



Plan Commission

Regular Meeting

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

Final Minutes

Monday, February 22, 2021

7:00 PM

GoToMeeting

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 Schleinz, and members of the public.

2. Approval of the minutes of the January 25, 2021 Plan Commission meeting.

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

3. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 17 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Green Bay Press Gazette on February 5 and February 12, 2021.

RESULT:	DISCUSSED
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B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for TID No. 17. He explained that the TID is being created as an overlap of TID No. 10 for the extension of Commerce Drive and the development of a large manufacturing facility. It is a mixed-use TID. The anticipated development has an estimated construction value of \$19 million. Mayor Boyd declared the public hearing open at 7:21 pm. No one wished to speak and Mayor Boyd declared the public hearing closed at 7:22 pm. Staff recommended approval of the TID No. 17 District Boundary and Project Plan to be forwarded to the Common Council for approval and approval of the Plan Commission Resolution #21-01. Mayor Boyd moved, seconded by Ald. Raasch, to approve the district boundary and project plan and forward it to the Common Council. Upon vote, motion carried unanimously. Common Council will also review and make a motion on a resolution on March 16, 2021. If approved, then

the Joint Review Board will meet to review and make a decision on the formation of the TID on March 23, 2021.

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

C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.

Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-01. Upon vote, motion carried unanimously.

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

4. Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).*

City Planner Peter Schleinz reviewed the condominium plat for Irwin School Homes Condominium at 755 William Street. The entire site is being proposed as an expandable condominium plat. Staff recommended approval of the plat, subject to four conditions outlined in the report. Mark Higgins asked for clarification of the term "expandable". Peter stated that with an expandable condominium plat, the developer does not have to identify all of the single units in the school building and second set of townhomes. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the plat. Upon vote, motion carried unanimously. Common Council will review the plat on March 2, 2021.

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

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:31 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker