



Plan Commission

Regular Meeting

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

Agenda

Monday, January 27, 2025

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **January 27, 2025** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <http://deperecitywi.igmp2.com/>.

I. Call to Order

1. Roll Call
2. Approval of the minutes of the January 6, 2025 Special Plan Commission Meeting.
3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action for a 2-lot CSM at 1205 Lawrence DR (Parcel WD-D0013).
5. Consideration and possible action for a new 12-foot-wide public utility easement on the north side of 2200 BLK Southbridge RD (Parcel WD-D0035-1).*
6. Discussion about site plans received since the November 2024 Plan Commission meeting and review of the status of recently approved development projects.

7. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Michelle Somers SR/WA, WEC Energy Group

Troy Hewitt, PLS, Robert E Lee & Associates INC



Plan Commission

Special Meeting

Draft Minutes

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

Monday, January 6, 2025

7:00 PM

Council Chambers and Virtual

Call to Order

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

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

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

2. Approval of the minutes of the November 25, 2024 Plan Commission meeting.

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

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

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action on major design exceptions from Zoning Ordinance Sections 14-92(4)(d), 114-33(3)(b) [Table 3-3], and 14-33(4)(c), related to balconies and upper-level step-backs at 550 William ST (Parcel ED-875-1).

City Planner Peter Schlein reviewed the major design exceptions related to balconies and upper-level step-backs at 550 William Street. There are 3 parts to the request related to step-backs. The definition of step-back is when a building goes above the third floor, that part of the building must be a certain distance from the property line. Request #1 is for four balconies on the east facade that are not integrated with the design of the facade. (*Note- at this point in the meeting, there was an issue with the audio, which was resolved at 7:05 pm.) The east facade balconies are prohibited, per Zoning Ordinance 14-92(4)(d) because the N Michigan St facing balconies are not integrated with the design of the facade. Mayor Boyd moved, seconded by Ald. Gantz, to open the meeting. Upon vote, motion carried unanimously. The petitioner Jason Tadych explained that keeping the balconies within the approvable part of the building would decrease the square footage of each unit by 60 feet. Grant Schilling stated that he is in favor of the balconies as they add to the functionality of the housing units.

Request #2 is for a step-back on the north facade that is reduced from 10-feet to 2-feet above the third story. The design of the north facade of the building is prohibited because

the future William Street facing facade does not step back 10-feet from the property. Request #3 is a step-back on the east and west facades that are reduced from 10-feet to 5-feet above the third story. The design of the east and west facades are prohibited because the future N Wisconsin St and N Michigan St facades do not step back 10-feet from the property line on floors 4 & 5. Jason Tadych provided an explanation for the need for the design exceptions. Discussion followed. Mayor Boyd moved, seconded by Shane Raymaker, to go back to regular session. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Grant Schilling, to approve all 3 design exceptions. Upon vote, motion carried unanimously.

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

5. Consideration and possible action on a major design exception from Zoning Ordinance Sections 114-33(3)(b) [Table 3-3] and 14-33(4)(c), related to upper-level step-backs at 230 N Broadway ST (Parcel ED-861).

City Planner Peter Schleinz reviewed the major design exemption related to upper-level step-backs at 230 N Broadway Street. The design of the east facade of the building is prohibited because the N Wisconsin St facing facade does not step back 10-feet from the property line on floors 4 & 5. Mayor Boyd moved, seconded by Shane Raymaker, to approve the major design exemption. Upon vote, motion carried unanimously.

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

6. Consideration and possible action for an extraterritorial 2-lot certified survey map at 3100 Heritage RD in Ledgeview (Parcel D-401).*

City Planner Peter Schleinz reviewed the 2-lot extraterritorial CSM at 3100 Heritage Rd in the Town of Ledgeview. Staff recommended approval of the CSM, subject to the conditions in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously.

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

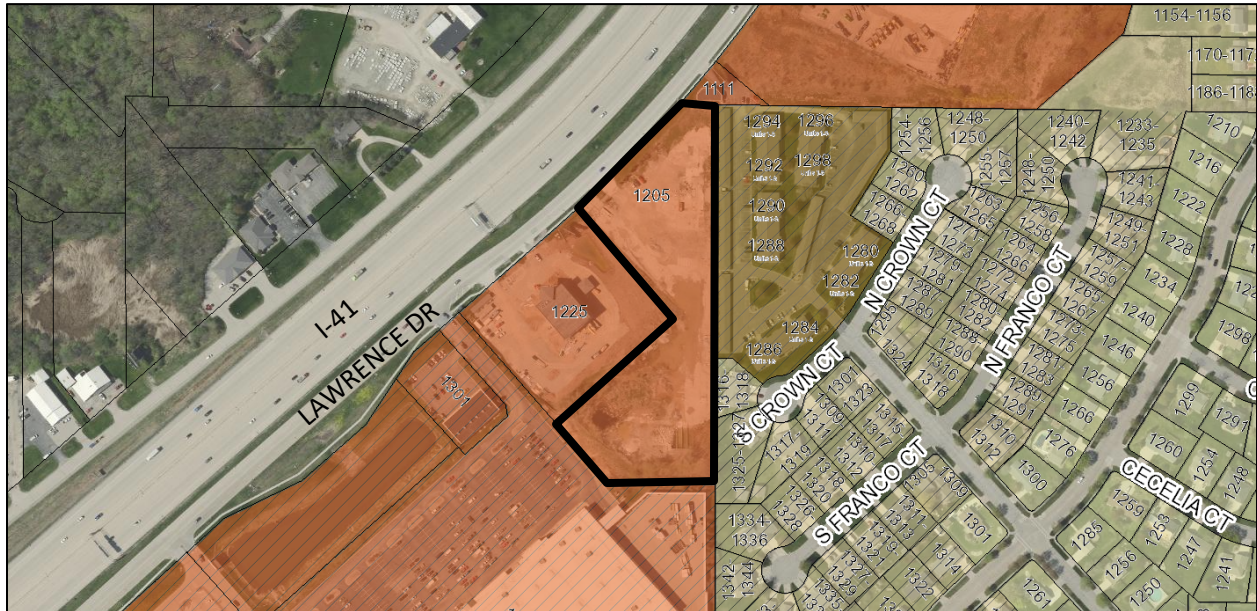
Adjournment

Mayor Boyd moved, seconded by Ald. Gantz, to adjourn the meeting at 7:49 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

Item 4: Consideration and possible action for a 2-lot CSM at 1205 Lawrence DR (Parcel WD-D0013).

SITE MAP



- Lots 1 and 2 are proposed to develop with commercial uses.
- When Lot 1 develops a Transitional Yard will be required along the east property line, which prohibits development and paved surfaces. The authorized representative was made aware that access to the southern half of Lot 1 is limited/restricted and an access easement from another lot or parcel should be considered.
- When either lot develops, stormwater management, an additional water service (with Lawrence DR pavement restoration, and storm laterals will be required.

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 6-foot-wide utility easement along the north, east, south, and southwest boundary lines of Lot 1.
3. Add a note to the CSM that states, "There is a Transitional Yard along the east property line of Lot 1."
4. Revise the City of De Pere Approval Certificate to reference the year 2025.
5. Revise the Treasurer's Certificate to reference "Pamela R. Manley".
6. Recommendation from Brown County: Revise the Brown County Treasurers Certificate to reference, "...As elected Brown County Treasurer..." and revise the signature line to reference, "Raymond Suennen, Brown County Treasurer".

NOTE: The CSM does not need to be reviewed by Common Council because there are no public land or public right-of-way dedications.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

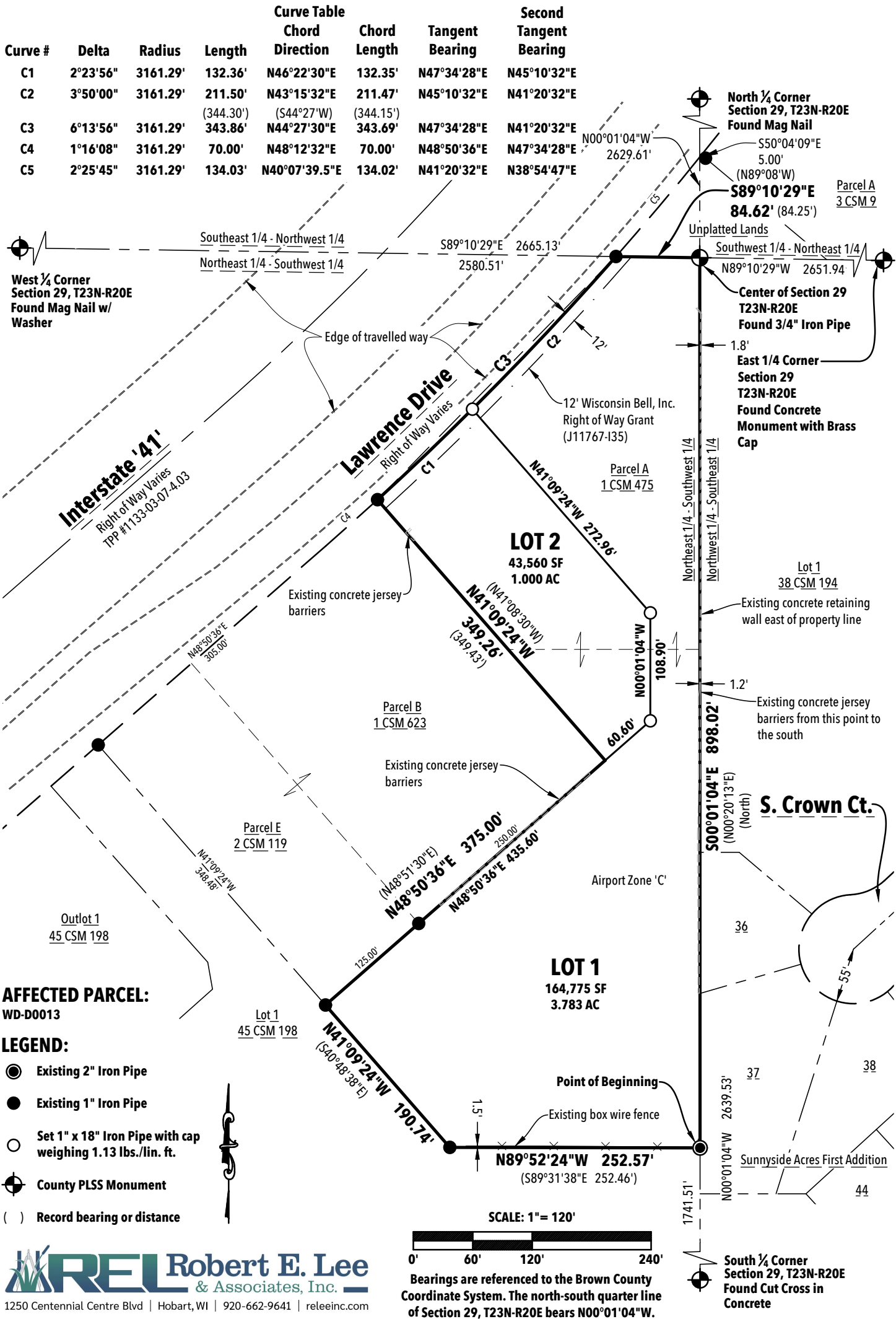
Dec 9, 2024, 01:15PM EST

Parcel Number: (Include ALL parcels)	WD-D0013
Nearest property address to the project site:	Street Address: 1205 LAWRENCE DRIVE na City: DE PERE State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	C
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Troy Last Name: Hewitt
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 3220 SHOREWOOD DR City: OSHKOSH State: W Zip: 54901
Property Owner's Phone Number:	9205150123
Property Owner's Email Address:	WLL@WLLSTEINER.COM
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: TROY

Name:		Last Name: HEWTT
Authorized Representative's Business Name:		REL
Authorized Representative's Phone Number:		920-544-4436
Authorized Representative's Email Address:		thewitt@releeinc.com
Please attach 1 PDF copy of the CSM.		Preliminary CSM_12-5-24.pdf
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$375.00
Signature Data	First Name: TROY Last Name: HEWTT Email Address: thewitt@releeinc.com	
	 Signed at: December 9, 2024 12:48pm America/New_York	
User's Session Information		IP Address: 24.106.22.82 Referrer URL:

CERTIFIED SURVEY MAP

ALL OF PARCEL A, VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 475, MAP NUMBER 267, DOCUMENT NUMBER 609256 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



AFFECTED PARCEL:
WD-D0013

LEGEND:

- Existing 2" Iron Pipe
- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.13 lbs./lin. ft.
- County PLSS Monument
- () Record bearing or distance

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

SCALE: 1" = 120'

Bearings are referenced to the Brown County Coordinate System. The north-south quarter line of Section 29, T23N-R20E bears N00°01'04"W.

CERTIFIED SURVEY MAP

ALL OF PARCEL A, VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 475, MAP NUMBER 267, DOCUMENT NUMBER 609256 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Parcel A, Volume 1 of Certified Survey Maps, Page 475, Map Number 267, Document Number 609256 and part of the Northeast 1/4 of the Southwest 1/4, all in Section 29, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the South 1/4 corner of said Section 29; thence N00°01'04"W, 1741.51 feet on the north-south quarter line of said Section 29 to a northeast corner of Lot 1, Volume 45 of Certified Survey Maps, Page 198, Map Number 6765, Document Number 1987797, the POINT OF BEGINNING; thence N89°52'24"W, 252.57 feet on the north line of said Lot 1; thence N41°09'24"W, 190.74 feet on the northeast line of said Lot 1 to the southern-most corner of Parcel E, Volume 2 of Certified Survey Maps, Page 119, Map Number 409, Document Number 638331; thence N48°50'36"E, 375.00 feet on the southeast line of said Parcel E and continuing on the southeast line of Parcel B, Volume 1 of Certified Survey Maps, Page 623, Map Number 340, Document Number 627720 to the eastern-most corner thereof; thence N41°09'24"W, 349.26 feet on the northeast line of said Parcel B and continuing on the southwest line of said Parcel A to the southeast right of way of Lawrence Drive; thence 343.86 feet on the arc of a 3161.29 foot radius curve to the left, having a long chord which bears N44°27'30"E, 343.69 feet on said southeast right of way to the east-west quarter line of said Section 29; thence S89°10'29"E, 84.62 feet on said east-west quarter line to the center 1/4 corner of said Section 29; thence S00°01'04"E, 898.02 feet on said north-south quarter line to the Point of Beginning.

Said parcel contains 208,335 Square Feet (4.783 Acres) of land more or less. Subject to any and all easements and restrictions of record.

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

Dated this _____ day of _____, 2024.

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

RESTRICTIVE COVENANTS:

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

EROSION CONTROL NOTE:

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

AIRPORT ZONING DISTRICT NOTE:

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

UTILITY EASEMENT PROVISIONS:

A non-exclusive easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

Rowlock, LLC, Grantors, to

Wisconsin Public Service Corp., a Wisconsin Corporation, City of De Pere and other Public Utilities, Grantee(s),

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 or CSM, 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 incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

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



Robert E. Lee
& Associates, Inc.

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

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CERTIFIED SURVEY MAP

ALL OF PARCEL A, VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 475, MAP NUMBER 267, DOCUMENT NUMBER 609256 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

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

Rowlock, LLC Date

Print name and title

STATE OF WISCONSIN)
_____ COUNTY) SS

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

Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CERTIFIED SURVEY MAP

ALL OF PARCEL A, VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 475, MAP NUMBER 267, DOCUMENT NUMBER 609256 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

CITY OF DE PERE APPROVAL CERTIFICATE

Approved by the City of De Pere Plan Commission on this _____ day of _____, 2024.

Carey E. Danen, City of Clerk

Date _____

BROWN COUNTY TREASURER'S CERTIFICATE:

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

Charles Mahlik

Date _____

Brown County Deputy Treasurer

CITY OF DE PERE TREASURER'S CERTIFICATE:

As duly appointed 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 date listed below.

Pamela Manley

Date _____

City of De Pere Finance Director/Treasurer



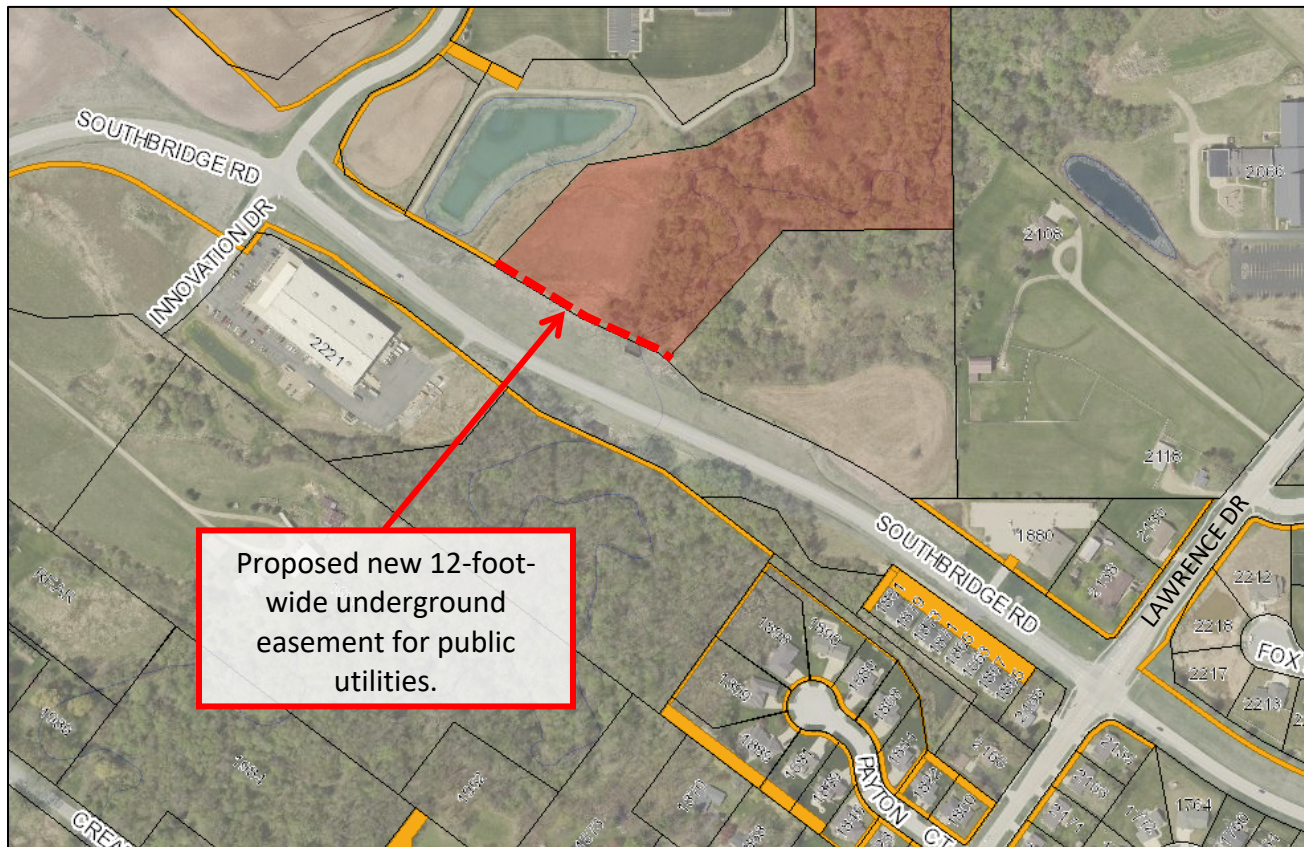
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

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SHEET 4 OF 4

ITEM 5: Consideration and possible action for a new 12-foot-wide public utility easement on the north side of 2200 BLK Southbridge RD (Parcel WD-D0035-1).*

SITE MAP



REQUESTED ACTION:	New 12-foot-wide public utility easement.	
COMMON DESCRIPTION:	2200 BLK Southbridge RD, between Innovation CT and Lawrence DR.	
ZONING:	CON (Conservancy District) with a pre-existing Planned Development District overlay.	
SURROUNDING LAND USES:	Natural areas (CON) to the north, south, and east. Stormwater management pond (CON) to the west. Offices (O) to the northwest. Commercial (C) to the southwest.	
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities	
APPLICANT/OWNER:	<u>Applicant</u> Michelle Somers SR/WA Right of Way Agent WEC Energy Group PO BOX 1900 Green Bay, WI 54307-9011	<u>Property Owner</u> City of De Pere ATTN: Peter Schlein, Senior Planner 335 S Broadway ST De Pere, WI 54115

LAND USE HISTORY: The property developed as an undeveloped conservancy.

STAFF REVIEW:

Summary

The Wisconsin Public Service Corporation (WPS) is requesting a new 12-foot-wide public utility easement along the street fronted property line of City owned Parcel WD-D0035-1. The easement is needed by WPS prior to the development of the southern bypass. The easement is proposed to accommodate all street fronted utilities, similar to how street fronted easement area created in CSMs.

Details

The creation of a proposed new public utility easement on City owned property is reviewed by both Plan Commission and Common Council. An easement document and exhibit are included with the report for Plan Commission consideration prior to consideration by the Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the 12-foot-wide public utility easement and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Dec 26, 2024, 01:00PM EST

Parcel Number: (Include ALL parcels)	WD-D0037-2 & WD-D0035-1
Nearest property address to the project site:	Street Address: Southbridge Rd City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	New Easement
Current De Pere Zoning Districts:	CON
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Undeveloped/Vacant/Agricultural Public & Civic
Does the project comply with the Comprehensive Plan?	No
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: City Last Name: De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway St City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	No
Please attach an EXHIBIT MAP	

with the easement boundary.	EXHIBIT A_City of De Pere_LI 3325927_3417323.pdf
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.	LEGAL DESCRIPTION_City of De Pere_LI 3325927_3417323.docx
How do you plan on paying for your application?	Mail a check
Total Due:	\$375.00
Signature Data	First Name: Michelle Last Name: Somers Email Address: michelle.somers@wecenergygroup.com  Signed at: December 26, 2024 12:58pm America/New_York
User's Session Information	IP Address: 156.76.223.130 Referrer URL:

3325927

**Public Utility
Easement**

KNOW ALL MEN BY THESE PRESENT, that the undersigned, Owners of the hereinafter described property and grantors herein, for good and valuable consideration, the receipt of which is hereby acknowledged, do grant, convey a non-exclusive easement granted to Wisconsin Public Service Corp., a Wisconsin Corporation and other Public Utilities, grantee(s) including but not limited to electric, natural gas, communications, etc, grantees herein a perpetual easement over, under and through the following described property:

A Public Utility Easement located in part of Lot 1 of Certified Survey Map No. **2316** Recorded in the **Brown** County Register of Deeds Volume **10** of Certified Survey Maps on Page **329** as Document 968553, being part of Government Lot **2** of Section **31** Township **23 North**, Range **20 East**, City of **De Pere**, County of **Brown**, State of **Wisconsin**, more fully described as follows:

Commencing at the South quarter (S 1/4) corner of Section 31, Township 23 North, Range 20 East; thence N00°48'06"W along the North-South quarter line of said Section 31, a distance of 339.25 feet; thence S89°11'54"W, a distance of 677.41 feet to a point on the East line of Lot 1 of Certified Survey Map No. 2316, recorded in the Brown County Register of Deeds Volume 10 of Certified Survey Maps on Page 329 as Document Number 968553, and the POINT OF BEGINNING (P.O.B.).

(The following calls are intended to be 6.00 feet North of and parallel to the North right-of-way line of Southbridge Road (variable width))

Thence N46°57'50"W, a distance of 22.86 feet; thence N65°38'10"W, a distance of 206.44 feet; thence N59°09'26"W, a distance of 237.48 feet to a point on the West line of said Lot 1 of Certified Survey Map No. 2316, and the POINT OF TERMINATION (P.O.T.).

All easement side lines are intended to extend to or shorten to the terminating property lines.

Said easement is portrayed on a map marked "Exhibit" attached hereto and incorporated herein as part of this document.

This perpetual deed of easement, which shall run with the land, and be binding to their respective

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

WD-D0035-1

successors and assigns of all parties hereto, is granted upon the following conditions.

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

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of De Pere, a Wisconsin Municipal Corporation

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE)
OF)
COUNTY)
OF)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ City of De Pere, a Wisconsin Municipal Corporation, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

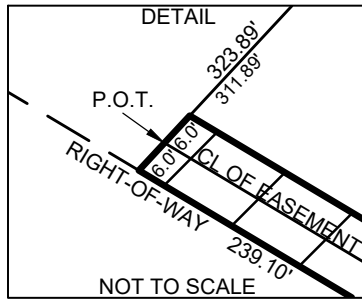
My Commission expires:

This instrument drafted by: Michelle Somers
Wisconsin Public Service Corporation

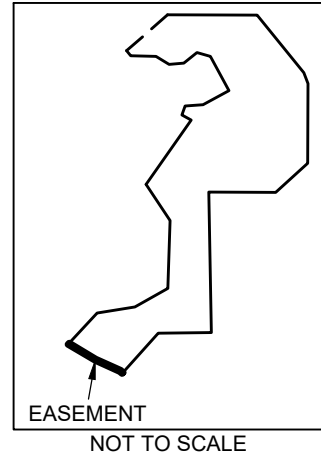
REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1481105	WMIS-3417323	3325927	INT11-481-105

EXHIBIT "A"

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2316, RECORDED IN THE BROWN COUNTY REGISTER OF DEEDS VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 329 AS DOCUMENT NUMBER 968553; BEING PART OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, COUNTY OF BROWN, STATE OF WISCONSIN



LOCATION MAP:
TPN WD-D0035-1



N 1/4 CORNER
SECTION 31
T23N, R20E

TPN WD-D0035-1
LOT 1
CSM 2316
VOL. 10 PG. 329
DOC. 968553

GOV'T LOT 2
SECTION 31

P.O.T.
(TERMINATES AT
WEST LINE)

DETAIL

RIGHT-OF-WAY

323.89'
PROPERTY LINE

N59°09'26"W
237.48'

239.10'

6.0' 12.0'

6.0'

RIGHT-OF-WAY

N65°38'10"W
206.44'

205.79'

N46°57'50"W
22.86'

22.00'

PROPERTY LINE
410.97'

S89°11'54"W
677.41'

P.O.B.
(BEGINS AT
EAST LINE)

SOUTHBRIDGE ROAD
(VARIABLE WIDTH R.O.W.)

RIGHT-OF-WAY

CENTERLINE OF ROAD

NORTH-SOUTH 1/4 LINE, SECTION 31

4784.32'

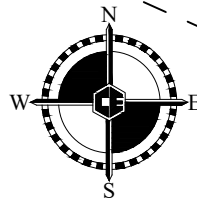
N00°48'06"W 5123.57'

339.25'

S 1/4 CORNER
SECTION 31
T23N, R20E

LEGEND

P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
TPN TAX PARCEL NUMBER
EASEMENT AREA



0 50 100 200

1 INCH = 100 FEET

WR NUMBER: 3417323

DOC ID: 3325927

EASEMENT AREA: ± 5,601 SQ.FT. / ± 0.129 ACRES

CEC PROJ: 241091

Page 1 of 2



COLEMAN ENGINEERING COMPANY

IRON MOUNTAIN • IRONWOOD • GREEN BAY
835 Circle Drive, Iron Mountain, Michigan
www.coleman-engineering.com

PREPARED FOR:

Wisconsin Public
Service Corporation



2830 S. Ashland Ave
P.O. BOX 1900
Green Bay, WI
54307-9011

DRAWN BY:
JMR

CHECKED BY:
CJP

DATE:
1/9/2025

BEARINGS ARE BASED ON BROWN
COUNTY COORDINATE SYSTEM

EXHIBIT "A"

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2316, RECORDED IN THE BROWN COUNTY REGISTER OF DEEDS VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 329 AS DOCUMENT NUMBER 968553; BEING PART OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, COUNTY OF BROWN, STATE OF WISCONSIN

LEGAL DESCRIPTION FOR THE CENTERLINE OF A 12 FOOT WIDE EASEMENT AREA

Commencing at the South quarter (S 1/4) corner of Section 31, Township 23 North, Range 20 East; thence N00°48'06"W along the North-South quarter line of said Section 31, a distance of 339.25 feet; thence S89°11'54"W, a distance of 677.41 feet to a point on the East line of Lot 1 of Certified Survey Map No. 2316, recorded in the Brown County Register of Deeds Volume 10 of Certified Survey Maps on Page 329 as Document Number 968553, and the POINT OF BEGINNING (P.O.B.).

(The following calls are intended to be 6.00 feet North of and parallel to the North right-of-way line of Southbridge Road (variable width))

Thence N46°57'50"W, a distance of 22.86 feet; thence N65°38'10"W, a distance of 206.44 feet; thence N59°09'26"W, a distance of 237.48 feet to a point on the West line of said Lot 1 of Certified Survey Map No. 2316, and the POINT OF TERMINATION (P.O.T.).

All easement side lines are intended to extend to or shorten to the terminating property lines.

WR NUMBER: 3417323

DOC ID: 3325927

EASEMENT AREA: ± 5,601 SQ.FT. / ± 0.129 ACRES

CEC PROJ: 241091

Page 2 of 2



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JMR

CHECKED BY:
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DATE:
1/9/2025

BEARINGS ARE BASED ON BROWN
COUNTY COORDINATE SYSTEM

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: January 27, 2025

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

Summary:

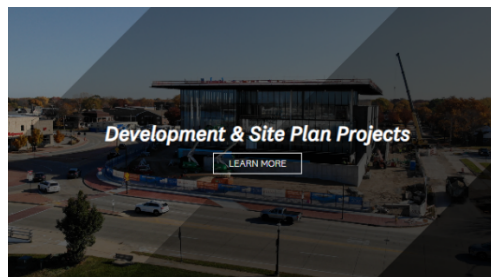
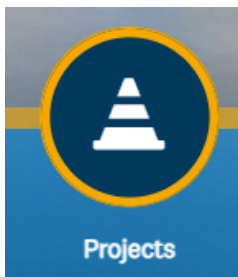
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance.

Attached is a list of site plans that are either awaiting developer revisions, under staff review, recently approved, recently completed, or denied. Updated information is also available on the City website.

Development and Site Plan Projects are Available Online

Updated development and site plan project information is available to Plan Commission and the public at any time by accessing the City website, clicking on 'Projects', and clicking on 'Development & Site Plan Projects'.

- City Website Link: <https://www.deperewi.gov/>



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

Development and Site Plan Information Available

The development and site plan projects page includes an interactive project map, a list of projects, and tables for project status with a link to the actual site plans and project contacts.

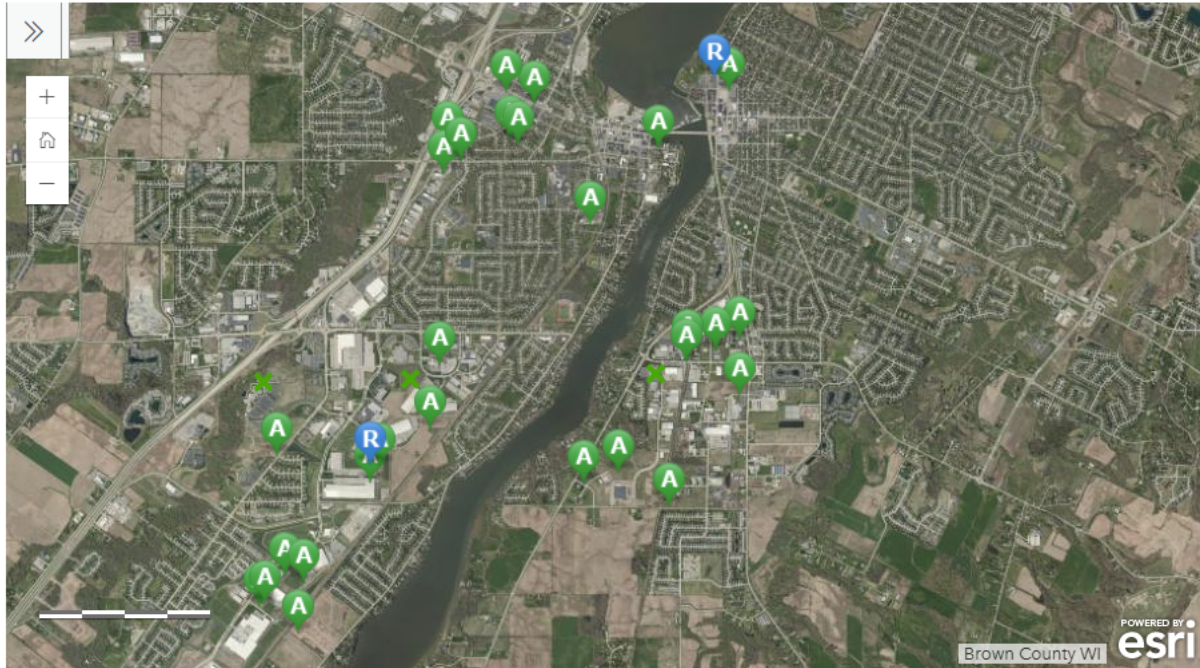
Staff Recommendation

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

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



New Robinson Metal Transportation Terminal & Outdoor Storage							
Address: 450 Fortune AV							
Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043							
City Funding: TID 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	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.							

White Pillars Expansion							
Address: 403 N Broadway ST							
Parcel Number: ED-751, ED-752							
City Funding: No							
Developer or Authorized Representative: Brad McDermid, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review	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.							

Fire Station 2 Addition							
Address: 1180 Grant ST							
Parcel Number: WD-D0206-1							
City Funding: City Project							
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 - Jan 10, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Bayside Machine Rear Facade Replacement							
Address: 2249 American BL							
Parcel Number: WD-1371							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Mike Van Vreede, Fox City Builders							
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, 2025 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Belmark Plant 5 Vestibule Addition							
Address: 675 Heritage RD							
Parcel Number: ED-F0094-1							
City Funding: No							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Nov 07, 2024 (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 Housing Authority Building							
Address: 850 Morning Glory LN							
Parcel Number: WD-86-5							
City Funding: No							
Developer or Authorized Representative: David Johnson, Architects Group LTD							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 16, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Belmark Plant 5 Parking Lot Addition

Address: 675 Heritage RD

Parcel Number: ED-F0094-1

City Funding: No

Developer or Authorized Representative: Carolyn Adler, McMahon Associates

Project Status:
(C) indicates Completed Step

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

Dunkin' Facade Replacement

Address: 950 Main AV, Unit A

Parcel Number: WD-709-1

City Funding: TID 13

Developer or Authorized Representative: Erik Valiulius, MRV Architects INC

Project Status:
(C) indicates Completed Step

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

Saltbox Tile & Stone Gallery Facade Replacement

Address: 310 N Wisconsin ST

Parcel Number: ED-878

City Funding: YES

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

Project Status:
(C) indicates Completed Step

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

New Amerilux Buildings							
Address: 2000 Commerce DR							
Parcel Number: ED-3103							
City Funding: TID 17							
Developer or Authorized Representative: Robert Mach, Mach IV Engineering & Surveying							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 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.							

New Robinson Metal Driveway							
Address: 2107 American BL							
Parcel Number: WD-1040, WD-1041-1, WD-104102, WD-1043							
City Funding: TID 11							
Developer or Authorized Representative: Steven Kolar, Payne & Dolan INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 09, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Badgerland Supply Warehouse							
Address: 1414 Builders CT							
Parcel Number: WD-L176-1							
City Funding: No							
Developer or Authorized Representative: Patrick Kuehl, Robert E Lee & Associates INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 07, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Country Visions Facade Maintenance

Address: 1221 Grant ST

Parcel Number: WD-D0217-1

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Dec 4, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Contractor Warehouses

Address: 1405 Enterprise DR

Parcel Number: ED-2077-1

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 03, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Unity Hospice Resale Store Renovation

Address: 1302 S Broadway ST

Parcel Number: ED-F0103-6

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

New Robinson Metal Loading Docks and Pavement

Address: 2121 American BL

Parcel Number: WD-1040

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

New Valley Cabinet

Address: 1840 S Broadway ST

Parcel Number: ED-F0101

City Funding: No

Developer or Authorized Representative: Mike Kohlbeck, McMahon Associates INC

Project Status:
(C) indicates Completed Step

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

New De Pere Housing Authority Generator

Address: 850 Morning Glory LN

Parcel Number: WD-86-5

City Funding: No

Developer or Authorized Representative: David Johnson, Architects Group LTD

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 26, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Massman Corporate INC							
Address: 2005 Venture AV							
Parcel Number: WD-D0076							
City Funding: TID 11							
Developer or Authorized Representative: John Davel, Davel Engineering & Environmental INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - May 10, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Belmark Plant 1 Addition							
Address: 600 Heritage RD							
Parcel Number: ED-F0096, ED-F0095, ED-D29-1							
City Funding: TID 10							
Developer or Authorized Representative: Carolyn Adler, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Apr 17, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan, 06, 2025 (C)
Click here to see the site plan and developer contact information.							

New St. Norbert College Schneider School of Business							
Address: 290 Reid ST							
Parcel Number: WD-905, WD-934							
City Funding: No							
Developer or Authorized Representative: Chris Dahlke, Director of Facilities Management, Saint Norbert College							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 15, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Destiny Church Addition

Address: 1205 Lawrence DR

Parcel Number: ED-F0081-1

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Nicolet Real Estate Addition

Address: 2211 American BL

Parcel Number: WD-1375

City Funding: No

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

Project Status:
(C) indicates Completed Step

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

Preserve Development Refuse Enclosure Addition

Address: 1100 Employers BL

Parcel Number: WD-D0031

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 01, 2024 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 09, 2024 (C)
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[Click here to see the site plan and developer contact information.](#)

Creekside Christian Montessori Fence Addition

Address: 421 Lawrence DR

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

City Funding: No

Developer or Authorized Representative: Thomas Barrett, Vice President

Project Status:
(C) indicates Completed Step

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

MSC Master Plan - Including Fuel Tank Renovation

Address: 925 S Sixth ST

Parcel Number: WD-142

City Funding: City Project

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - 22 Jan 2023 (C)	Common Council Approved - Mar 05, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Wolter INC

Address: 1768 W Matthew DR

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Oct 24, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jan 06, 2025 (C)
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[Click here to see the site plan and developer contact information.](#)

New North Shore Bank

Address: 820 Main AV

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

City Funding: No

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

New Preserve Development Clubhouse

Address: 1600 N Honeysuckle CI

Parcel Number: WD-D0034-1

City Funding: TID (Tax Increment District)

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

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 11, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Sustana Fibers Flash Dryer System Addition

Address: 1751 W Matthew DR

Parcel Number: WD-364-D-526

City Funding: No

Developer or Authorized Representative: Eric Simenson, President, Precision Industrial Contractors

Project Status:
(C) indicates Completed Step

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

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

Bayside Machine Building Addition							
Address: 2257 American BL							
Parcel Number: WD-1371							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved - Jan 23, 2024 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

New Waterview Heights Apartments							
Address: 410-416 Willie Mays Cl							
Parcel Number: WD-2197							
City Funding: No							
Developer or Authorized Representative: Brad Trembl, Engineering Tech II, Robert E Lee & Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved May 10, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

-END-