



Plan Commission

Regular Meeting

Final Minutes

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

Monday, October 27, 2025

7:00 PM

City Hall, Council Chambers 335 S.
Broadway, De Pere, WI 54115-1692

I. Call to Order

1. Roll Call

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

2. Approval of the minutes of the September 22, 2025 Plan Commission meeting.

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

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

There were no public comments.

4. Consideration and possible action for a 2-lot certified survey map at 647 Foxview AV (Parcel WD-76-1).

Development Services Director Daniel Lindstrom reviewed the CSM. Staff recommended approval subject to the conditions in the report. Brenda Busch moved, seconded by Ald. Perock, to approve the CSM with conditions. Upon vote, motion carried unanimously.

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

5. Consideration and possible action for a 4-lot extraterritorial certified survey map at 2400 BLK French RD in Lawrence (Parcel L-454-3, L-2078).*

Development Services Director Daniel Lindstrom reviewed the extraterritorial CSM. Staff recommended approval subject to the conditions in the report. Ald. Hansen moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously.

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

6. Consideration and possible action on a major design exception from Zoning Ordinance Section 14-22(3)(d) Table 2-3, related to the maximum building height for an accessory building at 1156 Tanager TR (Parcel ED-124-I-57).

Development Services Director Daniel Lindstrom explained that the accessory structure was approved in 2024 by Building Inspection staff. According to the Zoning Code, the maximum height of the accessory building is 20 feet. The accessory building is currently under construction and the height is going to exceed 20 feet due to the roof trusses being larger than the original plan. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. The applicant explained that the roof trusses are larger than the original plan. Without the design exception, the construction would need to be terminated and removed, which would add additional costs to the project. With the present roof trusses, the accessory building will be 26 feet, 3 inches. Ald. Hansen asked the applicant if they received any comments or concerns from neighbors. The homeowners stated that they only discussed it with the neighbor behind them. No other neighbors have commented on it. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular session. Staff requested the applicant to submit updated plans for the project. Mayor Boyd moved, seconded by Brenda Busch, to approve the major design exception to allow the height of the accessory building to be 26 feet, 3 inches, with the condition that the applicant submit new plans. Upon vote, motion carried unanimously.

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

7. Consideration and possible action for a zoning map amendment from O (Office District) to RM-2 (Multi-Unit [7+ units] District) at 1100 BLK Employers BL (Parcel WD-D0031-1).*

Development Services Director Daniel Lindstrom reviewed the zoning map amendment. Staff recommended approval of the request. Mayor Boyd moved, seconded by Ald. Perock, to approve the zoning map amendment. Upon vote, motion carried unanimously.

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

8. Consideration and possible action for the Annexation of Lawrence Parcel L-481.*

Development Services Director Daniel Lindstrom reviewed the annexation request for Parcel L-481 in the Town of Lawrence. He explained that the request was originated by the City for property acquired by the Turriff family in 2023. He noted that the annexation complies with the boundary agreement between the City of De Pere and the Town of Lawrence. Staff recommended approval of the annexation subject to the conditions in the report. Mark Higgins moved, seconded by Brenda Busch, to approve the annexation. Upon vote, motion carried unanimously.

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

9. Consideration and possible action for the Annexation of Rockland Parcels R-29-1, R-39, R-110, and R-114.*

Development Services Director Daniel Lindstrom reviewed the annexation request for parcels in the Town of Rockland. He explained that the request was a direct annexation by unanimous approval of 113.1 acres of land. Staff recommended approval of the annexation with three recommendations. Ald. Hansen moved, seconded by Brenda Busch, to approve the annexation. Upon vote, motion carried unanimously.

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

10. Consideration and possible action for October 2025 amendments to Municipal Code Chapter 14 (Zoning Ordinance).*

Development Services Director Daniel Lindstrom reviewed the amendments to the Zoning Code. There were four proposed amendments. Ald. Hansen moved, seconded by Mayor Boyd, to approve the amendments and forward them to Common Council for final approval. Upon vote, motion carried unanimously.

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

11. Discussion about site plans received since the September 2025 Plan Commission meeting and review of the status of recently approved development projects.

Development Services Director Daniel Lindstrom provided an update on the status of recently approved development projects since the last meeting. Ald. Hansen commended the new St Norbert College Schneider School of Business for preserving historic elements from the old Abbot Pennings school and incorporating them into the new building. There were no other comments.

12. Adjournment.

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

Respectfully submitted,
Kelly Barker