Plan Commission

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

Regular Meeting

Final Minutes

Monday, April 25, 2016 | **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
Michael J. Walsh	Mayor	Present	
James Boyd	Alderperson	Excused	
Larry Lueck	Alderperson	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Amy Kundinger	Commissioner	Present	

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

2. Approval of the minutes of the March 28, 2016 Plan Commission meeting.

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

3. Review and Recommendation for Extraterritorial Preliminary Plat for KB Sunset Acres. Submitted by: McMahon Engineers/Architects

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

4. Review and Recommendation on the Site Plan Application for De Pere Café, located at 1104 Honey Court (ED-1469)

Planning Director Kim Flom reviewed the site plan proposal, noting that the landscaping and electrical plans have not yet been submitted. Staff included several recommendations to the petitioner that are not required by code, but that would enhance the project. Discussion followed.

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

De Pere Cafe owner Todd Barzek responded that he is amenable to the first two staff recommendations. He feels that the recommendation to shift the driveway entrance would not work with their proposed drive-through.

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

Mayor Walsh motioned, seconded by Derek Beiderwieden, to approve the site plan including the staff recommendations on the parking lot realignment and the connection to the Fox River Trail with bike racks. Upon vote, motion carried unanimously.

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

5. 102 N Broadway Site Plan

City Planning Director Kim Flom reported that the results of soil testing at the site required changes to the foundation system of the building, which have created the potential to accommodate additional density. The developer is proposing to add an additional floor to the building, as well as some changes to the facade and building design. The top floor will be a metal panel material, because masonry cannot be used above a certain height; the metal would need to be approved by Plan Commission. Discussion followed, with several Plan Commission members expressing concern with the differences to the plan that was approved previously.
Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments. Upon vote, motion carried unanimously.
Developer Jason Tadych and architect Paul De Leeuw addressed the board, explaining the intent behind their changes and describing the proposed metal panels in detail. Paul reviewed each of the elements and explained why the arches had to be removed when the fifth floor was added. They also answered questions from the board regarding the parameters of different structural options.
Board members inquired if some of the features from the original plan could be brought back, or incorporated into the design in other ways. Discussion followed.
Kim stated that the Commission has several options: the board could approve the revised site plan, add conditions on pre-approval of materials, and/or require that certain elements be added back in to the design.
Jim Kalny motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.
Kim reported that the revised developer's agreement is tentatively scheduled for the May 17th Council meeting. The Plan Commission could consider a special meeting if necessary.
Mayor Walsh motioned, seconded by Derek Beiderwieden, to refer this agenda item back to staff, with a request for alternate renderings to include more historical/architectural detail. Upon vote, motion carried unanimously.

RESULT:	**REFERRED BACK TO STAFF [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Lueck, Beiderwieden, Kalny, Taylor, Kundinger
EXCUSED:	James Boyd

6. Future agenda items

None.

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 7:55 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen