



Historic Preservation Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Final Minutes

Monday, June 15, 2015

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Commissioner Mike Fleck

Attendee Name	Title	Status	Arrived
Scott Crevier	Aldersperson	Present	
Mike Fleck	Commissioner	Present	
Gene Hackbarth	Commissioner	Present	
Brian Netzel	Commissioner	Excused	
Sue Sands	Commissioner	Present	
Kate Sabel	Commissioner	Present	
Adam Turriff	Commissioner	Present	

Also present: city Planning Director Ken Pabich, and members of the public.

2. Approval of the minutes of the May 18, 2015 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Aldersperson
SECONDER:	Sue Sands, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Sands, Sabel, Turriff
EXCUSED:	Brian Netzel

3. Update on the Front St mural project. *

The "Do Something Special" Club at De Pere High School has volunteered to repaint and seal the mural on Front St. They would also like to add to the two panels on the north end, to commemorate the past 25 years of City history. Two local residents have donated funds for the project. This proposal will go to Council tomorrow night, and if approved they hope to do the work over July 6th - 8th.

4. 426 N. Superior St Project (former Irwin School).

Ken Pabich reported that city has received a request to rezone this property to R-2 with a PDD overlay. The developer is proposing 10 single family homes on the site. The Plan Commission has forwarded this item to City Council for a public hearing tomorrow night. Commission members expressed concern about razing the school building before the project is ready to proceed.

Mike Fleck motioned, seconded by Gene Hackbarth, to open the meeting for public comments. Upon vote, motion carried unanimously.

Resident Anne Mattern inquired about City Ordinance Chapter 38, which refers to a certificate of appropriateness that would have to be granted by the HPC for demolition. She also urged the Commission to request an independent assessment of the Irwin school building, and expressed concern that homes could be left unsold and lower the value of the neighborhood. Ms. Mattern also inquired about a six month demolition delay referenced in the Neighborhood Preservation Plan.

Resident Amy Ritter expressed concern about lot size and crowding on the site.

Resident Karen Sternkopf also expressed concern about the number of homes being proposed, and stated her opposition to any multifamily use on the site.

Scott Crevier motioned, seconded by Gene Hackbarth, to return to regular order.

Upon vote, motion carried unanimously.

Ken encouraged residents to express their concerns at the Council hearing tomorrow night, and then addressed questions. He stated that the Certificate of Appropriateness would only apply to a local historic district; this site is considered part of a state and national district. The only two locally designated sites in the city are White Pillars and the Polo Resto. A petition would need to be submitted by residents in order to start the process of creating a local district. Ken stated that at the time the Neighborhood Preservation Plan was created, there was not support from residents to pursue this.

An independent assessment of the current structure can be requested at Council; it is not something normally required by the City. The developer has provided information in the Council agenda packet which people can view and dispute if they choose.

Letters of intent to purchase would be discussed in next phase of project development, and would be addressed at both Plan Commission and Council.

The City has seen success with infill projects of this type and at this price point. Ken noted that the City Assessor will be at the Council meeting tomorrow.

The six month demolition delay referenced in the Neighborhood Preservation Plan was advisory in nature. The Plan document provides general guidelines that can be adopted when and if a local district is created. The city currently has an ordinance that dictates a 10 day waiting period before a razing permit can be issued. The developer is willing to work with the Commission to give them ample time to catalog the building.

Density concerns can be addressed by the PDD overlay, which restricts uses of the property to single family homes. Ken pointed out that many of the existing lots in the neighborhood, although wider, include a driveway while the proposed homes would not. The Plan Commission felt that the overall design of the project was compatible with the surrounding neighborhood.

The existing building has been considered multiple times with proposals to convert to multifamily apartments or condominiums; each time cost estimates to convert have been prohibitive.

Discussion followed regarding storm water treatment for the development and potential impact on surrounding properties, as well as the potential that the homes could be rented. This would not be regulated by the PDD but could potentially by the condo association.

Gene Hackbarth motioned, seconded by Mike Fleck, to reopen the meeting for public comments. Upon vote, motion carried unanimously.

Anne Mattern inquired if neighbors can apply for local landmark status now. Ken stated that the property owner would have to petition to be recognized as an individual site. If residents petitioned for the district as a whole, the Commission would have to hold a public hearing.

Mike Fleck motioned, seconded by Scott Crevier, to return to regular order. Upon vote, motion carried unanimously.

Gene Hackbarth motioned, seconded by Mike Fleck, to recommend to the City Council that architectural design and exterior materials for the project be clearly specified using the Neighborhood Preservation Plan for guidance, and that the

developer be required to obtain a certain percentage of pre-sales before the building is razed. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Mike Fleck, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Sands, Sabel, Turriff
EXCUSED:	Brian Netzel

5. Historic plaque damage at 375 Main (former Stowe Drugs).

Mike Fleck reported that someone attempted to remove the National Register plaque at 375 Main Av. A request for the city to fund the repair would require Finance Committee and Council approval; however there is concern about setting a precedent by doing so, as well as creating liability issues. City Administrator Larry Delo suggested that the property owner should be responsible for the work, and that the Commission could provide them with contact information for the installation contractor. Discussion followed regarding similar projects in the city that were initiated with city funding but then maintained by the property owner. Adam Turriff suggested including this language in future agreements for historic plaques.

6. Update on the St. Norbert College research project.

Eric Konop, history student at St. Norbert College, provided an update on the research project. He has utilized the Mulva Library archives, and has contacted the Abbey as well. The former St. Boniface church and the Priory have proved challenging; he has found no information prior to 1980. Commission members and city staff provided Mr. Konop with additional resources and contacts. Gene complimented Eric and Professor Trollinger on their work, noting that it is a great partnership to enhance the history of the community.

7. Update on the sub-grant consultant search.

The request for proposal is being sent out next week, with a submission deadline of July 6th. Interviews will be conducted the week of the 9th or 14th. The recommendation will go to the July 20th Commission meeting, and to Finance and Council in August. Gene Hackbarth, Mike Fleck, and Kate Sabel offered to participate in interviews.

8. Review of the May 19th historic tax credit workshop.

Gene Hackbarth expressed thanks to the City, the Historic Preservation Commission, and all other participants who partnered in organizing this workshop. There were 38 attendees, who received digital copies of the presentation. Gene provided a handout to Commission members with information on the benefits of the Historic Tax Credit program.

9. 2015 budget review.

There were no questions on the Commission budget update.

10. Future agenda items.

Update on the WAHPC conference to be held in De Pere on April 22-23, 2016.

Adjournment

Gene Hackbarth motioned, seconded by Scott Crevier, to adjourn the meeting at 7:15 pm.
Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen