



Plan Commission

Regular Meeting

Final Minutes

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

Monday, April 27, 2026

7:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

Present: James Boyd, Brenda Busch, Mark Higgins, Shane Raymaker, Jonathon Hansen, Devin Perock

Absent:

Excused:

Also present: City Planner Peter Schleinz and members of the public.

3. PUBLIC COMMENTS

Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC

There were no public comments.

4. NEW BUSINESS

A. Approval of the minutes of the February 23, 2026 Plan Commission meeting.

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

B. Consideration and possible action for a 3-lot extraterritorial certified survey map at 3852-3890 Creamery RD in Ledgeview (Parcel D-376, D-376-2).*

City Planner Peter Schleinz reviewed the CSM for 3852-3890 Creamery Rd. Staff recommended approval of the CSM, subject to the conditions in the report.

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

- C. Consideration and possible action for a 3-lot extraterritorial certified survey map at 3223 Lost Dauphin RD in Lawrence (Parcel L-552).*

City Planner Peter Schleinzi reviewed the CSM for 3223 Lost Dauphin Rd. Staff recommended approval of the CSM subject to the conditions in the report. Mark Higgins noticed that the CSM is a 2 lot CSM, not 3 lot as stated in the report. Peter noted that it is a 2 lot CSM.

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

- D. Consideration and possible action for a 3-lot extraterritorial certified survey map at 2315 Lawrence PKWY in Lawrence (Parcel L-2111).*

City Planner Peter Schleinzi reviewed the CSM at 2315 Lawrence Pkwy. Staff recommended approval of the CSM, subject to the conditions in the report.

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

- E. Consideration and possible action to change the street names Southbridge RD, part of Red Maple RD, and Rockland RD to Generations BLVD.*

City Planner Peter Schleinzi reviewed the street name changes, which was a follow-up to discussions and recommendations made by Plan Commission and Common Council in 2023 with Resolution #23-70. If approved by Common Council, the street name change becomes effective in September 2026. In all, 24 properties are affected by the name change, but only about 15 are developed. Staff recommended supporting the street name change to Generations BLVD, and forwarding the request to the Common Council. Peter noted that all 24 property owners were notified of the meeting. Mayor Boyd suggested that staff notify the County of this action and the Council review date.

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

- F. Discussion about 2025 Wisconsin Act 173 (2025 Assembly Bill 453) and its impact on the Comprehensive Plan, zoning classifications, and Tax Increment Districts.

City Planner Peter Schleinzi asked the Plan Commission members to discuss the Comprehensive Plan in relation to Act 173. Mayor Boyd suggested that staff reach out to the League of Municipalities for

guidance. This is a discussion only item so no action needed to be taken.

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

Ald. Hansen has a resident who is asking about traffic impact analysis for the Lebrun apartments. Peter responded that a traffic impact analysis would have been required if the apartment site plan proposed more than 250 off-street parking spaces, but the parking space count did not exceed 250. Mayor Boyd noted that the parking garage, hotel, and apartments are moving along on schedule with possible summer completions.

Grant Schilling asked about the status of the 815 Fox River Dr project. Peter replied that the site plan has not changed since the original plan that was presented to Plan Commission. Ald. Hansen documented the house before it was torn down and those pictures are stored in the Property Information folder at City Hall. There were no other comments or questions.

5. ADJOURNMENT

Mayor Boyd moved, seconded by Ald. Perock to adjourn the meeting at 7:26 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker