Plan Commission

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

Regular Meeting

Final Minutes

Monday, April 28, 2014 | **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	Present	
James Boyd	Alderperson	Excused	
Jim Kalny	Commissioner	Present	
Larry Lueck	Alderperson	Present	
Elizabeth Runge	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich, City Engineer Eric Rakers, and members of the public.

2. Approval of the minutes of the February 24, 2014 Plan Commission meeting.

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

3. Review the Precise Implementation Plan for Unison Credit Union at 900 Main Ave. Applicant: Mach IV.*

Ken Pabich presented the staff review of the Precise Implementation Plan. There are two major utilities cutting through the site which make development difficult. Unison has presented a site plan that will work within the footprint and provides almost 50% green space.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to open the meeting for public comments.

John Elrick, project manager for Keller Inc., provided elevations to the Commission. He reported that they are significantly upgrading the exterior to provide a "wow" factor. Unison is requesting that the gate for the brick dumpster enclosure be approved as blue metal panel to match the accent color on the building.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order.

Upon vote, motion carried unanimously to approve the Precise Implementation Plan, including the blue metal gate enclosure, and forward to City Council.

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

4. Review the Site Plan for a mixed use development at 115 N Erie St. Applicant: Mach IV.

Ken Pabich presented the staff review of the site plan for the project, and noted that the use of siding on the west and north elevations requires Plan Commission approval. Discussion followed regarding the parking layout on the alley side of the proposed structure.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments.

Developer Mark Soderlund informed the commission that the siding used will be tan in color to match the earth tones of the brick and stone materials on the face of the building.

Jim Kalny motioned, seconded by Elizabeth Runge, to return to regular order.

Upon vote, motion carried unanimously to approve the site plan with the inclusion of siding on the west and north elevations.

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

5. Review the minor amendment to the Precise Implementation Plan for the row housing at 453 N 9th St. Applicant: Tom Berceau.
Ken Pabich presented a summary of the request to amend the Precise Implementation Plan's side yard setback from 15' to 10'. The developer has enhanced the landscaping and drainage plans to address the reduced setback.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments.

Resident Pete Blashka requested clarification on berm size and placement, as well as trash collection procedures.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order.

Ken reported that the two 6 family units will require private trash collection. The berm will be added to the north end of the parking lot and landscaping will continue to the street.

Upon vote, motion carried unanimously to approve the amendment with the stipulation that an updated landscaping plan is required.

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

6. Presentation and recommendation of corridor design for 8th Street between Oak St and Ashland Ave. Presented by WisDOT and City of De Pere.
Paul Vraney and Tom Buchholz of the Wisconsin Department of Transportation (WisDOT) reviewed the project alternatives as presented at the March 6th public involvement meeting. The DOT hopes to have an alternative selected by May of this year; they also plan to hold a second public meeting in early fall to discuss items such as

temporary easements. They anticipate completing the environmental study in fall 2014. Utility replacements are scheduled for 2016, and construction is expected to begin in 2017. Discussion followed regarding the current parking situation and driveway configuration on 8th St.

Mayor Walsh motioned, seconded by Alderperson Lueck, to open the meeting for public comments.

Resident Pete Blashka inquired whether Elm St is being reconstructed this year. City Engineer Eric Rakers replied that it is tentatively slated for 2016 or 2017.

Resident John Marrick expressed his dissatisfaction with the alternatives because of concerns about traffic backups and the loss of terrace space and/or parking.

The Engineering department conducted a parking study from April 18th -28th, and found only two instances where cars were parked on the street; both were in front of a business at the north end of the corridor. The majority of the 8th St residents have the ability to park on a side street. Eric reported that each alternative is designed to support traffic in the long term in order to address back up concerns. He noted that the DOT and the city did evaluate the "do nothing" option, and they concluded that it had the most safety issues and represented the most inefficient use of city resources.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to return to regular order.

Discussion followed about turn lanes as well as bike lane widths and delineations. Elizabeth Runge expressed concern that the wider seven foot width of the bike lane on Alternative #3 would cause a safety issue, because it creates the illusion of a passing lane.

Upon vote, motion carried unanimously to recommend Alternative #3, with the stipulation that the DOT study the width of the bike lanes in further detail.

Ken Pabich reported that this item will go to the May 20th Council meeting as a recommendation from the Plan Commission.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jim Kalny, Commissioner
SECONDER:	Elizabeth Runge, Commissioner
AYES:	Beiderwieden, Kalny, Lueck, Runge, Taylor, Walsh
EXCUSED:	James Boyd

7. Presentation on the Master Plan for the Unified School District of De Pere sports field usage. Presentation by Rettler Corporation.
Unified School District of De Pere Superintendent Ben Villaruel, Athletic Director Jeff Byzek, and Rettler Corporation designer Jeff Bahling presented an overview of the district's master plan for its sports facilities. At the west end of campus, the plan is to add a new baseball field and enhance existing practice spaces. The plan would also improve handicap facilities and accessibility, increase size of storage, and add more parking. Redbird stadium would be provided with synthetic turf, visitor bleachers etc. The south quadrant would have a new soccer stadium, bleachers, concession, football practice areas for the middle school , and improvements to the existing baseball field. Ben Villaruel reported that fundraising efforts to date have raised $3,000,000. Discussion followed regarding the new baseball field's proximity to the water tower, as well as resident concerns about onstreet parking on Merrill St and Chicago St. The school district is willing to look at additional netting to prevent foul balls from hitting the water tower.

Discussion followed about proposed parking lots vs using the existing parking lot at Dickinson Elementary.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments.

Resident Phil Younkle expressed concern about parking issues.

Resident Barb Younkle requested landscaping around the entire perimeter of the new baseball field.

Resident Judy Landwehr spoke in favor of a new parking lot, because it would relieve some of the on street parking issues.

Resident Mary Kay Bressers stated that she is very concerned about the parking situation on her street.

Resident Holly Arnold expressed concern about onstreet parking during sporting events, and also spoke in favor of landscaping around the entire complex.

Resident William Wyer requested that the school district install additional restroom facilities.

Resident Mike Eikenberry concurred that parking is an issue.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order.

Ken Pabich stated that city staff will work with the school district on parking issues as well as stormwater management as the project moves forward. He noted that field enhancements would not require Plan Commission approval, but any new construction for the project would.

Adjournment

Mayor Walsh motioned, seconded by Alderperson Lueck, to adjourn the meeting at 8:45 PM.

Respectfully submitted,
Carey Danen