



Plan Commission

Regular Meeting

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

Final Minutes

Monday, July 23, 2018

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Alderperson James Boyd

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

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

2. Approval of the minutes of the June 25, 2018 Plan Commission meeting.

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

3. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road in the Town of Rockland (part of Parcel R-306). Submitted by Aaron D. Ballast, PLS, authorized representative for Janssen Living Trust, property owner.*

City Planner Peter Schlein reviewed the CSM. He noted that the proposed lot size, street frontage, and setbacks meet acceptable City requirements. Staff recommended approval subject to the conditions outlined in the staff report. Peter added that this item would be reviewed at the August 7, 2018 Common Council meeting. Derek Beiderwieden moved, seconded by James Boyd, to approve the CSM. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Proposed Extraterritorial 35 Lot and 3 Outlot preliminary plat of Hidden Ackers at 2200 BLK French Road in Town of Lawrence (Parcels L-444 & L-446). Submitted by Randall J. Oettinger, PLS, authorized representative for NAZCR TRAC LLC, property owner.*

City Planner Peter Schlein reviewed the 35 lot preliminary subdivision plat, Hidden Ackers, in the Town of Lawrence. Staff recommended approval of the plat and forwarding it the Common Council for approval, subject to the conditions in the staff report. James Boyd moved, seconded by Larry Lueck, to approve the preliminary plat. Upon vote, motion carried unanimously.

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

5. Recommendation regarding a Site Plan for a renovated north and east façade of an existing building that is being converted from a bowling alley to up to six tenant spaces at 1109 Honey Court (Parcel ED-1471-1-2). Submitted by Bill Schmooch, Innovative Companies INC, authorized Representative for Park Place Holdings Broadway LLC, property owner.

City Planner Peter Schleinz reviewed the site plan for the renovated Manhattan Lanes building. Only the exterior facade requires Plan Commission approval. In this particular case, the applicant is proposing to use EIFS, which is not an approved Plan Commission material. Peter reported that the EIFS would start at the height of the windows and extend to the height of the building. James Boyd asked if this is the first building in the City to use EIFS. Peter replied that this is not the first building to use EIFS. Another example of a building with EIFS is the Starbucks building on Main Avenue. He added that since EIFS is not a an approved material, it typically is reviewed on a case-by-case basis. Staff recommended approval of the site plan because the proposed facade is an overall improvement to the aesthetics of the metal building, subject to meeting the conditions in the staff report. Larry Lueck moved, seconded by Derek Beiderwieden, to approve the site plan. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned Development District overlay) to R-3 PDD (Multiple Family Residence District with a Planned Development District overlay) at 428 N. Superior Street (Parcel ED-477). Submitted by Lindsey Bovinet, Milwaukee View LLC, authorized representative for CR Real Estate LLC, property owner.*

City Planner Peter Schleinz reviewed the rezoning request. He reported that the Irwin School was built in 1924 and was rezoned B-2 and converted to business office use in 1988. The property has sat vacant for over ten years and the petitioner, Milwaukee View, proposes to rezone the property from a business zoning category to a residential zoning category in order for the land use to better fit the neighborhood. The developer would like to convert the school to eight condominium units and also add several townhomes on the east side of the parcel. The development will be for a "for sale" development, not rentals, and will house approximately 42 total residents. Peter reported that the primary elements of the Planned Development District are:

1. To allow multi-family zoning
2. To change the building setbacks on William Street and Franklin Street.
3. Change in building materials for the townhomes to be approved as stone, brick, siding, and roofing in variations of brown, tan, and grey earth tones.

Staff recommended approval of the rezoning subject to three conditions outlined in the staff report. James Boyd asked if the developer will need to get purchasers lined up before the project can proceed. Development Services Director Kim Flom replied that this development is different in that it is a City-funded project and TID #14 will be created to help fund the project. Therefore, the developer will not need to line up buyers in advance. James then asked if the adjacent neighbors have been notified of the rezoning. City Planner Peter Schleinzi explained that all property owners within 300 feet have been notified and signage was also placed at the site. Grant Schilling inquired about the precise implementation plan. Peter replied that the next step, after any zoning approval by Council, is for the developer to submit the PIP, which is very similar to how a site plan is reviewed. The only difference is that the precise implementation plan is reviewed by both Plan Commission and Common Council. James Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Anuj Rastogi from Milwaukee View and Mike Cashman from De Leers addressed the commission. James Boyd asked when the project will start. Mr. Rastogi replied that the plan is to start with the renovation of the school first, then begin on the townhomes, two buildings at a time. There were no other questions from the Plan Commission. James invited the audience members to speak if they so desired. Dan Vandenberg asked who the target audience is for the development. The developer replied that the target audience is first-time home buyers and also homeowners looking to downsize. He also clarified that this development is based on 20 total units, approximately 42 people, not 42 families. Mr. Vandenberg stated that he is happy that the plan preserves the Irwin School and feels the target audience fits in well with the neighborhood. Shawn Carter asked about the layout and how many units there would be per townhome. City Planner Peter Schleinzi replied that there will be four townhomes and each townhome building will have three units. He added that driveway and garage access is internal and will be located in a triangle drive area on the site. Ray & Mary Wiercinski addressed the commission, noting that they are not in favor of this project. They live in a nice quiet neighborhood now and feel this new development will change that. They also think that the townhome design will not fit in with the historic neighborhood. They like the idea of the school being renovated but would rather see a small park or other green space instead of the townhomes. Mr. Rastogi replied, stating that they are striving to design the townhomes so they fit in and compliment the surrounding neighborhood, but don't divert completely from the style. Components such as the pitched roofs and the use of siding on the townhomes has been incorporated so they fit in with the existing neighborhood. Also, approximately 40% green space around the school will be maintained, which will be public access space for the condominiums and the townhomes. He added that this project is a passion project to preserve the Irwin School and it has taken much planning to come up with a plan that makes sense economically and still compliments the neighborhood. Development Services Director Kim Flom added that if this project doesn't work, it is likely that the building will continue to sit vacant and ultimately be torn down and redeveloped into something else. If approved by Plan Commission, a public hearing is expected to be held at the August 21, 2018 Common Council meeting. Keith Vanden Avond spoke in favor of the development, saying that he doesn't want the school to be torn down, which is the likely alternative if this project doesn't go through. Jennifer Johnson added that she believes saving the school is important, with the understanding that the townhomes in a sense finance the renovation of the school. James Boyd moved, seconded by Larry Lueck, to go back to regular order. Upon vote, motion carried unanimously. James Boyd moved, seconded by Larry Lueck, to approve the rezoning request. Upon vote, motion carried unanimously.

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

7. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – July 2018.

City Planner Peter Schleinz provided an update of the City of De Pere Zoning Ordinance Rewrite. He reported that the project should be completed by the end of 2019. In August, the consultant, Duncan Associates, will present their "Concepts and Directions Report" to the Plan Commission. The intent of the report is to identify proposed significant changes for the new code, the proposed ordinance structure, as well as proposed and revised zoning districts, uses, and signs. James Boyd moved, seconded by Derek Beiderwieden, to receive and place the status report on file. Upon vote, motion carried unanimously.

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

Adjournment

James Boyd moved, seconded by Larry Lueck, to adjourn the meeting at 7:41 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker