Plan Commission

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Regular Meeting

Final Minutes

Monday, August 28, 2017	**7:00 PM**	**De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Alderperson	Present	
Larry Lueck	Alderperson	Present	
Derek Beiderwieden	Commissioner	Excused	
Amy Kundinger	Commissioner	Present	
Steve Taylor	Commissioner	Excused	

Also present: Economic Development & Planning Director Kim Flom, City Planner Peter Schleinz, Building Inspector Dave Hongisto, and members of the public.

2. Approval of the minutes of the June 26, 2017 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Amy Kundinger, Commissioner
SECONDER:	Larry Lueck, Alderperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

3. Recommendation regarding a street name change from Armand Court to Armond Court, located on the west side of Waubaunuqua Trail and north from Irwin Avenue. Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the street name change from Armand Court to Armond Court. He reported that property owners on the Court were notified of the proposed name change. James Boyd moved, seconded by Amy Kundinger to open the meeting for public comments. Upon vote, motion carried unanimously. Property owners of two separate properties expressed their support for the name change. Mayor Walsh moved, seconded by Amy Kundinger to go back to regular order. Upon vote, motion carried unanimously. James Boyd moved, seconded by Larry Lueck, to approve the street name change. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

4. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast intersection of CTH ZZ and Old Military Road in the Town of Rockland (Parcel R-247). Submitted by Aaron P. Schroeder, PLS.*

Peter Schleinz reviewed the proposed CSM. The existing lot is 32 acres, proposed to be divided into four lots, with Lot 1 being 25 acres, and the other three lots being less than 10 acres each. This lot is located in the Urban Reserve. Staff recommends rejection of the CSM; staff also recommends that the Plan Commission does not recommend a variance to the Council. He noted that the reasons behind the staff recommendation are listed in the agenda packet. Mayor Walsh moved, seconded by Larry Lueck to open the meeting. Upon vote, motion carried unanimously. Property owner Rebecca Lewis Verheyden and attorney Bill Woodward addressed the board. They are proposing to take the wooded portion of the property and make it residential. They do not feel that 10 acres would be sensible for a residential lot. With regard to this development, there will be no impact on City services. They noted that there have been other divisions which were approved within the last year that were less than 10 acres. Peter Schleinz reported that the City does not have zoning requirements which we can enforce in Rockland. Kim Flom commented that the staff recommendation comes from the requirements of the comprehensive plan and urban reserve. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. Discussion followed. Mayor Walsh moved, seconded by James Boyd, to deny the CSM request. Upon vote, motion carried unanimously.

5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast intersection of CTH PP and CTH W in the Town of Rockland (Parcel R-141). Submitted by Steven E. Zeitler, PLS.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

6. Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an existing building that is located at 1415 Lawrence Drive. Submitted by Harrison French and Associates.

Walmart is currently painting their building and would like to replace the current signage with a bigger sign, which would be in excess of what City sign ordinance allows. Staff referred to the Life Church sign variance request in 2016, which was denied. Based on this, to be consistent in administering the sign ordinance, staff recommends rejection of the variance request. Mayor Walsh moved, seconded by Larry Lueck to open the meeting. Upon vote, motion carried unanimously. Sarah Smith with Harrison French & Assoicates, representing Walmart, addressed the board. She stated that the original signage was grandfathered in. Walmart is a commercial retailer with different services that are offered compared to Life Church. Walmart is a very large store, and they feel that the 100 square feet limit is very restrictive. Building Inspector Dave Hongisto answered questions from the board. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh stated that the City should take a second look at the sign ordinance since this is the second variance request we have received. Discussion followed. James Boyd moved, seconded by Amy Kundinger to grant the 491 square foot sign variance with the directive to staff to evaluate the entire sign ordinance. Upon vote, motion carried 3-1.

RESULT:	**ADOPTED [3 TO 1]**
MOVER:	James Boyd, Alderperson
SECONDER:	Amy Kundinger, Commissioner
AYES:	Michael J. Walsh, James Boyd, Amy Kundinger
NAYS:	Larry Lueck
EXCUSED:	Derek Beiderwieden, Steve Taylor

7. Recommendation regarding an Area Development Plan located southwest from the Lost Dauphin Road and Cross Gate Lane intersection (Parcels WD-D0104, WD-L496, WD-L500-1, WD-L505-1). Submitted by the City of De Pere.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Larry Lueck, Alderperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

8. Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-F0103-4) in the I-1 Industrial Park District. Submitted by John Allen, Managing Partner, Heritage Road, LLC.

Peter Schleinz reviewed the petitioner's request. Mayor Walsh moved, seconded by Amy Kundinger to open meeting. Upon vote, motion carried unanimously. Property owner John Allen answered Board members' questions. Mayor Walsh moved, seconded by Amy Kundinger to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Amy Kundinger, to approve the request. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kundinger, Commissioner
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

Adjournment

Mayor Walsh moved, seconded by Larry Lueck, to adjourn the meeting at 8:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker