Plan Commission

335 South Broadway

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

Regular Meeting

Final Minutes

Monday, June 22, 2015 **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
Derek Beiderwieden	Commissioner	Excused	
James Boyd	Alderperson	Present	
Jim Kalny	Commissioner	Excused	
Larry Lueck	Alderperson	Present	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: city Planners Ken Pabich and Sarah Wallace, and members of the public.

2. Approval of the minutes of the May 26, 2015 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

3. Review the Site Plan application for an addition for the Belmark Expansion project, Parcels ED-F0094 and ED-F0094-3 (Heritage Rd.) Applicant: The Boldt Company.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

4. Review the Conditional Use Application for student housing at 620 Fourth Street. Applicant: St. Norbert College.*

   Sarah Wallace reviewed the application and noted that the majority of the surrounding property is owned by the college.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

5. Review the Conditional Use Application for student housing at 325 Marsh Street. Applicant: St. Norbert College.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

6. Review the Rezoning Application to rezone WD-52, WD-59 and part of WD-60 from General Industrial (I-3) to Residential District with a Planned Development District Overlay (R-3 PDD). Applicant: Commonwealth Development.*

Sarah Wallace described the developer's request to modify the previous rezoning request and general development plan in order to include a clinic on the site. The number of housing units will not change; parking will be modified and garages will be expanded.
Mayor Walsh motioned, seconded by James Boyd, to open the meeting for public comments. Upon vote, motion carried unanimously.
Kevin McDonell, vice president of development for Commonwealth, explained that they were approached by NEWCAP Inc, who has five similar clinics throughout the state. The clinic would be located in the front of the mid-rise building; they are also proposing to include offices for business development and skills training. Mr. McDonell stated that it is a great opportunity to provide service to tenants and the area, and will help set their WHEDA application apart.
Mayor Walsh motioned, seconded by Larry Lueck, to return to regular order. Upon vote, motion carried unanimously.
Mayor Walsh motioned, seconded by Steve Taylor, to approve the rezoning request and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

7. Review Vacation Application to vacate a portion of the right of way for Fort Howard Avenue. Applicant: Commonwealth.*

Sarah Wallace explained that the vacation request refers to the area bordering Fort Howard Av. The applicant is requesting this as additional green space for the development, but it is not required as a condition for approval of the site plan.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Michael J. Walsh, Mayor
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

8. Review and presentation by WisDOT on the design for HWY 57 (North Broadway).*

Andrew Fulcer and John Rethke from the Wisconsin DOT reviewed the design proposal and project timeline. They reported that the DOT conducted a speed study in June of 2014, and they are recommending that the speed limit remain 35 MPH. The DOT is open to studying the speed limit again when the project is completed.

Resident Susan Gallagher-Lepak expressed concern about the 35 MPH speed limit and pedestrian safety in the crosswalk
Fulcer explained that based on their calculations, the DOT recommends not artificially lowering the speed limit, which causes more variability in traffic and creates problems with crossing, turning out, etc. They prefer to use visual design factors to create a tunnel effect and natural speed control. Pedestrian refuges are a benefit because they only have to cross two lanes at a time and look one way. Flashing beacons, a pedestrian-activated signal, etc are a possibility but would be a city expense.
Resident Gary Neville also feels the speed limit is an issue. He inquired if portions of the Abbey Pond would have to be filled in as part of the project. The DOT tries to avoid filling in wetlands, but it will be a minor amount for this project.
Resident Frank Manders suggested using a camera at the cross walk to control speed.
Allouez resident Anne Waystedt inquired what recourse there is for private residents who stand to lose property with the redesign; the DOT provided her with contact information.
Resident Susan Moore inquired about the parameters of the project and if it would impact the retaining wall in front of her home. Ken Pabich stated that her property is outside of project limits.
Mayor Walsh motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.
Mayor Walsh motioned, seconded by James Boyd, to recommend approval of the redesign with reservations on the recommended speed limit. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

9. Review the proposed design changes to the intersection of Grant Street at Apollo and Suburban.*

Ken Pabich explained that city staff has analyzed the intersection to address safety concerns. The county is willing to review proposals and provide concurrence, but the project would be at city expense. The costs to realign the intersection or install a roundabout would be significant, so staff is assessing what can be done to improve the safety of the existing intersection. The Public Works department put out cones to simulate bumpouts and observed their effect on traffic flow. They reported some additional queuing but no significant backups. In essence the bumpouts would push out the curb in order to slow down traffic and narrow the distance for pedestrians to cross. Discussion followed regarding a similar project near Dickinson School.
Mayor Walsh motioned, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously.
Resident Larry Dehn spoke against the redesign. He pointed out that the city widened Suburban Drive a few years ago but this project would reverse that. He suggested moving the crosswalk further east on the other side of Apollo Way as an alternative, as well as additional signage and police presence.

Resident Frank Manders spoke against the plan, stating that there are already traffic backups with the current design.

Resident George Slack described difficulties with traffic and utilizing his driveway. He also spoke in favor of moving the crosswalk to the other side of Apollo Way.

Resident Jerry Sauer expressed concern about traffic speeds and the amount of cars using the intersection.

Resident John Delaney inquired if traffic counts have been conducted recently, and expressed concern about bottlenecks. He also questioned the width of the lanes with bumpouts, and suggested lights at the crosswalk.

Resident Susan Moore suggested crosswalk lights as well as public service announcements to reinforce the state law requiring drivers to stop at crosswalks.

Sarah Wallace received a suggestion from resident Eric Peterson to end Apollo Way in a cul de sac.

Mayor Walsh motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.

Ken Pabich addressed the public comments. While there is still room for a vehicle to bypass a car waiting to turn left onto Suburban, traffic would back up if there are several cars stacked. However, when staff modeled it, it worked and the queues cleared. Staff analyzed moving the crosswalk to the east of Apollo Way and concluded it would not work as well. Closing off Apollo was suggested early in the project, but that option would significantly hamper traffic.

They have evaluated different types of lights (flashing, pedestrian-activated, red/green); however they are difficult to implement at an offset intersection and cost is a factor.

Mayor Walsh motioned, seconded by Larry Lueck, to open the meeting for public comments. Upon vote, motion carried unanimously.

Frank Manders spoke in favor of the second design option.

Mayor Walsh motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.

Discussion followed regarding the ability for Grant Street residents to exit their driveways; concerns about funneling two lanes of traffic down to one; and the possibility of extending the school speed limit reduction zone.

Mayor Walsh motioned, seconded by Larry Lueck, to open the meeting for public comments. Upon vote, motion carried unanimously.

Frank Manders spoke again in favor of the second design option.

George Slack expressed concern about the ability of disabled people to use the bumpouts, and was assured that the curb entries will be standard.

Mayor Walsh motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.

James Boyd motioned, seconded by Mayor Walsh, to approve the design option recommended by staff and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Michael J. Walsh, Mayor
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
ABSENT:	Jim Kalny, Elizabeth Runge
EXCUSED:	Derek Beiderwieden

10. Review the project proposal from DLZ for a roundabout study for Main Av and Lawrence Dr.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

11. Review the zoning text amendment regarding telecommunication mobile service facilities (Chapter 14.37(1)).*

    Sarah Wallace explained that the purpose of the amendment is to regulate cell tower facilities to the full extent allowed by state statute. Larry Lueck noted that he must abstain from voting on this item. Due to the lack of a quorum, this item will go forward to Council without a recommendation from the Plan Commission.

RESULT:	**NO ACTION [UNANIMOUS]**
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

12. Review the CSM Application for a CSM with two outlots and a road dedication for the re-configuration of Washington Street. Surveyor: Robert E Lee.*

    Sarah Wallace reported that this CSM will allow the reconfiguration of Washington St to proceed.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Larry Lueck, Alderperson
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

13. Review of Orion's Run Second Addition Final Plat, located south of the City limits off Lawrence Drive in the Town of Lawrence. Surveyor: Mach IV Engineering and Surveying LLC.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Larry Lueck, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Elizabeth Runge

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 8:55 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen