Email Address: tklister@foreinvestmentgroup.com  Signed at: June 2, 2026 5:34PM America/New_York
User's Session Information	65.25.220.128, Referrer URL

Lot 1:

- Future land use for this parcel is office. And there is currently a PUD overlay. Peter recommended that if we want to keep commercial for now, that we can leave comp plan as is, and simply re-zone to commercial. We can be on the June 22nd planning commission and then the July 21st Common Council. This way, parcel would be set up for any commercial use. But if residential demand permits and there is a phase 2, we would then down the road have to do the comp plan amendment, and then a re-zoning

Lot 2:

- Comprehensive Plan Amendment: Amend future land use to Multi-family.
 - Planning Commission June 22nd
 - Common Council July 21st
- Re-zoning: After Comp Plan amendment is completed, Need to re-zone this property to multifamily
 - Planning Commission July 27th
 - Common Council August 18th

Lot 3:

- Parcel is already zoned commercial, and has commercial as future land use. Good to go.

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

TAX PARCEL: WD-D0037 & WD-L281-1
FIELDWORK COMPLETED: 02/09/2026

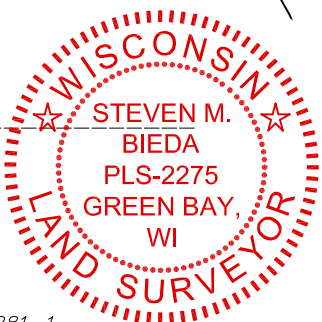
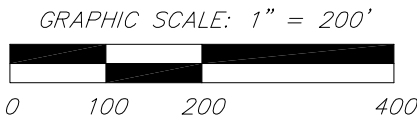
01 Jun 2026 - 10:07a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824 CSM_050626.dwg by: bbei

BEARINGS REFERENCED TO THE SOUTH LINE OF SECTION 31, T23N-R20E, WHICH BEARS N89°50'08"W.

THE COUNTY MONUMENTS USED IN THIS SURVEY ARE SHOWN AND THEIR TIES HAVE BEEN FOUND AND VERIFIED AND/OR BROWN COUNTY PLANNING AND LAND SERVICES HAS BEEN NOTIFIED OF ANY DISCREPANCIES.

SEE PAGE 4 FOR CURVE TABLE

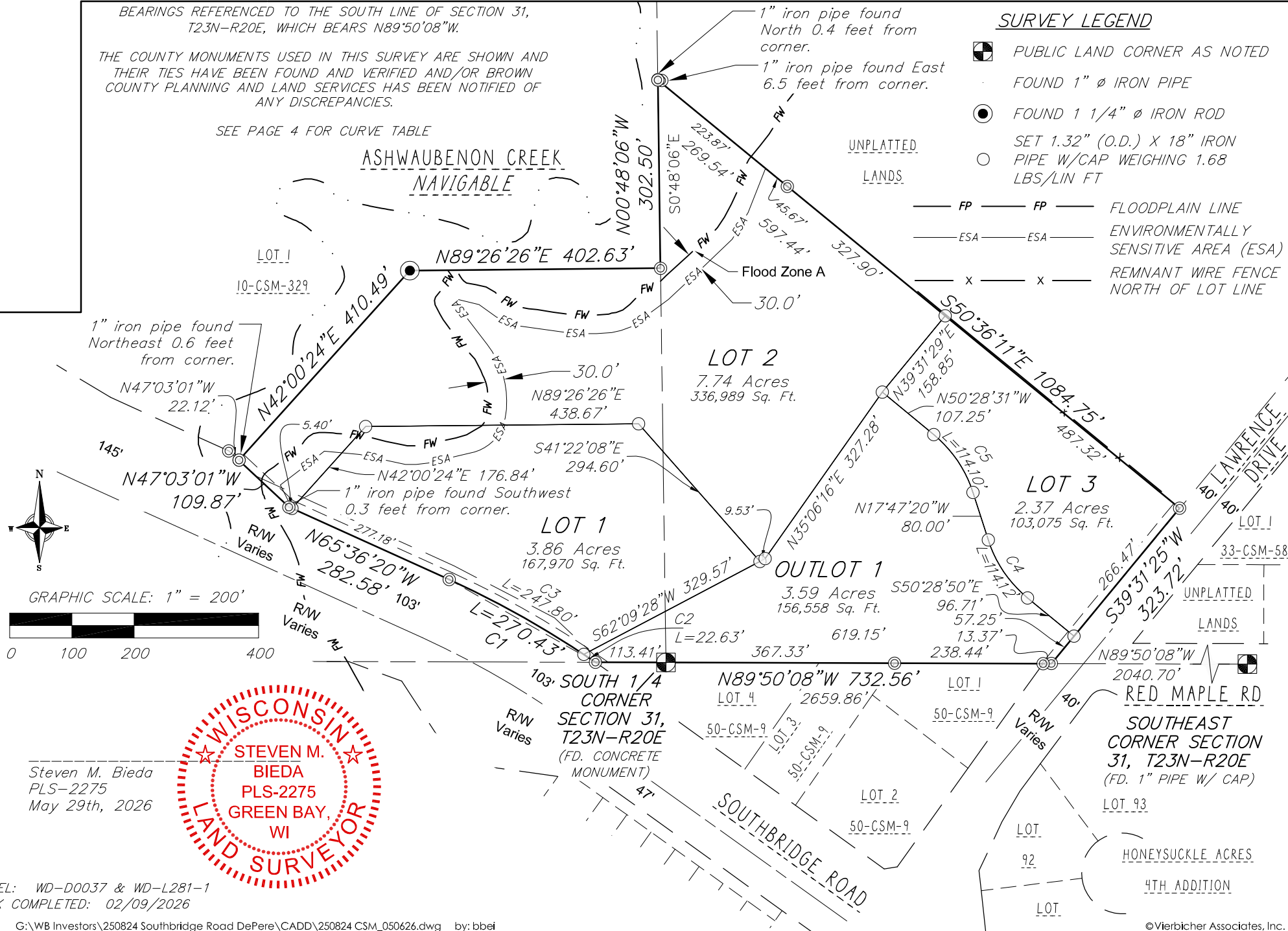
ASHWAUBENON CREEK
NAVIGABLE



Steven M. Bieda
PLS-2275
May 29th, 2026

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- SET 1.32" (O.D.) X 18" IRON
- PIPE W/CAP WEIGHING 1.68 LBS/LIN FT
- FP FLOODPLAIN LINE
- ESA ENVIRONMENTALLY SENSITIVE AREA (ESA)
- REMNANT WIRE FENCE NORTH OF LOT LINE



SHEET
1 OF 5

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

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

vierbicher
advisors / engineers / surveyors



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01 Jun 2026 - 10:09a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824_CSM_050626.dwg by: bba1

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Government Lot 2 and the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 270.43 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01, recorded as Transportation Plats (Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 282.58 feet along said North right of way; thence N47°03'01"W, 109.87 feet along said North right of way; thence N42°00'24"E, 410.49 feet along an Easterly line of Lot 1, Volume 10, Certified Survey Maps, Page 329, Map No. 2316, Document No. 968553, Brown County Records; thence N89°26'26"E, 402.63 feet along a Southerly line of said Lot 1; thence N00°48'06"W, 302.63 feet along an Easterly line of said Lot 1, also being the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence S50°36'11"E, 1084.75 feet; thence S39°31'25"W, 323.72 feet along the West right of way of Lawrence Drive and Transportation Project Plat #05-216-15-06.2, recorded as Volume 1, Transportation Plats, Page 155 (Document #2687739), Brown County Records; thence N89°50'08"W, 619.15 feet along the South line of said quarter-quarter to the Point of Beginning.

Parcel contains 764,592 square feet / 17.55 acres more or less
Parcel subject to easements and restrictions of record.

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



Steven M. Bieda
PLS-2275
May 29th, 2026

CERTIFICATE OF THE CITY OF DE PERE

Approved by the Planning Commission for the City of De Pere on the ____ day of _____, 20____.

Carey E. Danen Date
City Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

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

Pam Manley Date
City Treasurer

© Vierbicher Associates, Inc.



Job #: 250824	SURVEYED FOR: WB INVESTORS SOUTHBRIDGE LLC & SOUTH BRIDGE PROPERTIES LLC DRAWING NO. L-12605
Date: 02/20/2026	
Rev: 05/29/2026	
Drafted By: NKOV	
Checked By: MLON	

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

SHEET
2 OF 5

01 Jun 2026 - 10:10a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824_CSM_050626.dwg by: bba1

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

Ray Suennen Date
Brown County Treasurer

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin construction site erosion and sediment control technical standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction, the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lot 1 & 2 is within the Flood Zone A Floodway of FIRM PANEL NO. 55009C0261F, dated August 17th, 2009.

RESTRICTIVE COVENANTS

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

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

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

Lots 1 & 2 contain an Environmentally Sensitive Area (esa) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA includes floodway, all land within 30 feet of the floodway or 75 feet beyond the ordinary high water mark – whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

PUBLIC UTILITY EASEMENT PROVISIONS (12' PUBLIC UTILITY EASEMENTS)

A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER DISTRIBUTION, SEWER COLLECTION, DRAINAGE, ETC., IS HEREBY GRANTED BY

WB INVESTORS SOUTHBRIDGE LLC, GRANTOR, & SOUTH BRIDGE PROPERTIES LLC, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, AND OTHER PUBLIC UTILITIES, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND PUBLIC UTILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS DESIGNATED ON THE PLAT, 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/OR ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Steven M. Bieda
PLS-2275
May 29th, 2026



© Vierbicher Associates, Inc.



Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

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

SHEET
3 OF 5

01 Jun 2026 - 10:14a G:\WB Investors\250824 Southbridge Road DePere\CADD\250824_CSM_050226.dwg by: lbjel

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 2 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SOUTH BRIDGE PROPERTIES LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. SOUTH BRIDGE PROPERTIES LLC, further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of De Pere and the Brown County Planning Commission for approval.

(SOUTH BRIDGE PROPERTIES LLC)

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of))

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

My Commission expires: _____

Notary Public, State of Wisconsin

Steven M. Bieda
PLS-2275
May 29th, 2026



© Vierbicher Associates, Inc.



Job #: 250824
Date: 02/20/2026
Rev: 05/29/2026
Drafted By: NKOV
Checked By: MLON

SURVEYED FOR:
WB INVESTORS
SOUTHBRIDGE LLC &
SOUTH BRIDGE
PROPERTIES LLC
DRAWING NO. L-12605

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

SHEET
5 OF 5

LOT 1

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 22.63 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N55°51'10"W, 22.63 feet, to the Point of Beginning; thence continuing along said Northerly right of way 247.80 feet along the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 277.18 feet along said North right of way; thence N42°00'24"E, 176.84 feet; thence N89°26'26"E, 438.67 feet; thence S41°22'08"E, 294.60 feet; thence S62°09'28"W, 320.04 feet to the Point of Beginning.

Parcel contains 167,970 square feet / 3.86 acres more or less
Parcel subject to easements and restrictions of record.

LOT 2

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 270.43 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 277.18 feet along said North right of way to the Point of Beginning; thence continuing N65°36'20"W, 5.40 feet along said North right of way; thence N47°03'01"W, 109.87 feet along said North right of way; thence N42°00'24"E, 410.49 feet; thence N89°26'26"E, 402.63 feet; thence N00°48'06"W, 302.50 feet along the Westerly line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence S50°36'11"E, 597.44 feet; thence S39°31'29"W, 158.85 feet; thence S35°06'16"E, 327.28 feet; thence S62°09'28"W, 9.53 feet; thence N41°22'08"W, 294.60 feet; thence S89°26'26"W, 438.67 feet; thence S42°00'24"W, 176.84 feet to the Point of Beginning.

Parcel contains 336,989 square feet / 7.74 acres more or less
Parcel subject to easements and restrictions of record.

LOT 3

Part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence S89°50'08"E, 619.15 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence N39°31'25"E, 57.25 feet along the Westerly right of way of Lawrence Drive to the Point of Beginning; thence N50°28'50"W, 96.71 feet; thence 114.12 feet along the arc of a 200.00 foot radius curve to the right whose long chord bears N34°08'05"W, 112.57 feet; thence N17°47'20"W, 80.00 feet; thence 114.10 feet along the arc of a 200.00 foot radius curve to the left whose long chord bears N34°07'56"W, 112.56 feet; thence N50°28'31"W, 107.25 feet; thence N39°31'29"E, 158.85 feet; thence S50°36'11"E, 487.31 feet; thence S39°31'25"W, 266.47 feet along the Westerly right of way of Lawrence Drive to the Point of Beginning.

Parcel contains 103,075 square feet / 2.37 acres more or less
Parcel subject to easements and restrictions of record.

OUTLOT 1

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 Corner of Section 31, T23N-R20E; thence S89°50'08"E, 619.15 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence N39°31'25"E, 57.25 feet along the Westerly right of way of Lawrence Drive; thence N50°28'50"W, 96.71 feet; thence 114.12 feet along the arc of a 200.00 foot radius curve to the right whose long chord bears N34°08'05"W, 112.57 feet; thence N17°47'20"W, 80.00 feet; thence 114.10 feet along the arc of a 200.00 foot radius curve to the left whose long chord bears N34°07'56"W, 112.56 feet; thence N50°28'31"W, 107.25 feet; thence S35°06'16"W, 327.28 feet; thence S62°09'28"W, 329.57 feet; thence 22.63 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the right whose long chord bears S55°51'10"E, 22.63 feet; thence S89°50'08"E, 113.41 feet to the Point of Beginning.

Parcel contains 156,558 square feet / 3.59 acres more or less
Parcel subject to easements and restrictions of record.

LOT 1

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 22.63 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N55°51'10"W, 22.63 feet, to the Point of Beginning; thence continuing along said Northerly right of way 247.80 feet along the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 277.18 feet along said North right of way; thence N42°00'24"E, 176.84 feet; thence N89°26'26"E, 438.67 feet; thence S41°22'08"E, 294.60 feet; thence S62°09'28"W, 320.04 feet to the Point of Beginning.

Parcel contains 167,970 square feet / 3.86 acres more or less
Parcel subject to easements and restrictions of record.

LOT 2

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence N89°50'08"W, 113.41 feet along the South line of Government Lot 2 of said Section 31; thence 270.43 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the left whose long chord bears N60°28'35"W, 270.08 feet; thence N65°36'20"W, 277.18 feet along said North right of way to the Point of Beginning; thence continuing N65°36'20"W, 5.40 feet along said North right of way; thence N47°03'01"W, 109.87 feet along said North right of way; thence N42°00'24"E, 410.49 feet; thence N89°26'26"E, 402.63 feet; thence N00°48'06"W, 302.50 feet along the Westerly line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence S50°36'11"E, 597.44 feet; thence S39°31'29"W, 158.85 feet; thence S35°06'16"E, 327.28 feet; thence S62°09'28"W, 9.53 feet; thence N41°22'08"W, 294.60 feet; thence S89°26'26"W, 438.67 feet; thence S42°00'24"W, 176.84 feet to the Point of Beginning.

Parcel contains 336,989 square feet / 7.74 acres more or less
Parcel subject to easements and restrictions of record.

LOT 3

Part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of Section 31, T23N-R20E; thence S89°50'08"E, 619.15 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence N39°31'25"E, 57.25 feet along the Westerly right of way of Lawrence Drive to the Point of Beginning; thence N50°28'50"W, 96.71 feet; thence 114.12 feet along the arc of a 200.00 foot radius curve to the right whose long chord bears N34°08'05"W, 112.57 feet; thence N17°47'20"W, 80.00 feet; thence 114.10 feet along the arc of a 200.00 foot radius curve to the left whose long chord bears N34°07'56"W, 112.56 feet; thence N50°28'31"W, 107.25 feet; thence N39°31'29"E, 158.85 feet; thence S50°36'11"E, 487.31 feet; thence S39°31'25"W, 266.47 feet along the Westerly right of way of Lawrence Drive to the Point of Beginning.

Parcel contains 103,075 square feet / 2.37 acres more or less
Parcel subject to easements and restrictions of record.

OUTLOT 1

Part of Government Lot 2 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31, T23N-R20E, City of De Pere, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 Corner of Section 31, T23N-R20E; thence S89°50'08"E, 619.15 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence N39°31'25"E, 57.25 feet along the Westerly right of way of Lawrence Drive; thence N50°28'50"W, 96.71 feet; thence 114.12 feet along the arc of a 200.00 foot radius curve to the right whose long chord bears N34°08'05"W, 112.57 feet; thence N17°47'20"W, 80.00 feet; thence 114.10 feet along the arc of a 200.00 foot radius curve to the left whose long chord bears N34°07'56"W, 112.56 feet; thence N50°28'31"W, 107.25 feet; thence S35°06'16"W, 327.28 feet; thence S62°09'28"W, 329.57 feet; thence 22.63 feet along the Northerly right of way of Southbridge Road and Transportation Project Plat GV-14 Pedestrian Facility - 4.01 (recorded as Transportation Plats, Document #3044641) being the arc of a 1535.39 foot radius curve to the right whose long chord bears S55°51'10"E, 22.63 feet; thence S89°50'08"E, 113.41 feet to the Point of Beginning.

Parcel contains 156,558 square feet / 3.59 acres more or less
Parcel subject to easements and restrictions of record.