



Plan Commission

Special Meeting

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

Final Minutes

Tuesday, November 1, 2016

5:30 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 5:30 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Excused	
Jim Kalny	Commissioner	Present	
Amy Kunding	Commissioner	Present	
Steve Taylor	Commissioner	Excused	

Also present: Planning Director Kim Flom, Building Inspector Dave Hongisto, and members of the public.

2. Approval of the minutes of the September 26, 2016 Plan Commission Meeting.

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

3. Preliminary review for River Watch, a multi-story, mixed-use redevelopment located at 132 S. Broadway (Parcel ED-790). Submitted by River Watch Development LLC. No action requested.

Planning Director Kim Flom explained that the purpose of this agenda item is for the developers to provide a preliminary review of the River Watch project in order to get feedback from the Plan Commission and members of the public as related to the design of the building and site. She turned the discussion over to the developers: Rich Sussen and Kelly Thompson, architect for Kontext Architects. Kelly Thompson explained that the developers explored the possibility of keeping the bowling alley but structurally it wasn't feasible. The proposed development is a balance between condominiums and retail space, with a two-story facade along Broadway, and a seven-story facade along Front Street. The building is a seven level mixed-use building which would include a parking garage, one to three different retail spaces possibly including a bar/restaurant on the second level, followed by office space on the third level, and four levels of condominiums. There would be 18-20 condo units, with underground parking for each unit. Other key elements of the development include an outdoor plaza, roof top garden, and green roof. The developer will need to acquire some land from the city to complete the development. Kelly reported that some design elements are consistent and respective of the downtown area, such as traditional style with panels and masonry. The back tower along Front Street is a mix of classical elements of brick, tying the tower to the two-story facade along Broadway. Material samples will be provided as the next step in the process and will include metal shingles, brick, and composite metal panels. Once all the condo units are designed and sold, the actual facade and appearance of the building may change depending on whether more balconies will be needed. Mayor Walsh asked if the entire

plaza area will be covered. Kelly replied that it will be a combination of both open and covered, with the hope that the plaza will provide outdoor seating for restaurants so they can still operate when it rains. The development will include 29 parking spaces in the parking garage and 17 surface spaces. Mayor Walsh asked the board members if there were any questions. James Body questioned the height of the building and how the developers arrived at seven stories. Kelly explained that the underground parking structure is complicated and to make the building work, there needs to be a certain density. Also, to maximize the square footage, he stated that seven levels is about as low as they could go to overcome the inherent costs. James Boyd asked if the 102 N. Broadway development concerns the developers. Kelly replied that he is not concerned. In fact, he feels that since rental property is getting expensive enough that people are starting to buy again, condos will be even more in demand. Both James Boyd and Larry Lueck stated that they are encouraged to see this development come to De Pere. James Boyd asked if this site is located in a historic district. Kim Flom stated that this is not identified by the master plan as a historic contributing structure. Mayor Walsh stated that he likes the overall look of the building, but would like to see some material samples of the metal panels and metal shingles. Kelly stated that he planned on having samples with him for this meeting but he will definitely have them for the next meeting. Amy Kunding asked if the building is heavy on retail space. Kelly stated that is actually heavy on residential: 33% retail/commercial to 66% residential. Mayor Walsh moved, seconded by Jim Kalny, to open the meeting. Upon vote, motion carried unanimously. Fred Wesel addressed the board, noting that he is pleased to see the renderings but has initial concerns about the height of the building. He stated that it would be very helpful if the developers would provide a rendering of the whole block so he could see how the building fits in with the rest of the buildings on the block. Kelly stated that such a rendering would be possible. Mr. Wesel also asked if there was any way to round the balconies to echo the roundness of the lower part of the building. Kelly stated that rounding the balconies would require a complete redesign of the building. Maureen Vanden Hogen addressed the board next. She stated that her concern is the height, compared to other buildings in downtown. She remarked that the building is seven stories tall, but wanted to know exactly how many feet that equates to. Kelly replied that the building is 75 feet tall on the tower side but from the street it is closer to 60 feet. She likes the rendering of the brick and the lines and also the idea of the public plaza as long as it would stay a public plaza. She questioned what would stop the condo association from changing it to a private plaza that was only open to the condo residents. She remarked that she would like the City to keep some space south of the bridge free from high-rise developments so the view of the Fox River can be enjoyed by all citizens of De Pere. John Wagner addressed the board next. He owns the building to the north of Century Lanes at 126 Broadway. He stated that he has a few concerns with the development. He would like to see more of a plan of the whole parking structure and how it will be configured. He is also concerned about his building and how it will be affected when the building right next to his is removed. He also questioned how the construction of the River Watch development will affect the downtown while it's under construction. Finally, Mary Fitzwater spoke about the development. Mainly, she wanted to bring to everyone's attention that the members of Definitely De Pere got together recently to discuss the set of design guidelines and standards that were developed in 1991. Her concern is that design standards don't really change a lot over time, and they do have a relevance when it comes to new construction. She noted that any new construction should relate to existing buildings. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Mayor

Walsh remarked that communities, such as De Pere, that are surrounded by other towns are limited and going up is a viable option. He stated that density in the downtown gives the City an opportunity to grow and take advantage of the views in the downtown. Kim explained that the next steps for this project are for the developer to follow up with additional information, a formal site plan approval, and acquisition of city land. Since this agenda item is discussion only, no action needed to be taken by the Plan Commission at this time.

RESULT:	DISCUSSED
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4. Recommendation regarding a rezoning request from R-2 to B-3 at 726 Main Avenue (Parcel WD-445). Submitted by Kwik Trip INC.*

Planning Director Kim Flom explained that Kwik Trip requested a parcel they own to be re-zoned from R-2 to B-3 to be consistent with their existing facility to the west. She stated that the property in this corridor is commercial; therefore, B-3 fits in line and staff recommended approval of the rezoning request. After Plan Commission recommendation, this request will be forwarded to the Common Council for a public hearing which is scheduled for November 15th. Mayor Walsh motioned, seconded by Larry Lueck, to open the meeting. Upon vote, motion carried unanimously. Bjorn Berg, representative for Kwik Trip addressed the board. He stated that, as a business, it doesn't make sense for Kwik Trip to own a residential property; therefore, they are requesting the property to be re-zoned as commercial. There are no immediate plans for the property, but in the future, it will likely be used as additional parking. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Jim Kalny motioned, seconded by James Boyd, to approve the rezoning request. Upon vote, motion carried unanimously.

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

5. Recommendation regarding a site plan for a parking lot expansion at 1745 E. Matthew Drive (Parcel WD-D0048-2). Submitted by R.E. Lee & Associates INC.

Planning Director Kim Flom reviewed the site plan request for a parking lot expansion for De Pere Cabinet. She noted that the site plan includes two landscape islands. At this time, the site plan review is only for the parking lot, but staff is hopeful that a building expansion will come back for review in the future. Kim recommended approval of this site plan subject to staff comments. Mayor Walsh motioned, seconded by Jim Kalny, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Jim Kalny
EXCUSED:	Derek Beiderwieden, Amy Kunding, Steve Taylor

6. Recommendation regarding a street name change for the suffix of Innovation Court to change to Innovation Drive, located south from Southbridge Road. Submitted by City of De Pere.*

Planning Director Kim Flom stated that the street name change is being done to accommodate American 3 Fab, which is currently under construction in the west De Pere Business Park. At the time the CSM was brought before the Plan Commission, the road did not go through; therefore it was named Innovation Court. However, because the road is envisioned to continue and ultimately be connected to another road in the future, the more appropriate name, per the City's naming standards, would be Innovation Drive. Mayor Walsh stated that he is against the name change. He believes that having one side of the road being named Innovation Drive and the other side being named Innovation Court will cause confusion and possibly cause delays in deliveries. James Boyd asked for clarification as he understood the entire road to be changed from Court to Drive. However, Kim explained that the road will still be named Innovation Court on the one side and only the other side will be changed to Innovation Drive. Dave Hongisto replied that from the perspective of the person who assigns addresses for all properties in the City, he feels it's appropriate to change the road from Court to Drive so fire & rescue services can get to the correct address as quickly as possible. Also because the road is not designated as a cul-de-sac, Court is not an appropriate name. Since this road will eventually continue south, it is important to assign an address so the business owner can retain the address into the future and not have to change it later on. Mayor Walsh stated that his issue is not with changing Court to Drive, instead the problem is having two Innovations. James Boyd asked if the owner of American 3 Fab wants to name the road something other than Innovation Drive. Mayor Walsh moved, seconded by James Boyd to open the meeting. Upon vote, motion carried unanimously. Jerry Betrand, the representative for American 3 Fab addressed the board. He stated that the address the company would like to have is Southbridge Road. However, since the front of the building faces Innovation Court, that is the address which was assigned by the City. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. James Boyd moved, seconded by Jim Kalny to approve the name change. Upon vote, motion carried 3-1.

RESULT:	ADOPTED [3 TO 1]
AYES:	James Boyd, Larry Lueck, Jim Kalny
NAYS:	Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Amy Kunderling, Steve Taylor

Adjournment

Mayor Walsh moved, seconded by Larry Lueck to adjourn the meeting at 7:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker