



Plan Commission

Regular Meeting

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

Agenda

Monday, September 25, 2023	7:00 PM	Council Chambers and Virtual
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Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **September 25, 2023 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

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

OR

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

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 28, 2023 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action for an extraterritorial 2-lot certified survey map at 1446 Sandy Springs CT in Lawrence (Parcel L-374-D-3).*
5. Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to I (Industrial District) at 1840 S Broadway ST and 1800 BLK Enterprise DR (Parcels ED-F0101, ED-F0105).*
6. Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Neighborhood Residential (Including Multi-Family)' to 'Business Park' at 2108 Lawrence DR (Parcel WD-L281-1).*
7. Recommendation from Plan Commission to approve revisions to the Zoning Ordinance and the Official Zoning Map.*
 - A. Plan Commission recommendation to approve revisions to Municipal Code Chapter 14 (Zoning Ordinance).*
 - B. Plan Commission recommendation to approve revisions to the Official Zoning Map.*

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

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Randall Oettinger, Vierbicher

Michelle L LeBrun and Eric L LeBrun

Mike Kohlbeck, McMahon Associates INC

Steve Mashl, Valley Cabinet Inc

Jerry Lewin, Crosspoint Church Inc



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Aug2023_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, August 28, 2023

7:00 PM

Council Chambers and Virtual

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Devin Perock	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the June 26, 2023 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, 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. A Public Hearing on the proposed project plan and boundary amendment for Tax Incremental Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment District No. 11 District Boundary Amendment and Project Plan Amendment.

Kelly Barker read the notice of public hearing, which was published in the Press-Times on August 18, 2023.

RESULT:	DISCUSSED
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B. Review Proposed Boundary Amendment and Project Plan Amendment for Tax Increment Financing District No. 11.*

Development Services Director Daniel Lindstrom reviewed the proposed boundary and project plan amendment for TID No. 11. He explained that the purpose of the boundary amendment is to add several parcels, primarily for a new building project for Wolter INC. There is also a building expansion project for Washworld. He added that, in addition to the boundary amendment, there is also a project plan amendment which will clarify additional costs related to the South

Bridge Connections Project and include other additional project costs necessary for the development within TID No. 11. This amendment will replace the previous project plan and will include updated maps to reflect the proposed boundary and updates to the City of De Pere Zoning Code. Staff recommended approval of the boundary and project plan amendment. Mayor Boyd moved to open the public hearing at 7:10 pm. There were no public comments and Mayor Boyd declared the public hearing closed at 7:11 pm. Ald. Raasch asked if the Washworld project has started yet and Dan said they have broken ground. He added that the terms of the Washworld development agreement will be presented at the September Finance & Personnel Committee meeting. Brenda Busch made a note that the Common Council members list on page 14 of the agenda packet needed to be updated as it still listed Kelly Ruh. Staff will make the correction to the draft project plan to add Pamela Gantz as the correct Council member. Mayor Boyd moved, seconded by Ald. Raasch, to approve boundary amendment no. 2 and project plan amendment no.1 for TID No. 11. Upon vote, motion carried unanimously.

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

C. Resolution PC23-01, Recommending Adoption of the Proposed Boundary Amendment No. 2 and Project Plan Amendment No. 1 for Tax Incremental Financing District No. 11.

Mayor Boyd moved, seconded by Ald. Raach, to approve Resolution PC23-01. Upon vote, motion carried unanimously.

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

5. Consideration and possible action for an extraterritorial 2-lot certified survey map at 2851 American BL in Lawrence (Parcel L-2191).*

City Planner Peter Schleinz reviewed the 2-lot extraterritorial CSM at 2851 American BL in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously. Council will review this item at its September 5, 2023 meeting.

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

6. Consideration and possible action for an extraterritorial 3-lot certified survey map at 2854 American BL in Lawrence (Parcel L-2186).*

City Planner Peter Schleinz reviewed the 3-lot extraterritorial CSM at 2854 American BL in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions in the report. Mayor Boyd moved, seconded by Shane Raymaker, to approve

the CSM. Upon vote, motion carried unanimously. Council will review this item at its September 5, 2023 meeting.

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

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

City Planner Peter Schleinz reviewed the 35-lot and 2-lot extraterritorial preliminary plat of Little Rapids Subdivision at the 2700 BLK Lawrence DR in the Town of Lawrence. Staff recommended approval of the plat, subject to the conditions in the report. Brenda Busch moved, seconded by Ald. Perock, to approve the preliminary plat. Upon vote, motion carried unanimously. Council will review this item at its September 5, 2023 meeting.

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

8. Consideration and possible action on a 21-lot and 2-outlot extraterritorial final plat of Lawrence Parkway First Addition at 2200-2300 BLK Little Rapids RD in Lawrence (Parcels L-458-6, L-2118, L-2117, L-2116, L-2115, L-2114, L-458, L-456, L-456-2, L-457-3).*

City Planner Peter Schleinz reviewed the 21-lot and 2-outlot extraterritorial final plat of Lawrence Parkway First Addition at the 2200-2300 BLK Little Rapids RD in the town of Lawrence. Staff recommended approval of the final plat, subject to the single condition in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the final plat. Upon vote, motion carried unanimously. Council will review this item at its September 5, 2023 meeting.

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

9. Consideration and possible action to reaffirm the street name Scotchwood RD and the street name Hardwoods CT as formal names for two streets in the City of De Pere.*

City Planner Peter Schleinz reviewed this item to reaffirm the street names of Scotchwood Road and Hardwoods Court. He explained that the Briarwood Estates subdivision was recorded in 1997 with the street names Dogwood RD, Weathered Wood CT and Briarwood CT. A year later, the Briarwood Estates First Addition was recorded with the street names Scotchwood RD, Hardwoods, CT, and Briarwood CT. Thus, the City has two streets, each having two different names. To correct this, the street names of Scotchwood RD and Hardwoods CT need to be reaffirmed. Staff recommended reaffirming approval of the 1998 recorded plat with the street names of Scotchwood RD and Hardwoods CT and forwarding the recommendation to the Common Council for approval in a resolution. Ald. Perock moved, seconded by Grant Schilling, to approve the reaffirmation. Upon vote, motion carried unanimously.

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

10. Consideration and possible action for a new 12-foot-wide public utility easement at 1900 BLK Venture AV (Parcel WD-D0079-A).*

City Planner Peter Schleinz reviewed the easement request for a new 12-foot wide public utility easement at the 1900 block of Venture Avenue. The new easement will connect existing street-fronted public utility easements that are located to the north and south of the railroad spur. Staff recommended approval of the easement request and forwarding the recommendation to the Common Council for final approval at a future meeting. Ald. Raasch moved, seconded by Brenda Busch, to approve the easement request. Upon vote, motion carried unanimously.

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

11. Consideration and possible action to approve a \$4,900 proposal from Duncan Associates to incorporate year 2023 quarterly Zoning Ordinance updates into the Zoning Ordinance.*

City Planner Peter Schleinz reviewed a \$4900 proposal from Duncan Associates to incorporate year 2023 quarterly Zoning Ordinance updates into the Zoning Ordinance. Development Services Director Daniel Lindstrom noted that this is to establish a new contract or amend the original contract based on city attorney recommendations. Mayor Boyd moved, seconded by Mark Higgins, to approve the proposal. Upon vote, motion carried unanimously.

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

12. Consideration and possible action to award a contract for a 2023 Comprehensive Housing Study and Action Plan to Camoin Associates.*

City Planner Peter Schleinz reviewed the request to award a contract for a 2023 Housing Study and Action Plan to Camoin Associates. Staff recommended approval of the proposal from Camoin Associates for the 2023 Comprehensive Housing Study and Action Plan as outlined in the RFP and forward the recommendation to the Common Council for approval. Mayor Boyd moved, seconded by Shane Raymaker, to approve the request. Upon vote, motion carried unanimously.

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

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

City Planner Peter Schleinz noted that the site plan update is now active on the City's website. The public can access the project update by clicking on the "Projects" button on the home page of the website. Then they would click on development & site plan projects. Mayor Boyd asked when the project is completed if it will drop off the list. Peter explained that a project will stay active for 2 months once it's built and then it will drop off. Development Services Director Daniel Lindstrom noted that there will be an archive of the projects. This is a discussion-only item, so no action was taken.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Ald. Raasch to adjourn the meeting at 7:38 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

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



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- PC Report - 1446 Sandy Springs CT (DOCX)
- Preliminary CSM & Application (PDF)

Item 4: Consideration and possible action for an extraterritorial 2-lot certified survey map at 1446 Sandy Springs CT in Lawrence (Parcel L-374-D-3).*

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.	
COMMON DESCRIPTION:	1446 Sandy Springs CT, located northwest of the Sandy Springs CT and Sand Acres DR intersection in Lawrence.	
ZONING:	R-1 Residential in Lawrence.	
SURROUNDING LAND USES:	Single dwelling detached houses in all directions.	
COMPREHENSIVE PLAN:	Residential in Lawrence.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Randall Oettinger, PLS Vierbicher 400 Security BL Green Bay, WI 54313	<u>Property Owner</u> Michelle L LeBrun and Eric L LeBrun 1446 Sandy Springs CT De Pere, WI 54115-9020
LAND USE HISTORY:	After a review of air photographs, the site was developed for residential use in the 1990's.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.	

- The proposed CSM is 3,500' east of the De Pere city limits.
- The proposed land division will create two residential lots.
- The site is located inside the sewer service area.
- The De Pere minimum acreage and frontage requirements are 0.18 acres and 75'; the Lawrence minimums are 0.28 acres and 100'. The CSM lots comply with the acreage and frontage requirements.

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 lot sizes, street frontages, and setbacks meet De Pere's 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, Town of Lawrence, and Brown County Planning Commission.
2. Add a certificate for the City of De Pere that includes the date of Common Council approval, and a separate signature and date line for Carey E. Danen, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 375.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
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SECTION 4: CSM Information

Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Lots:	

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Signature of Applicant <i>Randall J. Osting</i>		Date Signed

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin -1446 Sandy Springs Court-

Graphic Scale: 1" = 60'



North



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- ⊕ Brown County monument - type noted
- () Recorded as
- Ⓢ sanitary manhole

LOT 4 24'-CSM-162

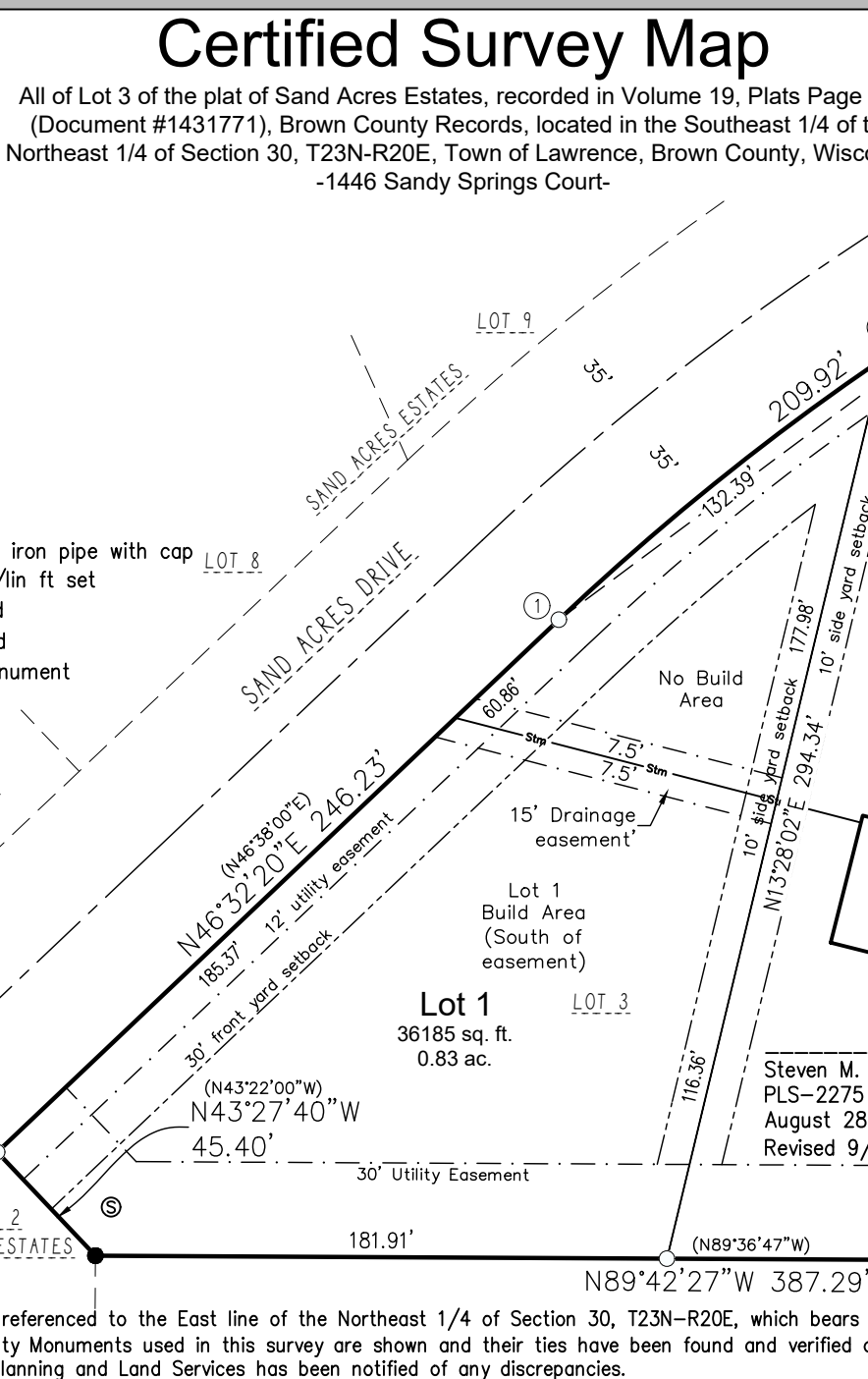
LOT 8

LOT 9

LOT 7

LOT 6

LOT 5



NOTES

- * Bearings referenced to the East line of the Northeast 1/4 of Section 30, T23N-R20E, which bears S00°17'33"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.

Sheet One of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: 9/8/23



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400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt



Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin

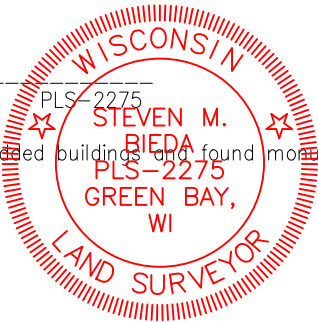
SURVEYOR’S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin.

Parcel contains 84,938 square feet / 1.95 acres, more or less.
Road dedication contains 32 square feet, more or less.
Parcel subject to any easements and restrictions of record.

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

Steven M. Bieda PLS–2275
August 25, 2023
Revised 9/11/23 (Added buildings and found monuments)



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

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

Karl Mueller–Senior Planner

CERTIFICATE OF THE TOWN OF LAWRENCE

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

Town Administrator

CERTIFICATE OF THE 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.

Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE TOWN TREASURER

As duly elected Town of Lawrence 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.

Date
Town Treasurer



Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670



Sheet Two of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: 9/8/23



Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin

OWNER’S CERTIFICATE

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

TOWN OF LAWRENCE
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION

Eric J. LeBrun Michelle L. LeBrun

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

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 Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

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.

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

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 line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1–4	209.92'	826.38'	209.36'	N53°49'10"E*	14°33'13"	N61°05'37"E
1–2	132.39'	826.38'	132.24'	N51°07'42"E	9°10'44"	–
1–3	197.75'	826.38'	197.27'	N53°23'38.5"E	13°42'37"	N60°14'57"E
2–3	65.35'	826.38'	65.33'	N57°58'59"E	4°31'50"	–
3–4	12.18'	826.38'	12.18'	N60°44'01"E	00°50'39"	N60°14'57"E
3–5	19.03'	12.00'	17.10'	S74°19'42"E	90°51'57"	S74°19'43"E
6–7	84.09'	165.00'	83.18'	S14°18'25"E**	29°11'56"	–



Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Three of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: 9/8/23



Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, (corporate name) mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____, Owners of said lands.

Witness the hand and seal of,

_____, _____, _____
(signature) (print title) (date)

(print name)

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

Notary Public My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF _____] SS.



Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Four of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: 9/8/23



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

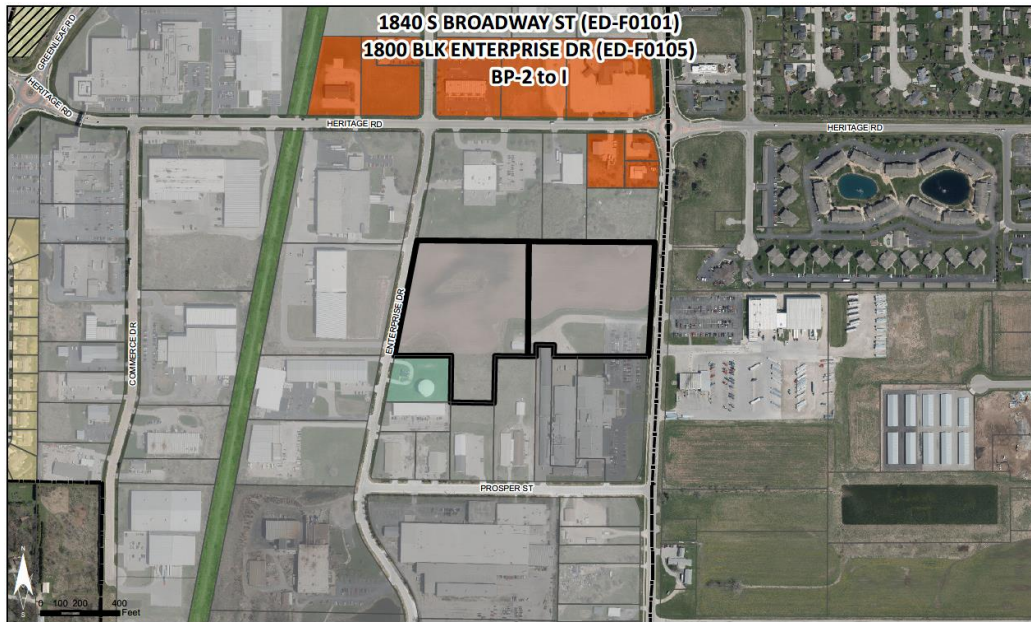
SUBJECT: Consideration and possible action for a zoning map amendment from BP-2 (Business Park 2 District) to I (Industrial District) at 1840 S Broadway ST and 1800 BLK Enterprise DR (Parcels ED-F0101, ED-F0105).*

ATTACHMENTS:

- PC Report - Zoning Map Amendment (DOCX)
- Application Form - 11 Sep 2023 (PDF)
- Zoning Map Amendment - 1840 S Broadway & 1800 BLK Enterprise DR (PDF)
- Legal Descriptions (DOCX)

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

SITE MAP



REQUESTED ACTION:	Zoning Map Amendment Request.	
COMMON DESCRIPTION:	1840 S Broadway ST and 1800 BLK Enterprise DR, located between Broadway ST, Prosper ST, Enterprise DR, and Heritage RD.	
SURROUNDING LAND USES:	Business/Industrial Park (BP-2) to the north and west. Business/Industrial Park (PI-1, BP-2, I) to the south. Town of Ledgeview Daycare Center and Industrial to the east.	
COMPREHENSIVE PLAN:	Industrial Park.	
APPLICANT / OWNER:	<u>Authorized Representative</u> Mike Kohlbeck, Co-Owner McMahon Associates INC 1445 McMahon DR Neenah, WI 54956	<u>Property Owner</u> Valley Cabinet INC ATTN: Steve Mashl 845 Prosper ST De Pere, WI 54115-3103
LAND USE HISTORY:	After an air photograph, the southeastern end of the site developed for industrial use in the late 1990's and early 2000's.	
STAFF REVIEW:	When reviewing a zoning map amendment request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.	

Comprehensive Plan

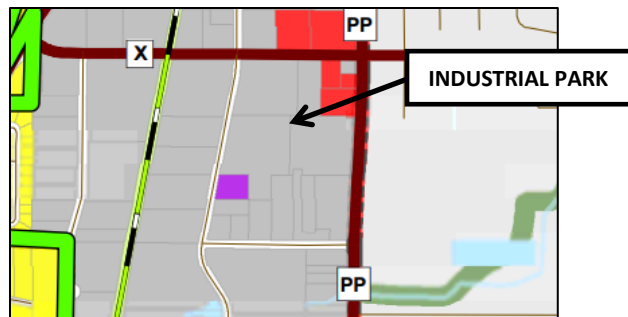
The 2010 Comprehensive Plan Update text and the Future Land Uses Map (Figure 2-6) identifies the future use as 'Industrial Park.' The proposed zoning map amendment change from business park use to industrial use complies with the 2010 Comprehensive Plan Update. Adjacent properties have already been developed for business park and industrial uses.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The 2010 Comprehensive Plan Update reflects the following:

- Future 'Industrial Park' and 'Commercial' to the north.
- Future 'Industrial Park' and 'Institutional/Governmental Facilities' to the south.
- Town of Ledgeview to the east.
- Future 'Commercial Industrial Park' to the west.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

If the Zoning Map remains unchanged as BP-2, 28 public and civic, commercial, and industrial, recycling, and agricultural uses are permitted with 14 conditional uses. If the Zoning Map is amended from BP-2 to I, 31 public and civic, commercial, and industrial, recycling, and agricultural uses are permitted with 6 conditional uses.

Note: Proposed Site plans are not reviewed with Zoning Map amendment requests. Interested neighbors can review any future filed site plans separately with Development Services staff at City Hall or online using the City Development & Site Plan portal.

The site is vehicle accessible with primary street frontage on both S Broadway ST and Enterprise DR. There are no developed sidewalks for pedestrian accessibility, however, there is space in the right-of-way for a future sidewalk system. Both streets are anticipated to directly connect to the future Southern Bypass to the south, which is now known as Rockland RD.

NEIGHBOR OUTREACH

All property owners within 300 feet of the subject area have been notified of the application via mail.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request for a zoning map amendment from BP-2 (Business Park 2 District) to I (Industrial District) at 1840 S Broadway ST and 1800 BLK Enterprise DR, subject to the following:

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

CITY OF DE PERE
RECEIVED

	CITY OF DE PERE APPLICATION FOR REZONING	SEP 11 2023 PLANNING DEPT.	Updated 09-11-23 Fee: \$ 350.00
			Receipt #: 185764
			Date: 09-06-23

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) McMahon Associates, Inc.	Authorized Representative Mike Kohlbeck	Title Co-Owner	
Mailing Address 1445 McMahon Drive	City Neenah, WI 54956	State WI	ZIP Code 54115
Email Address mkohlbeck@mcmgrp.com	Phone Number (incl. area code) (920) 841-4944	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Valley Cabinet, Inc.	Contact Person Steve Mashl	Title Co-Owner	
Mailing Address 845 Prosper Street	City De Pere	State WI	ZIP Code 54115
Email Address smashl@valleycustomdoor.com	Phone Number (incl. area code) (920) 347-1149	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Parcel ED-F0101, 0 STH 32 Parcel is located along the west side of S. Broadway St (STH 32/CTH PP) approx. 680 feet north of Prosper Street. Parcel ED-F0105, 0 Enterprise Drive Parcel is located along the east side of Enterprise Drive approximately 680 ft north of Prosper Street.	Parcel Number(s): ED-F0101 ED-F0105
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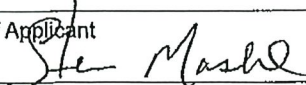
SECTION 4: Proposed Rezoning Use

Existing Zoning:	BP-2: Business Park 2		
Proposed Zoning:	I: Industrial		
Adjacent Zoning: North Business Park 2	Adjacent Zoning: South Industrial	Adjacent Zoning: West Business Park 2	Adjacent Zoning: East Light Industrial (Town of Ledgeview)
Present Use of Parcel	Vacant - agricultural crop land		
Proposed Use of Parcel	Millwork / Cabinetry Shop (Use will be similar to the uses on Valley Cabinet's parcel ED-F0102, ED-F0102-1, and ED-F0102-2)		

SECTION 5: Certification and Permission

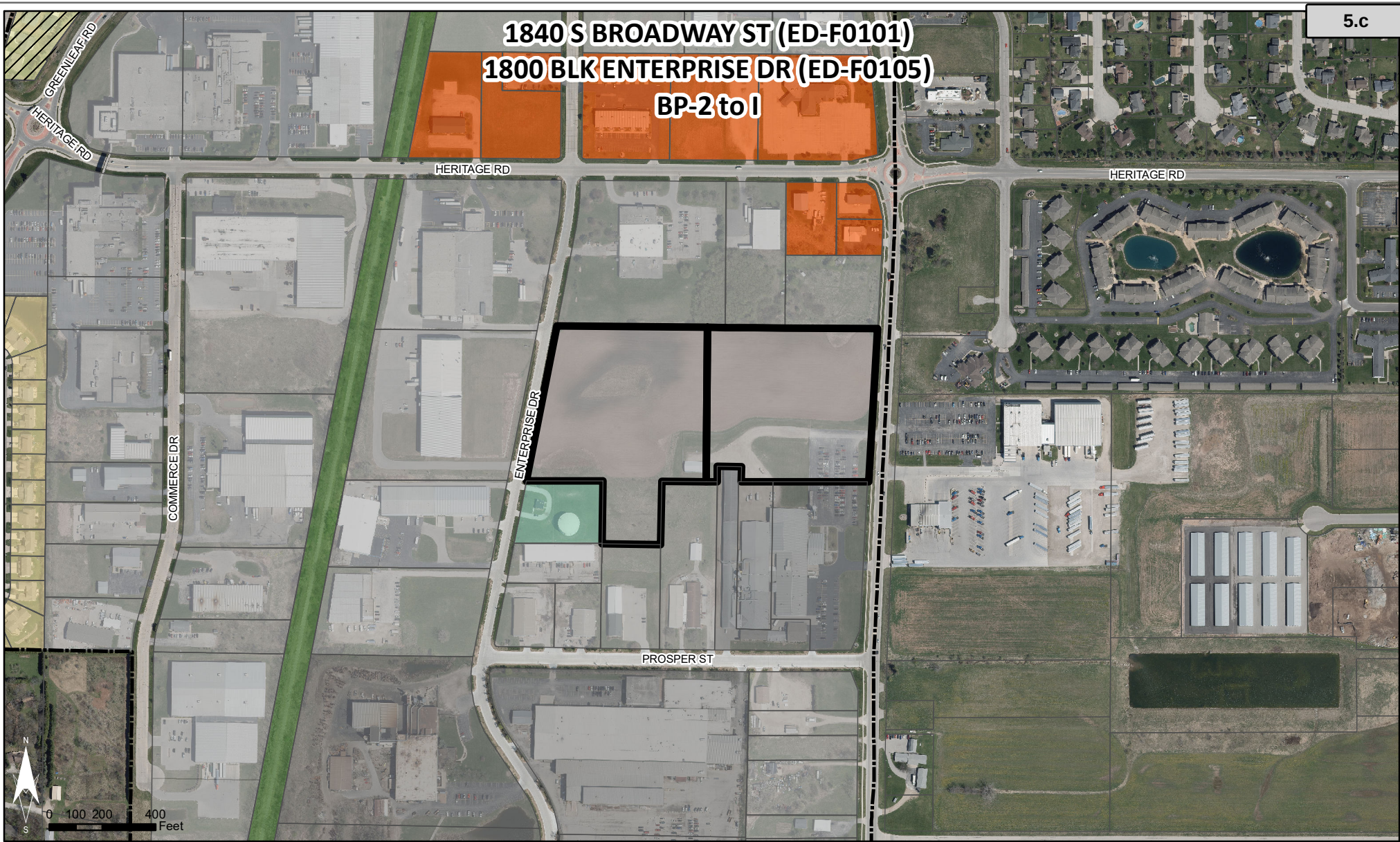
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with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

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

Name of Owner/Authorized Representative (please print) Steve Mashl	Title Co-Owner	Phone Number (920) 347-1149
Signature of Applicant 		Date Signed 8-14-2023

Attached additional sheets if necessary.

1840 S BROADWAY ST (ED-F0101)
1800 BLK ENTERPRISE DR (ED-F0105)
BP-2 to I



Zoning Map Amendment Detail (Draft For Review - September 2023)

Parcels

Pre-Existing PDD (Prior to Jan 1, 2023)

A: Agricultural

R1-80: Single-Dwelling Detached

R1-60: Single-Dwelling Detached

R1-45: Single-Dwelling Detached

R2-60: Two-Unit

R2-45: Two-Unit

RM-1: Multi-Unit Districts

RM-2 Multi-Unit Districts

MX1: Downtown Mixed-Use District

MX2: Neighborhood Mixed-Use District

MX3: Corridor Mixed-Use District

GX1: Office-Residential Mix District

GX2: Neighborhood Office-Residential

O: Office

C: Commercial

BP-1: Business Park 1

BP-2: Business Park 2

I: Industrial

CON: Conservancy

PI-1: Neighborhood Public & Institutional District

PI-2: Campus Public & Institutional District

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

PROPERTY DESCRIPTIONS FOR REZONING PURPOSES**PARCEL ED-F0101:**

A part of Parcel D of Certified Survey Map recorded in Volume 3 of Maps on Pages 363-366 as Document No. 709409, located in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 23 North, Range 20 East, City of DePere, Brown County, Wisconsin, containing 8.20 acres of land more or less being more fully described as follows:

Beginning at the Southeast corner of said Parcel D; Thence S89°55'56"W (recorded as S88°29'25"W), 438.80 feet along the South line of said Parcel D; Thence N89°36'59"W (recorded as S88°56'30"W), 35.16 feet along the South line of said Parcel D to the East line of lands described in Document No. 1784137; Thence N01°49'58"E (recorded as N01°50'11"E), 56.03 feet along the East line of said described lands to the Northeast corner thereof; Thence N88°26'37"W (recorded as N88°48'43"W), 91.10 feet along the North line of said described lands to the Northwest corner thereof; Thence S00°55'22"W (recorded as S00°54'52"W), 57.88 feet along the West line of said described lands to the South line of said Parcel D; Thence N89°36'59"W (recorded as S88°56'30"W), 47.50 feet along the South line of said Parcel D to the Southwest corner thereof; Thence N00°29'55"E (recorded as N00°56'36"W), 581.24 feet along the West line of said Parcel D to the Northwest corner thereof; Thence S89°30'04"E, 639.58 feet along the North line of said Parcel D to the Northeast corner thereof; Thence S03°16'21"W (recorded as S01°49'50"W), 577.23 feet along the East line of said Parcel D to the Point of Beginning.

PARCEL ED-F0105:

All of Parcel E of Certified Survey Map recorded in Volume 3 of Maps on Pages 363-366 as Document No. 709409, located in the Southeast 1/4 of the Northwest 1/4 of Section 34, and a part of the Southeast 1/4 of the Northwest 1/4 of Section 34, all in Township 23 North, Range 20 East, City of DePere, Brown County, Wisconsin, containing 9.51 acres of land more or less being more fully described as follows:

Beginning at the Southeast corner of said Parcel E; Thence N89°36'59"W (recorded as S88°56'30"W), 161.26 feet along the South line of said Parcel E to the Northeast corner of lands described in Document No. 1784136; Thence S00°56'25"W (recorded as S00°54'52"W), 237.40 feet along the East line of said described lands to the Southeast corner thereof; Thence N89°27'11"W (recorded as N89°28'44"W), 220.38 feet along the South line of said described lands to the Southwest corner thereof; Thence N00°52'53"E (recorded as N00°51'20"E), 236.77 feet along the West line of said described lands to the Northwest corner thereof; Thence N89°36'59"W (recorded as S88°56'30"W), 6.24 feet along the South line of said Parcel E; Thence N89°43'14"W (recorded as S88°50'15"W), 288.48 feet along the South line of said Parcel E to the Southwest corner thereof; Thence N11°06'46"E (recorded as N09°40'15"E), 593.28 feet along the West line of said Parcel E to the Northwest corner thereof; Thence S89°30'04"E, 567.33 feet along the North line of said Parcel E to the Northeast corner thereof; Thence S00°29'55"W (recorded as S00°56'36"E), 581.24 feet along the East line of said Parcel E to the Point of Beginning.

September 12, 2023

DEW

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

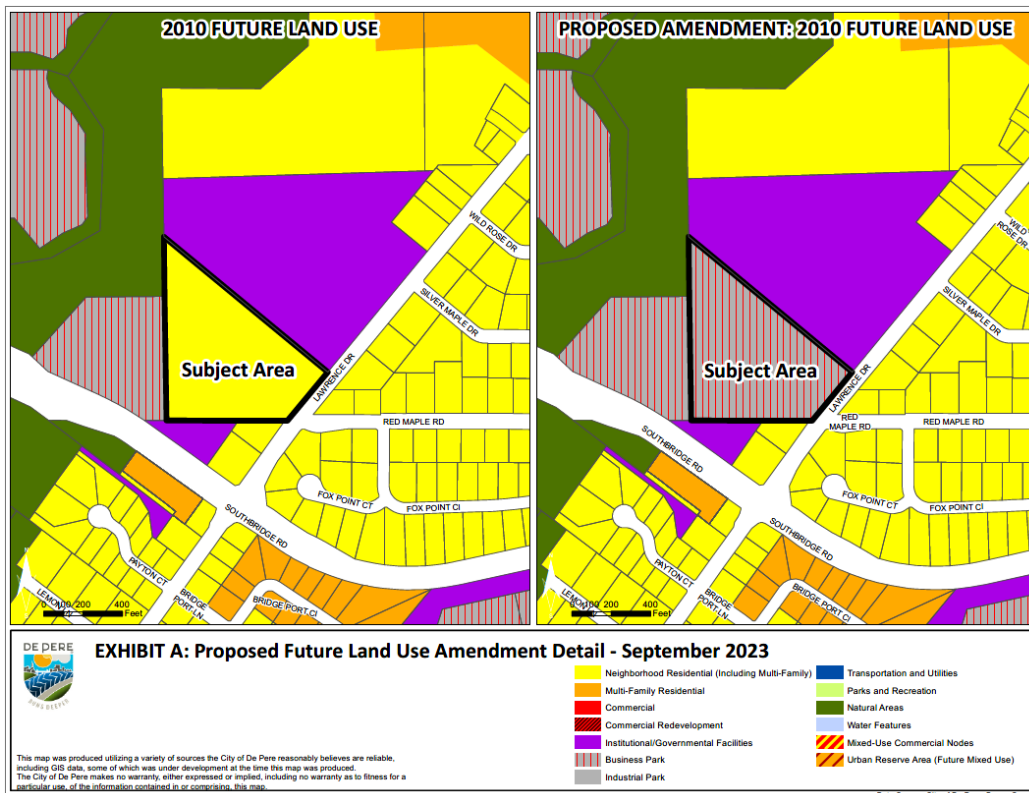
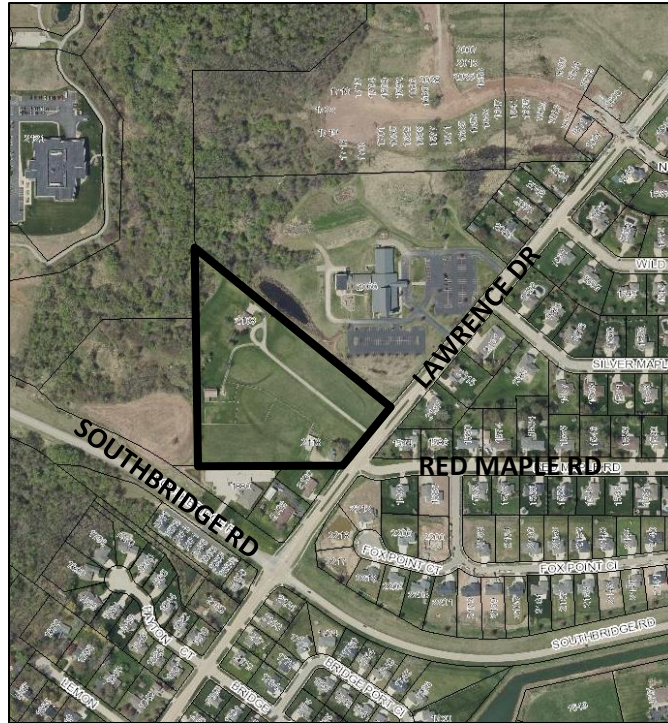
SUBJECT: Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Neighborhood Residential (Including Multi-Family)' to 'Business Park' at 2108 Lawrence DR (Parcel WD-L281-1).*

ATTACHMENTS:

- PC Report - Comprehensive Plan Amendment (DOCX)
- LOI - Email Requesting Comprehensive Plan Amendment for Parcel WD-L281-1 (MSG)
- Comprehensive Plan Amendment - 2108 Lawrence DR(PDF)
- Reso #PC 23-02 (DOCX)

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

SITE MAPS



REQUESTED ACTION:	Amendment to the 2010 City of De Pere Comprehensive Plan.
COMMON DESCRIPTION:	2108 Lawrence DR, located west of the Lawrence DR and Red Maple DR intersection.
ZONING:	R1-80 (Single-Dwelling Detached District) <i>NOTE: A zoning Map amendment to a complying business park district may be proposed if the Comprehensive Plan Amendment is approved.</i>
SURROUNDING LAND USES:	Religious & Non-Secular Assembly (PI-1) to the north. Religious & Non-Secular Assembly (PI-1) and Residential (R1-80) to the south. Residential (R1-80) to the east. Developing Business Park (O PDD) and Conservancy (CON) to the west.
COMPREHENSIVE PLAN	Neighborhood Residential (Including Multi-Family)
APPLICANT / OWNER:	<u>Authorized Representative and Property Owner</u> Crosspoint Church INC ATTN: Jerry Lewin 1880 Southbridge RD De Pere, WI 54115
SITE HISTORY:	The parcel was used for agricultural purposes with a residential house until the 1980's when a second residential house was added. After being annexed into De Pere from Lawrence, the property was zoned R-1. In January 2023, a new Zoning Map was approved and the name for the zoning district was updated to R1-80 District. In total, there are approximately 10.7 acres of land on the site with two houses and two barns/sheds. The petitioner proposes relocating a landscaping/nursery business from Green Bay to De Pere if all necessary approvals can properly be obtained. The necessary approvals may include the following: • Comprehensive Plan Amendment. • Revision to the Zoning Ordinance to specifically add "Landscaping and Supplies" as a use that is either permitted by right or with a conditional use. • 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 site is currently zoned R1-80 (Single-Dwelling Detached District). The purpose of this district is to accommodate detached houses. The number suffix attached to R1 district names is a shorthand reference to the minimum lot width (in feet) required for detached houses.

If the Comprehensive Plan Amendment is approved, the Zoning Map can potentially be amended to one of the following Districts: O (Office), C (Commercial), BP-1 (Business Park 1), BP2 (Business Park 2, or I (Industrial).

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 use 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 September 15, 2023, the City sent meeting notices to property owners within 300' of the subject parcel.
2. *Plan Commission review and possible action.*
On September 25, 2023, 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 September 29, 2023, in the Press Times. This provides the regional notification about a potential public hearing before the Common Council on November 7, 2023.
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 November 7, 2023 for review and final decision.

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

While not required, the petitioner followed a Development Services staff suggestion to reach out to neighbors and property owners about a change to the Comprehensive Plan. Staff provided the petitioner with the mailing list the City used in our notification process.

Questions received by staff.

As of the drafting of this report, staff received inquiries from one property owner at Lawrence DR. The property owner learned of the Comprehensive Plan Amendment request from the petitioner and from a letter sent by City staff. The property owner had no objections. The property owner inquired about how to amend the Comprehensive Plan in the future if they and their neighbor were interested.

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 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.

Kelly Barker

From: Jerry Lewin <jerry@crosspointgb.com>
Sent: Thursday, July 27, 2023 2:38 PM
To: Peter Schleinz
Subject: Requesting Comprehensive Plan Amendment for Parcel WD-L281-1

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from jerry@crosspointgb.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Peter,

1. This email is first to confirm and authorize support for Rich Malone's rezoning application to move Green Bay Nursery from their location on Military Ave in Green Bay to 5 acres located 2108 & 2118 Lawrence Dr. The Parcel is known as WD-L281-1. Could you please change the email on section 2 to jerry@crosspointgb.com. That would make it easier. Thank You.
2. We are asking for a Comprehensive Plan Amendment to change Parcel WD-L281-1(2108 & 2118 Lawrence Dr) on the City's Future Land Use Map from "Neighborhood Residential(including multi-family) to Commercial".
3. We would like to make one change to the Rezoning application and change the request to O rather than C because the largest part of their business is Landscape Design which works from offices. They do sell shrubs and bushes as a smaller part of their business. The adjacent parcel WD-0037 is zoned Office. The small white house located at on the property will become landscape design offices.
4. After putting a portion (the northern 5 acres closest to St. Mark Church) of Parcel WD-L281-1 on the market, the denominational headquarters of Crosspoint Church asked us not to sell the 5 acres. Grace International is permitting us to lease it. Our church board feels it would be good for both the church and the city to lease the 5 acres.
5. Green Bay Nursery is a strong, third generation business and we feel it would be a good addition to De Pere, next to the new I41 -Southbridge Connection Interchange. The business has been owned by the Flagstad family for three generations, but Dean Flagstad died from COVID. His desire before his death was to sell the business to his longtime employee of over 20 years, Rich Malone. The widow has no knowledge or expertise of the nursery and landscaping business. The widow sold the Military Ave property to Broadway Hyundai. The business is being forced to relocate.
6. Crosspoint Church and Green Bay Nursery are requesting that we could implement the full TIF district benefits to this project. Both parties are intending to enter into a 35-year lease arrangement.

7. Green Bay Nursery is supposed to vacate its current location on Military Ave by October 31, 2023. Green Bay Nursery is requesting an extension until December 27, 2023. We realize this timing is tight considering the rezoning process. We are requesting this application be expedited as much as possible to allow Green Bay Nursery to come to De Pere.

If you need anything further, don't hesitate to ask. My cell is 920-366-7113. This is the easiest way to reach me.

Thank you for your assistance!

Jerry Lewin
CrossPoint Church Inc.
President & Lead Pastor

2010 FUTURE LAND USE

PROPOSED AMENDMENT: 2010 FUTURE LAND USE

Subject Area

Subject Area

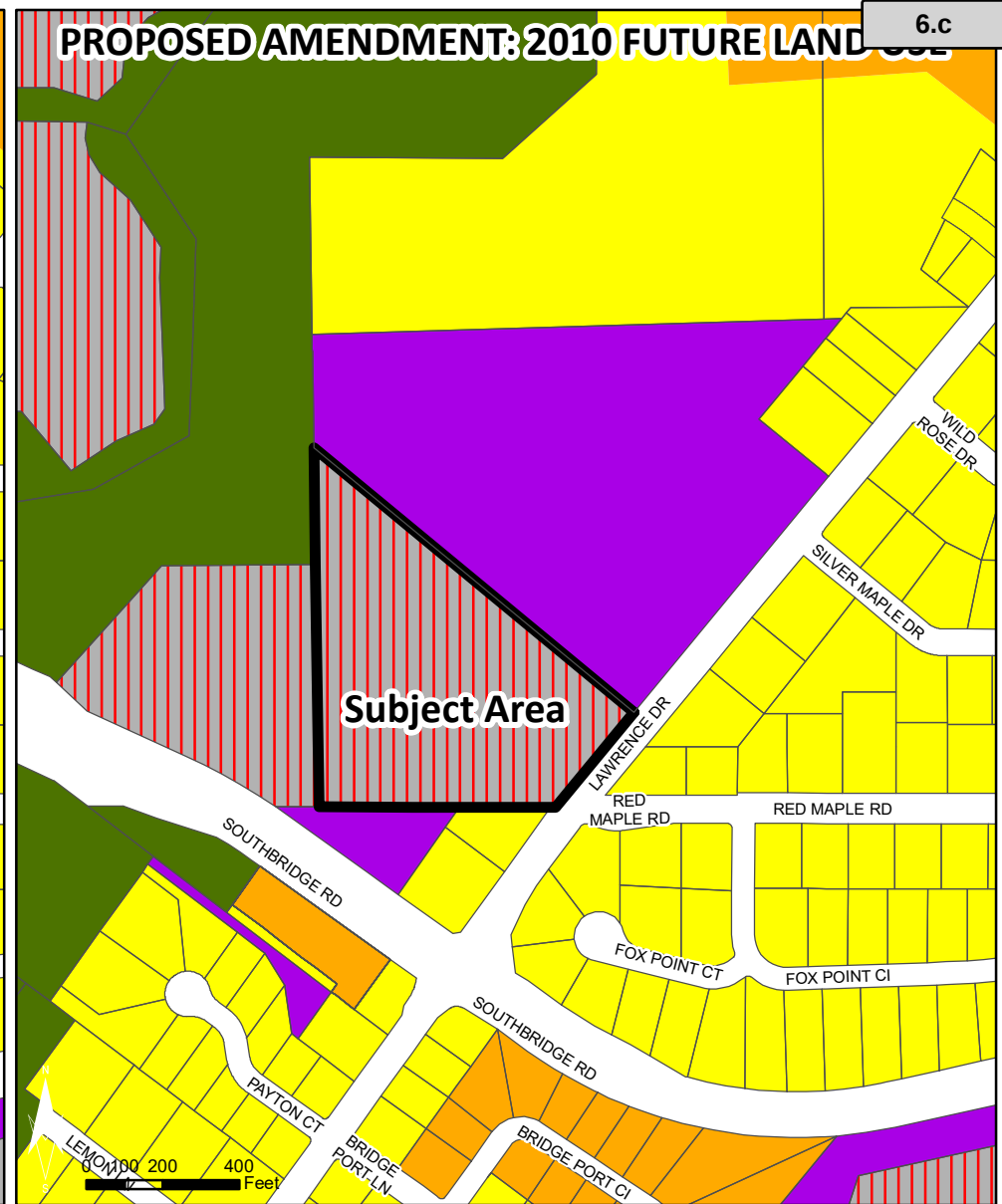
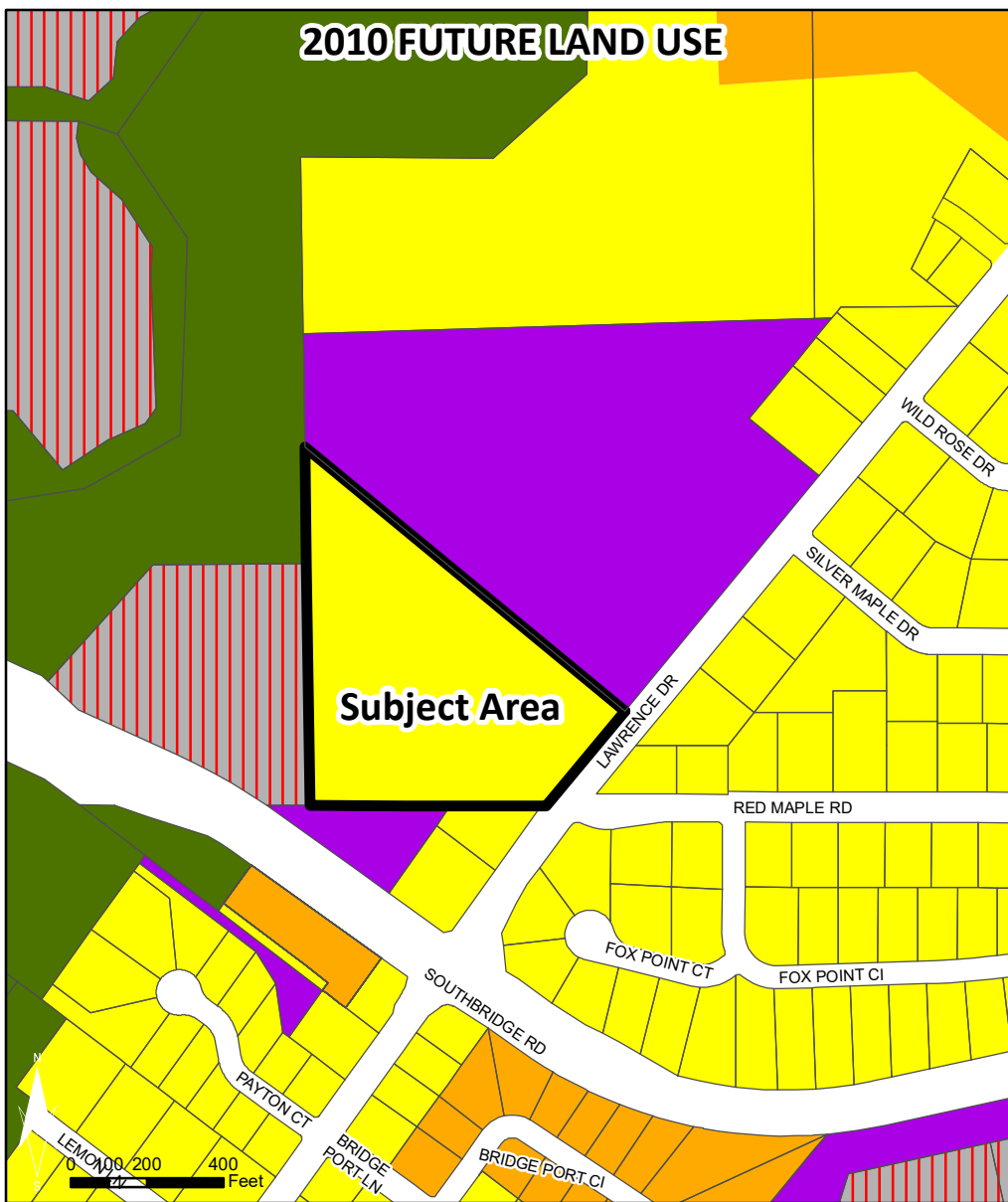


EXHIBIT A: Proposed Future Land Use Amendment Detail - September 2023

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.

- | | |
|---|--|
| 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 | |

PLAN COMMISSION
RESOLUTION #PC 23-02

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 Use (Figure 2-6) for lands located at 2108 Lawrence Drive from 'Neighborhood Residential (Including Multi-Family)' to 'Business Park' (Parcel WD-L281-1); and

WHEREAS, a meeting for the public on the request was held by the Plan Commission on September 25, 2023, 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, 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 Parcel WD-L281-1, and therefore the

Resolution #PC 23-02

Page 2 of 2

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 Use (Figure 2-6) for lands located at 2108 Lawrence Drive from 'Neighborhood Residential (Including Multi-Family)' to 'Business Park' (Parcel WD-L281-1), hereby incorporated as Exhibit A.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 25th day of September, 2023.

APPROVED:

James G. Boyd, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

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

ATTACHMENTS:

- Zoning Ordinance Memo - 3rd Qtr 2023 - 25 Sep 2023 (DOCX)
- Zoning Ordinance Updates - Redlined Summary - 3rd Quarter 2023 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: September 25, 2023

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

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

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

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 a quarterly review for potential revisions and updates. This is the third of the year 2023 quarterly updates.

Potential Revisions and Updates:

To maintain transparency with Plan Commission, Common Council, and the public, the attached document redlines the potential revisions to the Zoning Ordinance and the Zoning Map. Staff proposals include 12 Zoning Ordinance revisions and two Zoning Map revisions.

Plan Commission Recommendations:

- A. Approval of the revisions to the Zoning Ordinance, Municipal Code Chapter 14, and forwarding the revisions to Common Council for a final decision.
- B. Approval of the revisions to the Official Zoning Map and forwarding the revisions to Common Council for a final decision.

Redlined Revisions for Zoning Ordinance
Plan Commission Review September 25, 2023
Common Council Decision October 17, 2023

Section 14-41 Table 4-2

TABLE 4-2 — COMMERCIAL AND EMPLOYMENT DISTRICT		LOT AND BUILDING		REGULATIONS		
Regulation		O	C	BP-1	BP-2	I
Lot						
	Minimum Lot Area (square feet)	1 acre	1 acre	1 acre	2 acres	1 acre
1	Minimum Lot Frontage (feet)	100	100	100	150	100
	Maximum Lot Coverage (% of lot area)	80	80	80	80	80
	Minimum Open Space (% of area)	20	20	20	20	20
Principal Building Siting						
	Minimum Principal Building Setbacks (feet)					
2	Front	30	30	30	30	30
3	Street Side	30	30	30	30	30
4	Interior Side	10	10	20	20	20
5	Rear	20	20	20	20	20
	Transitional Yard	50 [1][2]	50 [1][2]	50 [1][2]	50 [1][2]	50 [1][2]
Building Size/Scale						
	Minimum Building Floor Area (sq. ft.)	10,000	6,000 3,000	6,000	10,000	None
6	Maximum Building Height (feet)	75 [3]	75 [3]	No max. [3]	No max. [3]	No max. [3]

Section 14-53(3)(a)(1)

- Uses are allowed in PI-2 districts in accordance with the use regulations of [Article VII](#). ~~Uses listed as requiring conditional use approval and additional, u~~ Unlisted uses are permitted by right if such uses are identified in an ~~overall~~ institutional master plan in accordance with the requirements of this section.

Section 14-70 Table 7-1

Change all "©" to "-" in the PI-2 column of Table 7-1. This eliminates review redundancy because proposed uses may be included in a Common Council approved Master Plan.

Section 14-78(1)(e)2.

- Accessory buildings and structures attached to the principal building by a breezeway, roof/floor assembly, passageway or similar means are considered part of the primary structure and are subject to the lot and building regulations that apply to the principal building.

Section 14-78(1)3.

- ~~Accessory buildings attached by structures less than 24 inches in height or less (e.g., patios, walks, pergolas, decks without railing) are not considered part of the primary structure and are subject to accessory building and structure regulations. Accessory 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).~~

Section 14-78(10)(b) 1. through 9.

~~1. Unless otherwise expressly approved by the plan commission, outdoor storage areas may not exceed 10% of the lot area or one-half acre, whichever is less.~~

~~2.1.~~ Outdoor storage areas are limited to the rear yard area and the rear 25% of the side yard area.

~~3.2.~~ Outdoor storage areas are prohibited in required setbacks.

~~4.3.~~ Outdoor storage areas must be located on a paved, dust-free surface, not including gravel.

~~5.4.~~ Outdoor storage areas must be contiguous with the building.

~~6.5.~~ Outdoor storage areas must be screened from view by an opaque fence or wall.

~~7.6.~~ Fences and walls must be constructed of a matching building material. Chain link and hardware cloth are not permitted.

~~8.7.~~ No barb wire or other dangerous or injurious material may be placed upon the enclosure.

~~9.8.~~ The height of materials within the outdoor storage areas may not exceed the height of the required fence or wall.

Section 14-87(1)(g)

~~(g) New construction and expansion requires a site plan. Reconstruction, removal and replacement of pavement (up to 2,000 square feet), requires a site plan and driveway permit. Maintenance and repair does not require a site plan or driveway permit. New construction, expansion, or reconstruction of the subsurface of an existing driveway requires both a site plan and a driveway permit. Resurfacing of an existing driveway, including maintenance and repair, does not.~~

Section 14-87(3) Table 8-4

TABLE 8-4 — DRIVEWAY WIDTH			
Zoning/Use	Maximum Dimension (feet)		
	Width at Property Line	Flare (each side)	Opening (at curb)
Residential			
Single-household (one-way loop drive with two curb cuts)	15	5	25
Two-household (single driveway) [1]	25	2.5 5	4 5
All other residential	30	5	40
Commercial			
One-Way	15	10	35
Two-Way	25	10	45
Industrial (curb and gutter)			
Two-Way	20	20	60
One-Way	35	20	75
Industrial (no curb and gutter)			
One-Way	20	45	110
Two-Way	35	45	125

Section 14-87(3)(b)

4. For corner lots with detached accessory garages with garage doors and driveways facing the street side street:
- The increased width may encroach only into the rear yard; and
 - The outer edge of the widened surface may not extend closer than 2 feet to the abutting rear yard lot line; and
 - The side of the garage facing the side street is considered the front facade of the garage.
- 4.5. The widened portion must be tapered into the allowed maximum width at the property line at a flare angle that is between 0 degrees and 45 degrees.
- 5.6. Parking is allowed only on the front façade of the garage when the front façade has a garage door that allows vehicle access.

Section 14-87(3)(c)

- (c) Two-unit houses with adjacent attached garages ~~may use a separate shared (center) driveway~~ 3-5 feet apart with a width of more than 25 feet only if the driveway is designed and constructed with a center landscape divider, as follows:
- The landscaped divider must be ~~provided~~ in the center of the ~~shared~~ driveways, commencing at the interior sidewalk line and running to the garage. ~~† The landscaped divider must be at least between 3-5 feet in width and be planted in grass, plants, decorative stone, or permeable pavers or a combination of decorative stone and plants or grass.~~
 - ~~Driveway on lots occupied by a two-unit house and constructed to include the required divider landscape area will be considered a single driveway for purposes of complying with the driveway and curb cut regulations of this section. Existing two-unit house driveways with an existing landscaped divider that is less than 3 feet wide may be reconstructed using the existing landscaped divider width dimensions.~~

Section 14-91 Table 9-1**Concrete Masonry Units**

minimum 3" depth, split-faced, burnished ground face, glazed, or honed, painted/tinted/textured tilt-up concrete

Section 14-128**Sign Variances**

Requests for variances from the sign regulations of [Article XI](#), are processed following the zoning variance procedures of [14-127](#), except that public notices and public hearings are not required. ~~† The plan commission, rather than the board of appeals, holds the required hearing and makes the final decision. Is authorized to grant sign variances.~~



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

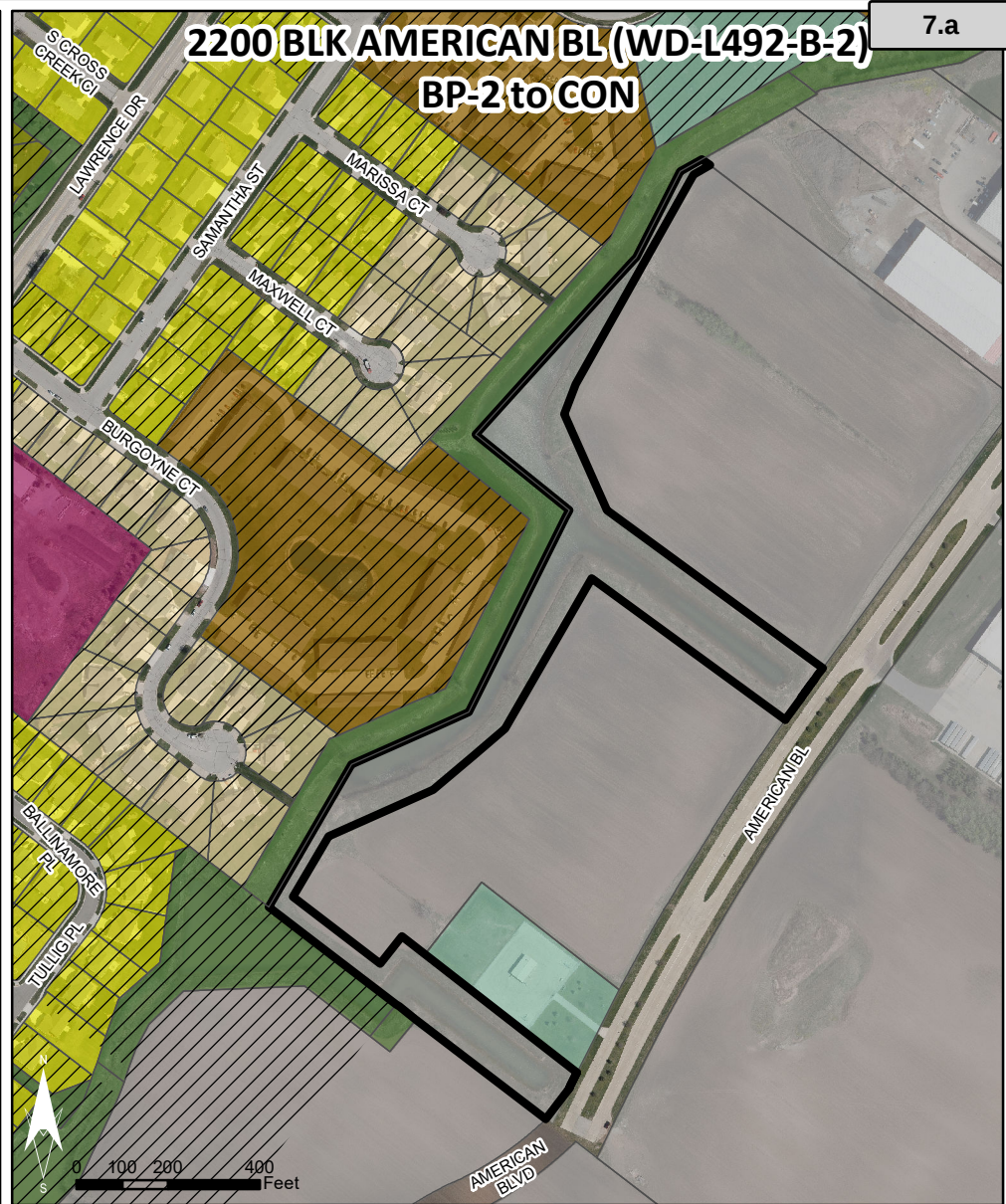
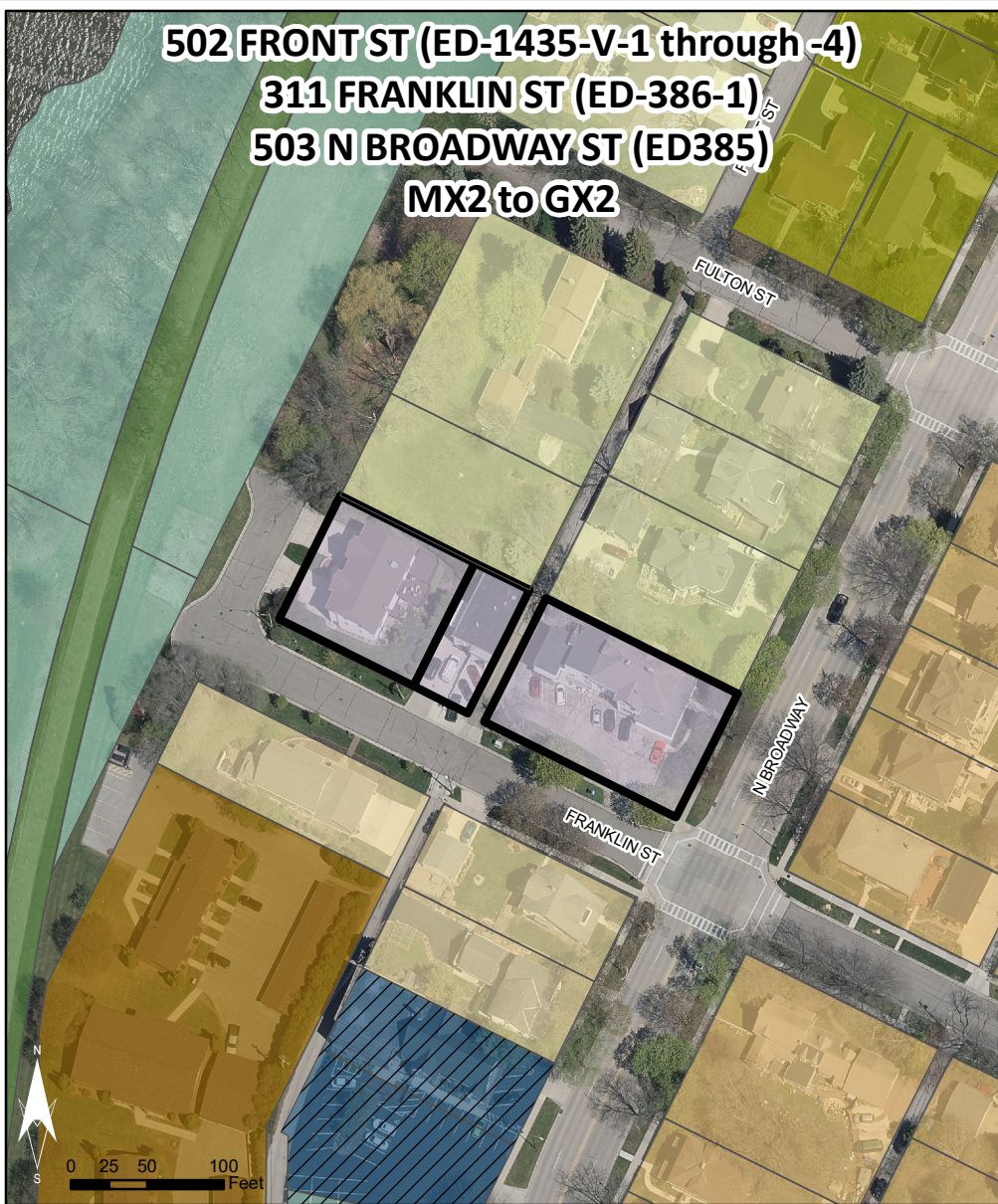
DEPARTMENT: Plan Commission

FROM: Peter Schleinz

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

ATTACHMENTS:

- Zoning Map Amendments - September 2023 (PDF)



7.a



Zoning Map Amendments Detail (Draft For Review - September 2023)

Parcels

Pre-Existing PDD (Prior to Jan 1, 2023)

A: Agricultural

R1-80: Single-Dwelling Detached

R1-60: Single-Dwelling Detached

R1-45: Single-Dwelling Detached

R2-60: Two-Unit

R2-45: Two-Unit

RM-1: Multi-Unit Districts

RM-2 Multi-Unit Districts

MX1: Downtown Mixed-Use District

MX2: Neighborhood Mixed-Use District

MX3: Corridor Mixed-Use District

GX1: Office-Residential Mix District

GX2: Neighborhood Office-Residential

O: Office

C: Commercial

BP-1: Business Park 1

BP-2: Business Park 2

I: Industrial

CON: Conservancy

PI-1: Neighborhood Public & Institutional District

PI-2: Campus Public & Institutional District

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, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 25, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Site Plan Reviews Memo - September 2023 (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: September 25, 2023

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

Summary:

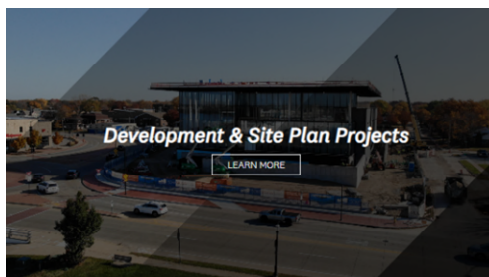
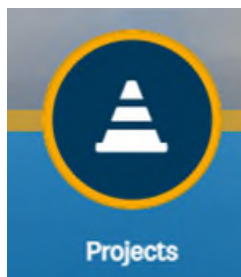
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance and site plan proposals.

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

Development and Site Plan Projects are Available Online

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

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



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

Development and Site Plan Information Available

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

Staff Recommendation

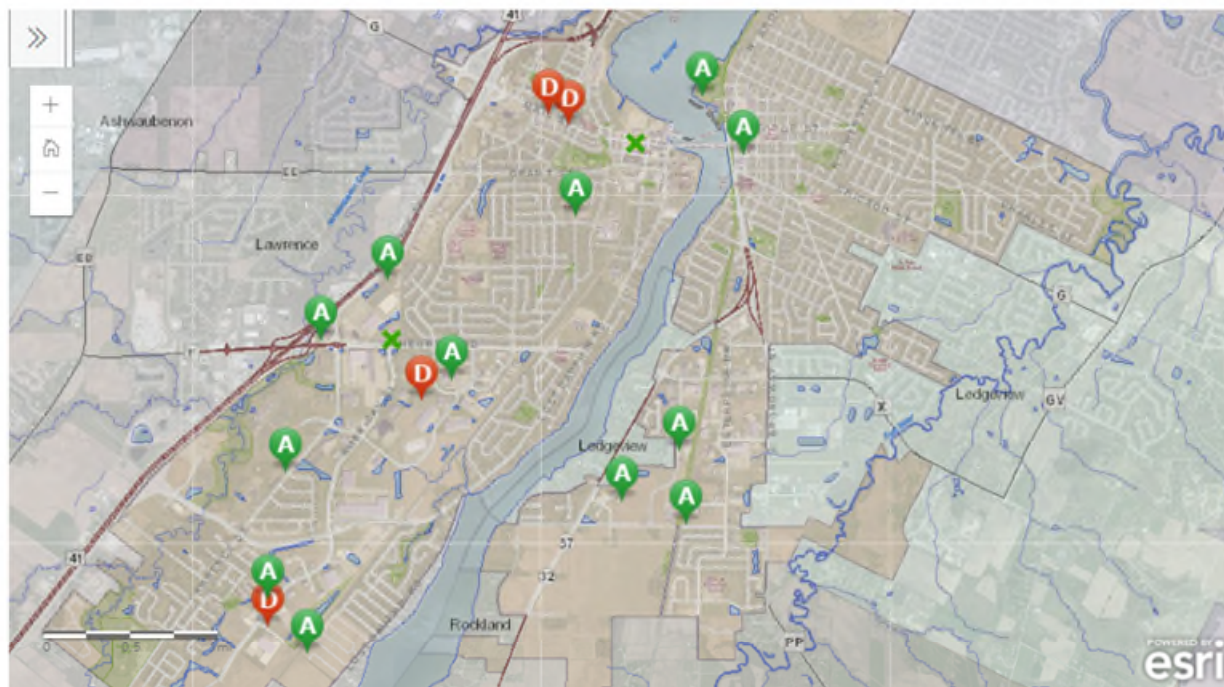
Review the attached list. Ask staff questions, if any, about specific site plan projects.

Page last updated on September 18, 2023.

Development & Site Plan Projects

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

Project Map



List of Projects

Developer Revising Plans:

- [1768 W Matthew DR - New Wolter INC](#)
- [820 Main AV - New North Shore Bank](#)
- [746 Main AV - Kwik Trip Parking Lot Addition](#)
- [2257 American BL - Bayside Machine Building Addition](#)

Projects that are Under Staff Review:

- None.

Projects that are Recently Approved:

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

Projects that are Recently Completed:

- [1360 Scheuring RD – New Starbucks](#)
- [441 Main AV – Novak-Chase Bank Renovation](#)

Projects that are Recently Denied:

- None

Additional Project Status 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	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
<u>Click here to see the site plan and developer contact information.</u>							

New North Shore Bank							
Address: 820 Main AV							
Parcel Number: WD-534, WD-535, WD-536, WD-533-1							
City Funding: No							
Developer or Authorized Representative: Michael Leidig, EIT, Robert E Lee and Associates							

Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: West De Pere High School Shed Addition							
Address: 665 Grant ST							
Parcel Number: WD-864							
City Funding: No							
Developer or Authorized Representative: Terry Vande Hey							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jul 13, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Kwik Trip Parking Lot Addition							
Address: 746 Main AV							
Parcel Number: WD-445, WD-451							
City Funding: No							
Developer or Authorized Representative: Nick Newman, Store Engineering, Kwik Trip INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Preserve Development Clubhouse							
Address: 1600 N Honeysuckle CI							
Parcel Number: WD-D0034-1							
City Funding: TID (Tax Increment District)							
Developer or Authorized Representative: Bill Kingston, Developer, Preserve Development LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress	Plan Commission Review (C)	Site Plan Approved - Aug 11, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Bedford Paper Addition							
Address: 1891 Commerce DR							
Parcel Number: ED-344-102-4							
City Funding: No							
Developer or Authorized Representative: Lee St Aubin, Architect, Baisch Engineering							

Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 12, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Nelson Pavilion at Voyageur Park							
Address: 100 William ST							
Parcel Number: ED-728							
City Funding: No							
Developer or Authorized Representative: Kevin Chevalier, Project Manager, McMahon Associates							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Sep 1, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Washworld Building Addition							
Address: 2222 American BL							
Parcel Number: WD-1136-1							
City Funding: No							
Developer or Authorized Representative: Bob Mach, PE, Mach IV Engineering & Surveying LLC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Aug 9, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: Sustana Fibers Flash Dryer System Addition							
Address: 1751 W Matthew DR							
Parcel Number: WD-364-D-526							
City Funding: No							
Developer or Authorized Representative: Eric Simenson, President, Precision Industrial Contractors							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review (C)	Site Plan Approved - Jun 27, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Mulva Cultural Center							
Address: 221 S Broadway ST							
Parcel Number: WD-812							
City Funding: Land, Infrastructure							
Developer or Authorized Representative: Mike Van Asten, De Pere Cultural Foundation INC							

Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Nov 23, 2020 (C)	Site Plan Approved - Feb 16, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

Project Name: New Starbucks							
Address: 1360 Scheuring RD							
Parcel Number: WD-D0021-4							
City Funding: No							
Developer or Authorized Representative: Joel Ehrfurth, Principal Engineer, Mach IV Engineering & Survey 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 - Jul 25, 2022 (C)	Site Plan Approved - Aug 12, 2022 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - July 31, 2023 (C)
Click here to see the site plan and developer contact information.							

Project Name: New Taco Bell							
Address: 1610 Lawrence DR							
Parcel Number: WD-D0015-2-1							
City Funding: No							
Developer or Authorized Representative: Alfred Teleron, Project Architect, MRV Architects INC							
Project Status: (C) indicates Completed Step							
Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Aug 22, 2022 (C)	Site Plan Approved - Jun 29, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
Click here to see the site plan and developer contact information.							

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

Project Name: New One Source Technologies							
Address: 2051 Profit PL							

Parcel Number: ED-2382

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Calvin L. Tollefson, Engineer, Harris & Associates INC

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Sep 26, 2022 (C)	Site Plan Approved - Oct 20, 2022 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Project Name: Novak-Chase Bank Renovation**Address: 441 Main AV**

Parcel Number: WD-288

City Funding: Facade Grant

Developer or Authorized Representative: Marcus Decker, Designer, 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 - Jul 13, 2023 (C)	Permits Issued or Under Construction (C)	Certificate of Occupancy Issued (C)	Project Completed - Jul 28, 2023 (C)
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[Click here to see the site plan and developer contact information.](#)

Project Name: New CoVantage Credit Union**Address: 1225 Lawrence DR**

Parcel Number: WD-D0014

City Funding: No

Developer or Authorized Representative: Carmen Behm, Project Architect, MartinRiley Architects-Engineers

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Sep 26, 2022 (C)	Site Plan Approved - Nov 10, 2022 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Project Name: Bayside Machine Building Addition**Address: 2257 American BL**

Parcel Number: WD-1371

City Funding: TID (Tax Increment District)

Developer or Authorized Representative: Aaron Breitenfeldt, Project Manager, Robert E Lee & Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans	Staff Review in Progress	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved or Denied	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

Project Name: New Waterview Heights Apartments

Address: 410-416 Willie Mays CI

Parcel Number: WD-2197

City Funding: No

Developer or Authorized Representative: Brad Trembl, Engineering Tech II, Robert E Lee & Associates

Project Status:
(C) indicates Completed Step

Submit Site Plan and Review Fee (C)	Developer Revising Plans (C)	Staff Review in Progress (C)	Plan Commission Review - Oct 24, 2022 (C)	Site Plan Approved May 10, 2023 (C)	Permits Issued or Under Construction	Certificate of Occupancy Issued	Project Completed
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[Click here to see the site plan and developer contact information.](#)

In this Department

- [Projects in the City of De Pere](#)

Jump to a division

Topics of Interest

[Development & Site Plan Projects](#)

[Road Construction Projects](#)