



Plan Commission

Regular Meeting

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

Final Minutes

Monday, July 25, 2022

7:00 PM

Council Chambers and Virtual

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	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the June 27, 2022 Plan Commission meeting.

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

3. Public comments upon 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.

RESULT:	DISCUSSED
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4. Consideration and possible action on an extraterritorial 4 lot certified survey map at 4609 Cottonwood LN in the Town of Ledgeview (Parcel D-2027). *

City Planner Peter Schlein reviewed the extraterritorial CSM at 4608 Cottonwood Lane in the Town of Ledgeview. He explained that this CSM was previously reviewed by the Plan Commission in 2019 but the approval expired. Therefore, another review is required. Mark Higgins moved, seconded by Grant Schilling, to approve the CSM and forward it to the Common Council. Upon vote, motion carried unanimously. Common Council is expected to review the CSM on August 2, 2022.

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

5. Consideration and possible action to change the following four street names within the recorded Mystic Creek subdivision plat: N Stellita CI changing to N Midnight Star CI; S Stellita CI changing to S Midnight Star CI; Beasle CT changing to Black Shadow CT; and Meyer WY changing to Diamond Breeze WY. *

City Planner Peter Schleinz reviewed the street name change request for four street names in the Mystic Creek subdivision. Four or five agencies reviewed the street name changes and one agency, the De Pere Engineering Department, listed five reasons for its objections. Staff does not make a recommendation on street name changes. Ald. Raasch asked the reason for the change. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Steve Bieda, with Mau & Associates addressed the commission. He explained that the street name changes came about later in the process as new investors became part of the project. Mayor Boyd moved, seconded by Ald. Raasch, to close the meeting. Upon vote, motion carried unanimously. Ald. Carpenter stated that he is not in favor of the name changes so late in the process. Mark Higgins and Ald. Raasch both agreed with Ald. Carpenter. Ald. Raasch asked if this is unique to have a name change request. Development Services Director Daniel Lindstrom stated that it is not unique for a street name change to be requested. Ald. Raasch made a motion, seconded by Mark Higgins, to deny the street name change request. Upon vote, motion carried unanimously.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

6. Consideration and possible action on a precise implementation plan for a proposed drive-in or convenience food establishment at 1360 Scheuring RD (Parcel WD-D0021-4). *

City Planner Peter Schleinz reviewed the precise implementation plan for a proposed Starbucks restaurant at 1360 Scheuring Road. Additional landscaping has been added on the north and sound ends of the site. Staff recommended approval of the PIP with no conditions of approval remaining. Planning & Engineering staff were all satisfied with the results of the traffic impact study. Mayor Boyd moved, seconded by Ald. Raasch, to approve the PIP and forward it to the Common Council for final approval. Upon vote, motion carried unanimously.

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

7. Consideration and Possible Action on Request of Alderperson Hansen to Amend Chapter 46, De Pere Municipal Code, Requiring Planting of Street Trees in new Residential Subdivisions.*

Ald. Hansen presented his memo to request an amendment to Chapter 46, De Pere Municipal Code, requiring planting of street trees in new residential subdivisions. Ald. Hansen noted that five different area municipalities currently require street trees. He highlighted the benefits of street trees and discussed the financial impact of street tree costs. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Renee Gash, a De Pere resident and member of the De Pere Sustainability Commission spoke on the benefits of street trees. Mayor Boyd moved, seconded by Ald. Raasch to close the meeting. Upon vote, motion carried unanimously. Ald. Carpenter stated that planting more trees will cause more work and more cost to the City. Grant Schilling noted that it would add cost, but argued that it would improve the aesthetic of the City, which is important. Mayor Boyd stated that if you incentivize

people, they will purchase trees, which is better than requiring street trees. He added that City staff provides residents the opportunity to purchase trees twice a year. Ald. Raasch stated that he is pro-trees and that it is the homeowner's choice to plant trees, not the City's job to mandate them. He is not in agreement of requiring street trees. Mayor Boyd stated that he would be interested in hearing from a developer to get their opinion on street trees. Development Services Director Daniel Lindstrom stated that staff could prepare a survey regarding street trees, but cautioned that it would open up many more questions in our development process. Marty Kosobucki, the Parks & Recreation Director, spoke about his experience with street trees. He worked for the Town of Bellevue when they implemented their street tree program twenty years ago. He spoke about both the pros and cons of street trees. Ald. Carpenter moved, seconded by Mark Higgins, to refer the item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
	Next: 8/22/2022 7:00 PM
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

8. Consideration and possible action regarding a new 2-foot wide easement and occupancy permit in the alley between the 400 BLK of Main AV and Reid ST.*

Development Services Director Daniel Lindstrom reviewed the request for a new 2-foot wide easement in the alley between the 400 block of Main Avenue and Reid Street. There are several private light poles and light pole bases in the area of the alley that is to be reconstructed. Staff recommended approval of the new easement and occupancy permit request and forwarding it to the Common Council for final approval. Ald. Raasch moved, seconded by Mayor Boyd, to approve the easement. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 8:16 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker