Plan Commission

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

Regular Meeting

Final Minutes

Monday, June 26, 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	Present	
Jim Kalny	Commissioner	Present	
Amy Kundinger	Commissioner	Present	
Steve Taylor	Commissioner	Present	

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

2. Approval of the minutes of the May 22, 2017 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

3. A Public Hearing on the proposed project plan to Tax Increment Financing District #13 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Mayor Walsh announced that the notice of public hearing was published in the Green Bay Press Gazette on June 12 and June 19, 2017. He declared the public hearing open at 7:09 PM. He called three times for anyone to speak. No one wished to speak and the hearing was called to a close at 7:10 PM.

B. Review of Project Plan for Tax Increment District #13. *

Economic Development & Planning Director Kim Flom reviewed the project plan for TID #13. She reported that the City is proposing the creation of a mixed-use TID district on the west side of De Pere to fund the creation of the roundabout at Main Street & Lawrence Drive. Overall, the TID is proposed to include 170 acres, with several uses including residential, commercial, office, highway, and light industrial. The City anticipates about $9 million of new development over the twenty year life of the TID. Kim highlighted two projects that are already underway within the TID: the Rennes Health additions, and the property recently purchased by developer Garrit Bader, which is proposed to be a grocery store. Kim reported that the TID money will primarily be used to fund the roundabout with the possibility of additional increment to fund additional projects, including a regional detention facility, and some other road infrastructure projects. Right now, the goal of the TID is to fund the roundabout, make better use of the traffic flow in that area, and increase the accessibility to some of the parcels that can not develop with their current access. Kim reported that the Joint Review Board held their intial meeting on June 19, 2017. The consultant, Baird was also in attendance to answer any questions regarding the TID project plan. There were no questions from the Commission.

C. Resolution PC17-01, Recommending Adoption of the Project Plan for the creation of Tax Increment Financing District #13.

Economic Development & Planning Director Kim Flom noted that the resolution is scheduled to go before the Council on Wednesday, July 18, 2017, with final approval at the Joint Review Board meeting on July 24, 2017. Mayor Walsh moved, seconded by James Boyd, to approve the resolution. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

4. Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by GRAEF.

City Planner Peter Schleinz reviewed the site plan for a building addition for Green Bay Packaging on the southwest side of the site. The site plan proposes a building addition, along with extra pavement for trucks and a reconfiguration of the driveway. He reported that the building addition which was approved in March 2017 included the addition of 35 parking stalls; therefore, no new parking is required for this second addition. The building material is an aggregate finished concrete paneling, which matches the existing building. Staff recommended approval subject to staff comments. Derek Beiderwieden moved, seconded by Steve Taylor, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

5. Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Services at 1234 Enterprise Drive in De Pere (Parcel ED-2072). Submitted by Mau & Associates LLP.

City Planner Peter Schleinz reviewed the site plan for a building and parking lot addition for Krause Financial Services. Peter noted that this is the third addition to this particular site. The addition is approximately 1900 square feet and will include the addition of twenty parking stalls. The building materials proposed are cut stone and cement board and will match the existing building. Staff recommended approval subject to staff comments. Mayor Walsh moved, seconded by Jim Kalny, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

6. Recommendation regarding a rezoning request from B-2 (General Business District, with PDD) to R-3 (General Residence District) at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.*

   City Planner Peter Schleinz reviewed the rezoning request to rezone the site from B-2 to R-3. The developers are interested in a condominium design for this property. Staff recommended approval of the rezoning without the PDD overlay. James Boyd asked if there is a plan to go west of the Fox River Trail. Peter replied that the plan is to rezone both sides of the trail primarily because it is all one parcel. James then asked if there are any issues with the county as related to the trail. Peter replied that it is not an issue since they are not planning on putting buildings on the other side of the trail. James then asked if the surrounding businesses are ok with this rezoning. Peter stated that all property owners within 300 feet were notified of the rezoning request and he did not receive feedback from anyone. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting to public comments. Steve Bieda, of Mau & Associates, addressed the Commission. He provided an overview of the proposed development for the site. The development is planned is for eight two-unit high end condominiums due to the high demand in the area for river front property. The multi-family zoning makes sense for this project. There were no questions from the Commission. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Steve Taylor, to approve the rezoning. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

7. Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Final Plat of Grande Ridge Estates at 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

   City Planner Peter Schleinz reviewed the extraterritorial subdivision plat of Grande Ridge Estates in the Town of Ledgeview. Staff recommended approval subject to conditions. He stated that if approved by Plan Commission, this plat will go before the City Council on July 5, 2017 for final approval. Mayor Walsh moved, seconded by James Boyd, to approve the plat. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Kundinger, Taylor

8. Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N. Wisconsin Street and an alley to the east in De Pere (Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881). Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the right-of-way vacation for N. Wisconsin Street. He mentioned that both this agenda item, as well as the next item are related to the project for New Leaf Market. He explained that the street vacation is needed for the building on Wisconsin Street for New Leaf Market. Also, the alley in this area dead ends and is not needed, thus the request for the vacation. The vacated portions will be divided up among the surrounding four parcels. If approved by Plan Commission, this request will go before Council on July 5, 2017. Staff recommended the four pieces of right-of-way be vacated with no conditions. James Boyd moved, seconded by Derek Beiderwieden, to approve the right-of-way vacation. Upon vote, motion carried unanimously, with Jim Kalny abstaining.

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
ABSTAIN:	Jim Kalny

9. Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street in De Pere (Parcel ED-881). Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the CSM application. Peter noted that Lot 1 is being created in anticipation of the development for New Leaf Market while Lot 2 is being established to become a drive lane to connect the alley and Wisconsin Street to allow for parking to the north of Lot 2. Staff recommended approval subject to conditions. Peter added that this item will likely go before the Council on August 15, 2017. Mayor Walsh moved, seconded by Amy Kundinger, to approve the CSM. Upon vote, motion carried unanimously, with Jim Kalny abstaining.

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kundinger, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
ABSTAIN:	Jim Kalny

Adjournment

Mayor Walsh moved, seconded by Steve Taylor, to adjourn the meeting at 7:39 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker