



Plan Commission

Regular Meeting

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

Final Minutes

Tuesday, May 28, 2024

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 and members of the public.

2. Approval of the minutes of the April 22, 2024 Plan Commission meeting.

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

3. Discussion on the draft conceptual layout for lands recently acquired by the City of De Pere currently located in the Town of Lawrence (Parcel IDs: L-481, L-517, L-520, and L-521-1). This agenda item is for discussion only and no formal action will be taken.

Development Services Director Daniel Lindstrom presented a summary of the draft conceptual southwest area development plan for lands recently acquired by the City of De Pere currently located in the Town of Lawrence. It consists of 75-80 acres of property which was purchased by the City in 2023. He outlined the steps in the process. Mark Higgins asked about the time frame for the project. Daniel stated that the City would like to get the annexation done by the end of the year. The City will need to decide if they want to be the developer of the project or contact it out to an RFP. It will be a traditional neighborhood development "light" with duplexes, multi-family, townhomes, smaller single-family lot sizes, green space and common open spaces with alleys. Mayor Boyd asked about the possibility of more affordable housing options. Daniel replied that the City can set aside a number of the available lots to go toward affordable housing and smaller lots and smaller homes are naturally more affordable. Ald. Gantz asked when the project would start and Daniel replied in 2025 with possible phases. He added that some expenses can be assisted with TID funds. Daniel stated that the preference is to hire a developer through the RFP process rather than the City take on the role of developer. Ald. Gantz noted that she likes the diversity of the project, with many different types of homes. Mark Higgins added that the concept fits in with the trends that are going on right now. Grant Schilling stated that he likes the aspect that it is a smaller project to start out with a plan like this. Daniel mentioned that the boundary agreement expires in a few years, so the timing is good for this project. Ald. Hansen asked what the average square footage would be for the homes. Daniel stated that the homes go up to 1800 square feet. The commissioners all stated that they are on board with the plan. This is a discussion-only item, so no action was taken.

RESULT:	DISCUSSED
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4. Discussion about site plans received since the April 2024 Plan Commission meeting and review of the status of recently approved development projects.

Development Services Director Daniel Lindstrom provided an update on the site plan reviews since the April 2024 Plan Commission meeting. Ald. Hansen asked about street closures in relation to the Caribou Coffee project. Daniel stated that he does not have that information since it is an Engineering Department approved permit. There were no other comments or questions.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Ald. Hansen, to adjourn the meeting at 7:48 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker