



Plan Commission

Special Meeting

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

Final Minutes

Monday, May 16, 2016

5:30 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 5:30 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Excused	
Jim Kalny	Commissioner	Excused	
Amy Kunding		Present	
Steve Taylor	Commissioner	Present	

Also present: Planning Director Kim Flom and members of the public.

2. Approval of the minutes of the April 25, 2016 Plan Commission meeting.

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

3. Site Plan Review for The Mail Haus, located at 1745 Suburban Drive

Planning Director Kim Flom reviewed the site plan for the Mail Haus expansion, which includes an approximately 1700 square foot front vestibule, and a 7200 square foot rear addition. They are also proposing a revision to the parking in front, adding some additional spaces and moving the handicap accessible stalls. The proposed location is within a utility easement zone, but grading issues would make alternate locations more difficult. The applicant is also asking for reconsideration of the building materials requirement. Rather than adding masonry to the expansion facade, which is not visible from the street, they are proposing to do additional masonry to the east facade.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Aldersperson
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Kunding, Taylor
EXCUSED:	Derek Beiderwieden, Jim Kalny

4. Site Plan Review for the 102 North Broadway Project

Planning Director Kim Flom reported that the applicant has returned with revised elevation renderings as well as material samples. At its April meeting, the Plan Commission had requested that they incorporate more design elements inspired by surrounding historical buildings. Kim provided comparison renderings highlighting the changes. Staff feels that the applicant did a good job pulling in the requested design elements, and is recommending approval of the site plan. Mayor Walsh motioned, seconded by Steve Taylor, to open the meeting for public comment. Upon vote, motion carried unanimously.

Project developer Jason Tadych and architect Paul De Leeuw addressed the board. Mr. Tadych thanked Commission members for convening a special meeting. He feels that the commentary they provided has resulted in a better building. Mr. De Leeuw reviewed the design elements, such as roofline coping, quoins, dentils, and exposed steel lintels, that are common features in the downtown. He also reviewed in detail the material samples. Several board members thanked the applicants for their efforts and stated that they were impressed with the end result.

Mayor Walsh motioned, seconded by Steve Taylor, to return to regular order.

Mayor Walsh motioned, seconded by Steve Taylor, to approve the site plan as presented.

Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh motioned, seconded by James Boyd, to adjourn the meeting at 5:53 P.M. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker