



Plan Commission

Regular Meeting

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

Final Minutes

Monday, August 24, 2020

7:00 PM

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	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the July 27, 2020 Plan Commission Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at the 3300 BLK Eiler RD in the Town of Rockland (Parcels R-224, R-229).*

City Planner Peter Schleinz reviewed the 4 lot CSM in the town of Rockland. The proposal is to divide the parcel into four equal lots approximately 20 acres in size. Staff recommended approval, subject to conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously. Common Council will review this item on September 1, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 5041 Sportsman DR in the Town of Ledgeview (Part of Parcel D-417).*

City Planner Peter Schleinz reviewed the 2 lot CSM in the Town of Ledgeview. Staff recommended approval, subject to conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously. Common Council will review this item on September 1, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 Scheuring RD (Parcel WD-D0048-1).

City Planner Peter Schleinz reviewed the site plan for 1155 Scheuring Road for an outdoor storage area. He noted that this item was reviewed by the Plan Commission in June, and was tabled. The petitioner has come to the conclusion that the gravel areas will be paved. In addition, a number of trees have been added to both the north side of the property as well as the west side by the fence. Staff recommended approval, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Grant Schilling, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding a site plan request for a new training center for dogs at 760 Millennium CT (Parcel ED-2313-1).

City Planner Peter Schleinz reviewed the site plan for a training center for dogs at 760 Millennium Court. The City-owned land is in the process of being purchased by the petitioner. He reported that the facade materials on the front facade are approvable brick and glass, but the use of metal panels on the side and rear of the building requires Plan Commission approval. Staff recommended approval of the site plan, subject to the conditions in the report. Derek Beiderwieden stated that he will abstain from voting since a family member works here. Mayor Boyd moved, seconded by Ald. Raasch, to approve the site plan, including the use of metal on three sides of the building. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [6 TO 0]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Schilling
ABSTAIN:	Derek Beiderwieden

7. Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industrial District with a Planned Development District overlay) to revised I-3 PDD at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*

City Planner Peter Schleinz reviewed the rezoning request at 1500 Fort Howard Avenue. He noted that the pre-consultation occurred last month. Brown County is in the process of reaching out to neighbors for a neighborhood open house regarding the project. Staff recommended approval of the rezoning, subject to the conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Kevin Chevalier from McMahon Associates was present to answer any questions. He addressed the issue about moving the dump station further east. He stated that the master plan includes adding some additional campsites to the east, so Brown County wants to keep the station where it is. Mark Higgins asked why the hard

surface area is being changed to a gravel base. Kevin replied that a gravel surface would meet their immediate needs, but the goal is to pave the area once the master plan is approved. Mark asked if that can be put in writing in the master plan and Kevin said he will discuss it with Brown County. Mayor Boyd moved, seconded by Brenda Busch, to close the meeting. Upon vote, motion carried unanimously. Mark Higgins moved, seconded by Ald. Carpenter, to approve the rezoning, with the condition that the pavement of the areas be written into the master plan. Upon vote, motion carried unanimously. City Planner Peter Schleinz noted that the rezoning could be reviewed by the Common Council as early as September 28, 2020, depending on how soon the neighborhood open house takes place.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:33 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker