Plan Commission

Regular Meeting

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

Final Minutes

Monday, June 25, 2018 **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	Excused	
Amy Kundinger	Commissioner	Present	
Steve Taylor	Commissioner	Excused	
Grant Schilling	Commissioner	Excused	

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

2. Approval of the minutes of the May 29, 2018 Plan Commission meeting.

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

3. Annual Election of Vice Chair.

Mayor Walsh moved, seconded by Larry Lueck, to nominate James Boyd as Vice Chair. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Proposed Extraterritorial Three Lot Certified Survey Map at 5685 Blake Road in the Town of Rockland (Parcels R-372 & R-373). Submitted by Aaron P. Schroeder, PLS, authorized representative for David R. Boers, Linda S. Boers, & Linda Schink-Boers, property owners.*

City Planner Peter Schleinz reviewed the CSM. He reported that the land division does not meet the Town of Rockland minimum lot size requirement of 25 acres for Lots 1-3. He added that this concern will be reconciled when the Town rezones the property to ER-10. Staff recommended approval of the CSM subject to conditions outlined in the staff report. Peter noted that this item will be reviewed by the Common Council on July 17, 2018. Mayor Walsh moved, seconded by Amy Kundinger, to approve the CSM. Upon vote, motion carried unanimously.

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

5. Recommendation regarding the proposed 61 Lot and one Outlot Final Plat of "Pine Trail Crossing" at 2600-2700 BLK Ryan Road (Parcels ED-R27-1 & ED-R27-2). Submitted by Steven M. Bieda, Mau & Associates LLP, authorized representative for AGG LLC.*

   City Planner Peter Schleinz reviewed the final plat for Pine Trail Crossing. He reported that the preliminary plat was approved a few months ago. Staff recommended approval subject to the conditions in the report. He noted that the majority of the conditions are resolvable conditions. Larry Lueck asked if it is odd to throw four duplexes in a primarily single family neighborhood. Peter replied that it actually is quite common allowing more design alternatives on corner lots. He added that the Common Council is expected to review the plat on July 3, 2018. Mayor Walsh moved, seconded by Larry Lueck, to approve the final plat. Upon vote, motion carried unanimously.

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

6. Land use interpretation request for a proposed new building at 2010 Venture Avenue (Parcel WD-1049-2) in the I-B-1 Industrial Park District. Submitted by Caraustar Recovered Fiber Group INC.

   City Planner Peter Schleinz reviewed the land use interpretation request to allow recycling as a permitted use in the I-B-1 District. The site plan for this building was originally reviewed and approved by Plan Commission in March 2018. Peter noted that the specific use fell into the category of recycling, which is not an allowed use in the I-B-1 district. He added that the majority of work will be done inside the building, providing a complimentary support to the existing facility. Staff recommended approval to allow a recycling facility as a permitted use. James Boyd moved, seconded by Mayor Walsh, to approve the request. Upon vote, motion carried unanimously.

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

7. Pre-application Conference for Proposed Planned Development District at 428 Superior (Irwin School).

   Development Services Director Kim Flom reviewed the proposed development for Irwin School, which is a historic building that has been vacant for several years. She explained that the developer hasn't formally submitted an application yet. The proposal is to renovate the school into 8-10 condominiums and utilize the balance of the property in order to construct 10-12 new townhomes. The developer, Milwaukee View, is also the company who is in charge of the Whitney School project currently being developed in

Green Bay. Kim explained that the Council rezoned the site for office use in 1988, but has been vacant for at least ten years. Because it has been vacant for so long, the City is able to create a blight TID District in order to offer financial assistance. It is anticipated that the TID Creation, Developer's Agreement, and Zoning Review process will run concurrent through the summer and early fall of 2018. The first step in the process is a PDD rezoning. Mayor Walsh noted that this is a very exciting project and is happy that a historic landmark like the Irwin School can be restored. Mayor Walsh moved, seconded by Amy Kundinger, to approve the concept of rezoning 428 N Superior St to an R-3 Planned Development District in order to accommodate a multi-family and townhome project that preserves and restores the Irwin School. Upon vote, motion carried unanimously.

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

8. Review of De Pere Cultural District Master Plan.

Development Services Director Kim Flom reviewed the process that has occurred to date with the steering committee, the stakeholder group, and the consultant with respect to the proposed Cultural District Master Plan. She reviewed the three day charette which occurred in May, the two open houses, and the project objectives of the plan. The plan is being proposed to establish an updated vision for the future growth of downtown De Pere, with the Mulva Cultural Center as the centerpiece. She explained the different options reviewed by the committee which included a Core Zone which includes the Mulva Center as well as a Secondary Zone which includes a riverwalk district. Kim added that the plan will likely be completed in several phases. She explained that the next step in the process will be forwarding the Plan Commission recommendation to the Council at their July 17th meeting as an addendum to the Downtown Master Plan. Staff recommended approval of the Cultural District Master Plan and forwarding it to the Council. Mayor Walsh moved, seconded by Larry Lueck, to open the meeting. Upon vote, motion carried unanimously. Terry Gerbers and Bryan Kaster, both with the George Street Station development, came forward with their concerns with height limits within the Downtown. They were also concerned with the consultant's cash flow estimates for the Front Street development versus their own estimates. Mayor Walsh moved, seconded by James Boyd, to go back to regular order. Mayor Walsh moved, seconded by James Boyd, to approve the plan as an addendum to the 2010 Master Plan and forward it to the Common Council. Upon vote, motion carried unanimously.

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

Adjournment

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

Respectfully submitted,
Kelly Barker