



Plan Commission

Regular Meeting

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

Final Minutes

Monday, March 26, 2018

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:15 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Alderpersion	Excused	
Larry Lueck	Alderpersion	Present	
Derek Beiderwieden	Commissioner	Present	
Amy Kundingner	Commissioner	Present	
Steve Taylor	Commissioner	Present	

Also present: Development Services Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the February 26, 2018 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Amy Kundingner, Commissioner
AYES:	Walsh, Lueck, Beiderwieden, Kundingner, Taylor
EXCUSED:	James Boyd

3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Heritage Heights in the Town of Ledgeview (Parcel D-447-3). Submitted by David J. Chrouser, PLS.*

City Planner Peter Schleinz reviewed the extraterritorial two lot CSM in the Town of Ledgeview. He stated that the original parcel is 3.1 acres in size, and it is proposed to be divided in half, with one lot being 1.5 acres and the other lot being 1.6 acres. It is currently an agricultural field. Staff recommended approval of the CSM subject to it meeting all other state and local regulations, including the Town of Ledgeview and Brown County Planning Commission. Derek Beiderwieden moved, seconded by Mayor Walsh, to approve the CSM. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Site Plan for a new manufacturing facility building and parking area called FoxStar Investments LLC at 2010 Venture Avenue (Parcel WD-1049-2). Submitted by Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.

City Planner Peter Schleinz reviewed the site plan for a new manufacturing warehouse facility for Fox River Fiber and CaroStar, being called FoxStar Investments. This site is located on a very large parcel in the West Business Park, approximately 17.8 acres in size. The site plan will also include a parking area, which will accommodate up to 164

semi trailers. Peter noted that train tracks loop around the back of the building. The materials proposed for the building include a 4 foot exposed concrete base, embossed vertical flat profile insulated panel on the front and sides, and steel architectural panel on the rear of the building. To help compensate for the metal material they want to use, they are proposing adding a lot of landscaping to screen the building from the road, including large trees planted on a berm. Staff recommended approval, subject to conditions and comments from staff as well as the following: a successful purchase of the land from the City of De Pere, and approval of architectural panel as an acceptable building material. Mayor Walsh noted that he was not in favor of the metal panel. He noted that when this material was first introduced, it was mainly used from the top of the door to the top of the building. Now it has gone away from that and is being used more frequently. He asked staff if the City is getting any push-back from other businesses who were required to put stone or brick on their buildings, now that the architectural panel is being used more regularly on newer buildings. Development Services Director responded that she does not know of comments being made. She added that other recent buildings: Midland Plastics, Gaming Machine Supply and the Battlehouse, have all used this type of material below the doors, which were all approved by the Plan Commission. Steve Taylor moved, seconded by Derek Beiderwieden, to approve the site plan. Upon vote, motion carried by a vote of 4-1, with Mayor Walsh voting nay.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Larry Lueck, Derek Beiderwieden, Amy Kunderling, Steve Taylor
NAYS:	Michael J. Walsh
EXCUSED:	James Boyd

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden to adjourn the meeting at 7:27 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker