Plan Commission

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

Regular Meeting

Final Minutes

Monday, November 27, 2017 | **7:00 PM** | **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 7:00 PM by Alderperson James Boyd

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

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

2. Approval of the minutes of the September 25, 2017 Plan Commission meeting.

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

3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 1201 Enterprise Drive (Parcel ED-2080). Submitted by Steven E. Bieda, PLS.

City Planner Peter Schleinz reviewed the CSM. He noted that PDD requirements include that any existing building must be at least 12,000 square feet and each lot must be at least 1.5 acres. These criteria are met. Derek Beiderwieden inquired about the strange lot shape and Peter answered that the portion of the lot referred to is an existing condition. Staff recommended approval of the CSM subject to the three criteria outlined in the staff report. Larry Lueck moved, seconded by Amy Kundinger, to approve the CSM. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3396 Sunnyview Road in the Town of Glenmore (Parcel GL-94). Submitted by Andrew L. Hunter, PLS.*

City Planner Peter Schlienz reviewed the CSM, stating that it is located on the far east end of the City's extraterritorial review jurisdiction. The proposed lot size, street frontage, and setbacks meet acceptable City requirements. Staff recommended approval of the CSM subject to two conditions outlined in the staff report. James Boyd moved, seconded by Amy Kundinger, to approve the CSM. Upon vote, motion carried unanimously.

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

5. Recommendation regarding a Site Plan for new residential buildings and parking structures in a condominium setting called Pelican Landing at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.

City Planner Peter Schleinz reviewed the site plan for four residential twindominiums and two parking structures. The proposed houses are located on the Fox River Trail, with connections to the trail. The setback from the street is approximately 300-350 feet. This property was recently rezoned from B-2 to R-3. The zoning code requires buildings to be all brick and natural stone. Staff recommended approval but recommended the commission to take into consideration the approval of vinyl cedar shake siding in addition to stone and brick or other materials as approved by Plan Commission. Derek Beiderwieden moved, seconded by Amy Kundinger, to open the meeting. Upon vote, motion carried unanimously. The applicant, Tonya Wagner of Mau & Associates, and the property owners, Bob and Steve Gryboski addressed the Plan Commission. James Boyd asked if there were any plans to spruce up the vacant area next to the development. Steve Gryboski replied that the concrete will be removed and the lot will be landscaped and mowed. At the present time, the Bike Hub is using this area for overflow parking. Amy Kundinger asked what the opening price point will be for the units. Bob Gryboski replied that they are looking at starting at $550,000 and up. James Boyd moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Larry Lueck, to approve the site plan. James Boyd moved, seconded by Amy Kundinger, to approve the vinyl cedar shake siding. Upon vote, motions carried unanimously.

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

Adjournment

James Boyd moved, seconded by Larry Lueck, to adjourn the meeting at 7:24 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker