



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Final Minutes

Monday, August 25, 2014

7:00 PM

De Pere City Hall Council Chambers

This is a joint meeting of the Plan Commission and the Redevelopment Authority.

Call to Order

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

Attendee Name	Title	Status	Arrived
Derek Beiderwieden	Commissioner	Present	
James Boyd	Alderman	Present	
Jim Kalny	Commissioner	Excused	
Larry Lueck	Alderman	Present	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich, and members of the public.

2. Approval of the minutes of the July 28, 2014 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Lueck, Taylor, Walsh
EXCUSED:	Jim Kalny, Elizabeth Runge

3. Review the final design option for the Nicolet Square Parking Mall.*

Ken Pabich provided an overview of the design process. The city's 2010 Master Plan outlined a vision for the downtown, and Nicolet Square was one of the areas targeted for future redevelopment. The city has been working with SAA Design Group to create several potential design options. The full document plan will not be approved tonight; Ken hopes to have the preferred concept approved and forwarded to City Council. SAA would then work specifically to develop that option to 30% completion; at that point the City's Engineering department would begin the process of soliciting bids.

Aaron Williams, landscape architect with SAA, summarized the highlights of the draft plan document. SAA met with a stakeholder group organized by the City, and has conducted a public meeting as well as interviews with business owners. Aaron stated that the downtown's parking issues will not be solved with this project; however the redevelopment will help with business retention and customer attraction. To alleviate parking issues in the short term, SAA is recommending that interim solutions such as permits issued, time limits, employee parking arrangements, etc. be studied as well.

Jared Schmidt, civil engineer with Robert E. Lee & Associates, reviewed stormwater improvements that will be included in the project.

Mayor Walsh motioned, seconded by James Boyd, to open the meeting for public comments. Upon vote, motion carried unanimously.

Ron Manning, 345 Main Av., expressed concern about potential loss of private property and parking, as well as issues with privacy, lighting, and safety.

Andy Krans, 365 Main Av., commended Ken Pabich, Definitely De Pere, and SAA for their work on the project. He spoke in favor of addressing the garbage storage and collection issue immediately.

Alyson Watson, director of Definitely De Pere, spoke in favor of the design option that removes the band of parking behind the Main Av businesses, which would open the space and help De Pere businesses stay competitive.

Tom Gavic, 301 Main Av., expressed support for the project and encouraged the city to find solutions to the garbage and parking situations now.

Mary Alexis Pfutzenreuter, 345 Main Av, spoke in favor of resolving the parking and garbage situations. She also urged SAA to consider more softscaping vs. hardscaping in their design plan, which would reduce stormwater runoff.

Mayor Walsh motioned, seconded by Joe Van Deurzen, to return to regular order. Upon vote, motion carried unanimously.

Ken Pabich then addressed the public comments. The plan document shows potential areas that the city could acquire from private ownership; this would only happen with the agreement of affected owners. The plan document includes alternatives if this option does not materialize. The preferred design option can still be developed even if certain parts change. Ken acknowledged that parking loss is a huge issue for all owners; the intent is to find a balance that creates something unique for the west side of downtown. He stated that in the meetings that were held, most owners expressed a willingness to give up some parking to make the project happen. Ken also stated that lighting would be addressed as part of the 30% plan.

In summary, the city is looking for support from the RDA and Plan Commission for Design option 2A. The plan is NOT being adopted and can still change as it moves forward. James Boyd motioned, seconded by Steve Taylor, to recommend approval of design option 2A and forward to City Council. Upon vote, motion carried unanimously.

4. Review the Site Plan for a 1,440 sq ft expansion at Ambrosius at 840 N Ninth St. Applicant: Corrigan's.

Ken Pabich reviewed the site plan application for an addition to the northeast portion of the building. The city's zoning code for the B-2 district does not allow metal for exterior use; however in this case it does not make sense to require non-metal materials for the addition only. Ken has been working with the contractor and property owner to explore options to bring the building a little closer to code. The city proposed two options to upgrade the customer entrance with a brick or stone facade. The owner feels a retrofit would be too costly at this time, and is petitioning to be allowed to do the addition with no upgrades.

Mike Walsh motioned, seconded by Derek Beiderwieden, to open the meeting for public comment. Upon vote, motion carried unanimously.

Steve Corrigan of Corrigan's C.B.S., addressed the board. He stated that in the last ten years, the owner has made many improvements to the property. The addition is needed for storage of the equipment that is being serviced. Adding a non-metal facade to the customer entrance would require re-engineering that

would be very expensive. The owner is requesting that the addition be allowed now, and proposes to redesign the customer entrance in the future.

Steve Nohr of Ambrosius Sales & Service summarized improvements and expenditures that they have undertaken on the building to date. He stated that the company has been doing well in that location, and they are committed to improving the property; however they are in a position to continue improvements in stages only. The addition will help the aesthetics of the property because equipment will no longer be stored outside.

Derek Beiderwieden motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.

Mike Walsh motioned, seconded by James Boyd, to approve the site plan with the stipulation that the exterior of the primary customer entrance will be retrofitted with a non-metal material within five years. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Beiderwieden, Boyd, Lueck, Taylor, Walsh
EXCUSED:	Jim Kalny, Elizabeth Runge

5. Review the CSM Application for a two lot CSM on Scheuring Road. Agent: City of De Pere.*
Ken Pabich reviewed the CSM application. James Boyd motioned, seconded by Derek Beiderwieden, to approve the request and forward to City Council for approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Beiderwieden, Boyd, Lueck, Taylor, Walsh
EXCUSED:	Jim Kalny, Elizabeth Runge

6. Future agenda items.
None.

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 8:20 PM.

Respectfully submitted,
Carey Danen