



Plan Commission

Regular Meeting

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

Final Minutes

Monday, November 23, 2020

7:00 PM

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 October 26, 2020 Plan Commission meeting.

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

3. Consideration and possible action on a request for a site plan to add 4,000 SF to an existing building at 650 Heritage RD (Parcel ED-F0097).

City Planner Peter Schleinz reviewed the site plan request for a building addition at 650 Heritage Road. A metal facade material requires Plan Commission approval. Staff recommended approval of the request, with no conditions. Derek Biederwieden moved, seconded by Mark Higgins, to approve the site plan with the use of the metal material. Upon vote, motion carried unanimously.

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

4. Consideration and possible action regarding a Rezoning Request from B-1 PDD (Central Business District with Planned Development District overlay) and R-4 (General Residence Office District) to B-1 (Central Business District) at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).*

City Planner Peter Schleinz reviewed the proposed rezoning. Staff recommended approval of the rezoning, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Mayor Boyd, to approve the rezoning. Ald. Raasch abstained because he arrived after the discussion. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Schilling
ABSTAIN:	Dean Raasch

5. Consideration and possible action to review and accept a Traffic Impact Analysis for the proposed Mulva Cultural Center at 221 S Broadway ST.

City Planner Peter Schleinz reviewed the Traffic Impact Analysis report. Staff recommended accepting the report and placing it on file. There was some discussion regarding traffic concerns, particularly with Lewis Street. Development Services Director Daniel Lindstrom noted that some design improvements are slated for Lewis Street next year. Mayor Boyd moved, seconded by Derek Beiderwieden, to receive the report and place it on file. Upon vote, motion carried unanimously.

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

6. Consideration and possible action on a request for a site plan for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).

City Planner Peter Schleinz reviewed the site plan request for a new three-story building for the Mulva Cultural Center at 221 S Broadway Street. Staff recommended approval of the site plan, subject to the conditions in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

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

7. Consideration and possible action regarding a variance to permit two additional wall signs on a proposed cultural center B-1 District at 221 S Broadway ST (Parcel ED-812).

City Planner Peter Schleinz reviewed the sign variance request for two additional wall signs at 221 S Broadway Street for the proposed Mulva Cultural Center development. Peter noted that a notice was sent to adjacent property owners two weeks prior to the meeting. Discussion followed regarding the uniqueness of this project and everyone agreed that the variance request is reasonable. Mayor Boyd moved, seconded by Ald. Raasch, to approve the variance request. Upon vote, motion carried unanimously.

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

8. Consideration and possible action regarding a rezoning request from R-1 Single Family Residence to I-B-2 Industrial Business 2 at the southern end of American Boulevard (parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2).*

Development Services Director Daniel Lindstrom reviewed the rezoning request for the southern end of the West Industrial Business Park from R-1 Single Family District to I-B-2 Industrial Business 2 District. The overall intent is to extend American Boulevard. Staff recommended approval of the rezoning. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the rezoning. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:38 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker