



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Final Minutes

Monday, May 24, 2021

7:00 PM

Council Chambers and Virtual

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the April 26, 2021 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and Possible Action Regarding a Proposed Amendment to the 2010 City of De Pere Comprehensive Plan Update to Change the Future Land Use Map (Figure 2-6) from Lands Generally Located Between the West Side of the 1800 to 2000 Blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a Mixture of 'Business Park', 'Neighborhood Residential', and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035). *

Development Services Director Daniel Lindstrom reviewed the proposed amendment to the 2010 City of De Pere Comprehensive Plan update to update the future land use map, which includes 80 acres of undeveloped lands, including a 22-acre City-leased park from "Business Park" and "Parks and Recreation" to a mixture of "Business Park, "Neighborhood Residential, and "Multi-Family Residential." The proposed amendment would allow for a future rezoning for a proposed future mixed-use commercial and residential neighborhood. Staff notified neighbors within a 300-foot radius and also extended it to the end of the block. At the time of the draft of this report, staff had heard from two neighbors in opposition to the amendment and a third party that was neither for or against the amendment. Daniel clarified that this discussion should only relate to land use, not site plan review. Grant Schilling asked for clarification on land use versus zoning. Daniel explained that land use is the overall guiding principle of whether the use is acceptable to the community while zoning and site plan is the tool used for the specific details. Ald. Raasch asked for the specific feedback that was received. One complaint

was that the business park is too close to the neighborhood and a concern with increased traffic while the second complaint was displeasure that the park may be removed. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Ryan Krumrie, the attorney representing the developer stated that he was present to answer any questions. Ald. Raasch asked about the multi-family use and Mr. Krumrie stated that the more dense commercial uses would be farther away from the existing single-family residential. The plan is to transition up from single-family to condos or smaller multi-family units, with more dense residential to the north. Mark Higgins asked if the purchase agreement was signed & finalized. Mr. Krumrie stated that the agreement is set to close mid-July. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Development Services Director Daniel Lindstrom noted that the Engineering Department performed a speed analysis on Lawrence Drive within the last six months and the findings of the study will be presented at a future Council meeting. Both Ald. Carpenter and Ald. Raasch stated that they are both in favor of this type of mixed-use development. Daniel Lindstrom added that both the Plan Commission and Council must approve the amendment in order for it to be approved. He added that the next step is a public hearing at the June 6, 2021 Council meeting. Staff will be sending out another notification to the neighbors before that meeting. Ald. Raasch moved, seconded by Ald. Carpenter, to approve the Comp Plan Amendment and accept the resolution. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Consideration and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at 2500 Oak Ridge CI in the Town of Ledgeview (Parcel D-490).*

City Planner Peter Schleinz reviewed the extraterritorial CSM in the Town of Ledgeview. Staff recommended approval of the CSM, subject to two conditions in the report. Derek Beiderwieden moved, seconded by Mayor Boyd, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Consideration and possible action on a request for a site plan to increase the height of an exhaust stack from ~78' to ~90' at 805 S Sixth ST (Parcel WD-141-1).

City Planner Peter Schleinz reviewed the site plan at 805 S Sixth St, to increase the height of an exhaust stack from 78 feet to 90 feet. Staff recommended approval of the site plan, subject to the conditions in the report. Ald. Carpenter moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Chad Moder, the President of De Pere Foundry addressed the Commission. Ald. Raasch asked what the purpose is for making the stack higher. Chad replied that it is for dispersion of the exhaust, and is being requested by the DNR. Mayor Boyd moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously.

Derek Beiderwieden moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. Consideration and possible action for a Conditional Use Permit application for a day care center in an I-B-1 Industrial District at 2077 Lawrence Drive (Parcel WD-1047).*

City Planner Peter Schleinz reviewed the conditional use permit for a day care center at 2077 Lawrence Drive. Staff recommended approval of the conditional permit request, subject to the conditions in the report. Ald. Raasch moved, seconded by Mayor Boyd, to approve the conditional use permit. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

8. Discussion Regarding Future Land Uses of Select Business Park Properties.

Development Services Director Daniel Lindstrom invited the Plan Commission members to engage in a discussion regarding future land uses of select Business Park properties. In the West/Southbridge Business Park, he noted that American Court was developed about 20 years ago and during that time, only one business has been built. He posed the question of whether staff should investigate the possibility of multi-family for this area since it is in such high demand. Discussion followed and it was decided that staff should hold off for now on the multi-family use for this particular area. In the East Business Park, he once again brought up the feasibility for a shift in focus to multi-family residential as well. Discussion followed and it was decided to hold off and reassess this area in another year.

RESULT:	DISCUSSED
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9. Discussion of Scheduling Special Plan Commission Meeting Dates Specifically Related to the Zoning Code Update.

Development Services Director Daniel Lindstrom requested discussion from the Plan Commission to schedule some working meeting sessions to discuss the zoning code update during the summer months. He noted that each meeting would last approximately 2-3 hours. Discussion followed and it was decided that Wednesdays at 6 pm would work best for everyone. These meetings will tentatively start in July.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 8:19 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker