



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, October 26, 2015	7:00 PM	De Pere City Hall Council Chambers
--------------------------	---------	------------------------------------

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 26, 2015 at 7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call.
2. Approval of the minutes of the September 28, 2015 Plan Commission meeting.
3. Review the Vacation Request for a portion of George Street (next to 102 N Broadway).
Applicant: City of De Pere.*
4. Review the Precise Implementation Plan (PIP) major amendment request to allow for use as a place of assembly/meeting house/place of worship/church at 1551 Lawrence Dr.
Applicant: Life Church Green Bay Inc. *
5. Future Agenda Items.

Adjournment

*** Items with an asterisk require City Council approval.**

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, October 26, 2015 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members
Alderspersons
News Media
Broadway Investment Partners
Aymee Balison
Belle Holdings LLC
Constine Real Estate Venture LLC
De Pere Law Building LLC
Gerald & Elizabeth Kryshak
Get Reel Entertainment LLC
Gillespie Properties LLC
Great Dane LLC
Harry Macco
HZ Properties LLC
J & J Enterprises of De Pere LLP
JDA Enterprises of Wisconsin LLC
Starry Development LLC
The Hillcrest Partnership #1 LLP
The Lee Building Corp

Thomas Zoeller
TL Brooks Holdings LLC
Wade Conard
Blue Oval LLC
GCS Holdings of De Pere LLC
Walmart Real Estate Property Tax Dept
Baylake Bank
LCN Capital Partners LP
Woodridge Holdings Treats Inc
C-III Asset Management
1600 Lawrence Drive Properties LLC
Midwest Expansion De Pere LLC
Nicolet Commercial De Pere LLC
Kevin & Wendy Kryshak
Kordes LLC
Lefebvre Investment Co LLC
Marc Bilotti
Marc & Paula Brummel
Journey Community Church Inc
SAKS Holdings LLC
Seroogy Brothers LLP
Menard Inc Corporate Accounting
HAI Lawrence LLC
Lawrence Drive Owners Assoc Inc
Land Gallery LLC
Scheuring Road LLP
HCP-Dermatology Assoc LLC
Nicolet Town Homes LLC
Life Church Green Bay Inc

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: October 26, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the September 28, 2015 Plan Commission meeting.

ATTACHMENTS:

- PC_Sep2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, September 28, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

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

Also present: City Planner Sarah Wallace, City Attorney Judy Schmidt-Lehman, and members of the public.

2. Approval of the minutes of the August 24, 2015 Plan Commission meeting.

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

3. Review of 102 N. Broadway St Project:

A. Review the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second, third, and fourth floors of the proposed development. Applicant: City of De Pere. *

City Planner Sarah Wallace provided an overview of the conditional use application, noting that city zoning ordinance does not allow for residential use above the first floor in the B-1 district.

Mayor Walsh motioned, seconded by Steve Taylor, to approve the conditional use request and forward to City Council for approval. Upon vote, motion carried unanimously.

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

B. Review the Site Plan Application for 102 N. Broadway for a four story, 39,600 sq ft building, parcel ED-844. Applicant: Broadway Investment Partners LLC.

City Planner Sarah Wallace provided an overview of the site plan and staff comments, noting that staff recommends approval with conditions being met.

Jim Kalny requested clarification on whether the surface parking would serve commercial or residential. Sarah reported that the site plan proposes 28 interior parking stalls, which would all be designated for residential. This property was assessed for the Mission Square parking lot, and therefore has the rights and authority to use the lot for overflow residential and commercial parking. There is also some on-street parking on the west side of the building.

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

C. Review CSM for City Property Located at 102 N. Broadway St. (ED-844).
Surveyor: REL.*

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

4. Review of Machine Plus (2130 American Blvd) Project:

A. Review the Site Plan Application for Machine Plus (2130 American Blvd.) for a 10,000+ sq ft building; parcel WD-L179-2. Applicant: Mau & Associates, LLP.

City Planner Sarah Wallace provided an overview of the site plan and staff comments. City Council recently approved the sale of this land to Machine Plus. The site plan calls for building materials on the north and east elevations to be hard surface, and the other two to be metal to allow for future expansion.

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

B. Review 3 Lot CSM for City Property located on American Blvd south of Southbridge Rd. (Parcels WD-L179 and WD-L179-2). Surveyor: REL.*

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

5. Review of the Precise Implementation Plan for Rennes Rehab Center (200 S. Ninth Street) for a 20,000 sq ft addition, parcel WD-D0201 and WD-D0204-2. Applicant: Plunkett Raysich Architects, LLP.*

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

6. Review the Site Plan Application for Creative Sign (505 Lawrence Dr.) for a 10,500+ sq. ft. addition; parcel WD-D0217-2. Applicant: Bayland Buildings, Inc.

City Planner Sarah Wallace reviewed the site plan and staff conditions for the addition. The plans call for an expansion of the building, parking area, and the gravel-surface turnaround radius for semis, which will bring them into compliance with hard-surface parking requirements in City code.

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

7. Future Agenda Items.
None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:12 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: October 26, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review the Vacation Request for a portion of George Street (next to 102 N Broadway). Applicant: City of De Pere.*

ATTACHMENTS:

- PC_Staff_102 N Broadway (PDF)
- ROW_Map (PDF)
- ROW Vacation Application (PDF)
- ROW_Legal Description (PDF)

**Item 3: Review the Vacation Request for a portion of George Street (next to 102 N Broadway).
Applicant: City of De Pere.***

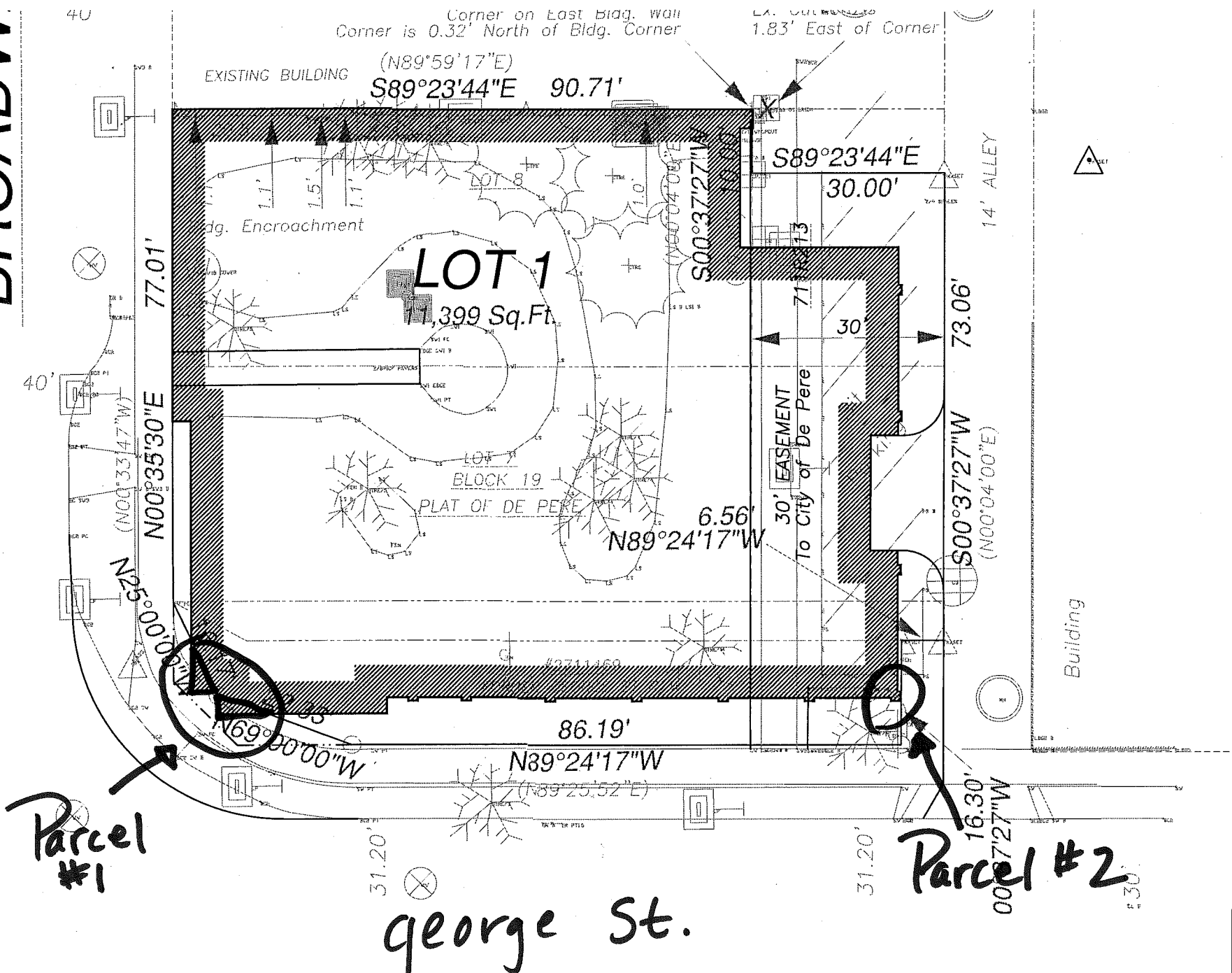
The City is working with the developers for the 102 N Broadway development project. They have requested vacation of small areas of right of way (ROW) that exist on the corners of George Street and Broadway, within the George Street ROW (see map). Traditionally in the downtown, the ROW would be right at the back of the sidewalk or a maximum of 6" off the back of the sidewalk. The developer and City are interested in vacating the areas shown on the map which, when vacated, would be combined with 102 N Broadway to accommodate building encroachments. Vacating this ROW will enlarge the overall buildable square footage for the site, and make accommodations for the approved building design.

The Plan Commission has approved the site plans, and the condition for this vacation, at its September 28, 2015 meeting.

Recommendation

Staff would recommend vacation of the ROW as shown and that the recommendation be forwarded to the Common Council for action.

40



Attachment: ROW_Map (4087 : Vacate_George St)

	CITY OF DE PERE APPLICATION FOR ROW VACATION	Fee: _____
		Receipt #: _____
		Date: _____

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) City of De Pere	Authorized Representative Sarah Wallace	Title Associate Planner	
Mailing Address 335 S. Broadway	City De Pere	State WI	ZIP Code 54115
Email Address swallace@mail.de-pere.org	Phone Number (incl. area code) 920-339-4043	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Right of Way Requested to be Vacated

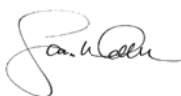
Name of ROW:	Request to vacate portions of George Street on the north side. Please see attached information
Legal Description to be Vacated: (Please attach map)	

SECTION 4: Reason of Vacation

Reason for Requesting Vacation of ROW:	Vacated areas to be combined with the parcel to the north ED-844
--	--

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Sarah Wallace	Title Associate Planner	Phone Number 920-339-4043
		Date Signed October 21, 2015

Attachment: ROW Vacation Application (4087 : Vacate _George St)

Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services
1250 Centennial Centre Blvd. Hobart, WI 54155
PH 920-662-9641 FAX 920-662-9141

PARCEL #1

Southwest corner of site, George Street right of way

Part of Lot 7, Block 19, Original Plat of De Pere, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Southwest Corner of Lot 7, Block 20, Original Plat of De Pere;
thence S00°35'30"W, 398.51 feet on the west line of said Block 19 to the Point of Beginning;
thence S25°00'00"E, 16.17 feet;
thence S69°00'00"E, 22.33 feet;
thence N89°24'17"W, 17.98 feet;
thence N44°29'47"W, 14.02 feet;
thence N00°35'30"E, 12.47 feet to the Point of Beginning.

Said parcel contains 138 square feet or 0.003 acres of land more or less.

PARCEL #2

Southeast corner of site

Part of Lot 7, Block 19, Original Plat of De Pere, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Southwest Corner of Lot 7, Block 20, Original Plat of De Pere;
thence S00°35'30"W, 321.50 feet on the west line of said Block 19 to the north line of the South 10 feet of the North ½ of said Lot 8;
thence S89°23'44"E, 120.71 feet on said north line to the west line of a public alley;
thence S00°37'27"W, 83.06 feet on said west line to the Point of Beginning;
thence S00°37'27"W, 16.30 feet on said west line;
thence N89°24'17"W, 6.56 feet;
thence N00°37'27"E, 16.30 feet;
thence S89°24'17"E, 6.56 feet to the Point of Beginning.

Said parcel contains 107 square feet or 0.002 acres of land more or less.

Attachment: ROW_Legal Description (4087 : Vacate_George St)

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: October 26, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review the Precise Implementation Plan (PIP) major amendment request to allow for use as a place of assembly/meeting house/place of worship/church at 1551 Lawrence Dr. Applicant: Life Church Green Bay Inc. *

ATTACHMENTS:

- PC_Staff_1551 Lawrence Dr (PDF)
- Rezone Application (PDF)

Item #4: Review the Rezoning Application for Parcel WD-D0020-3, located at 1551 Lawrence Drive (Former Sportsmen's Warehouse). Applicant: Life Church Green Bay Inc.*

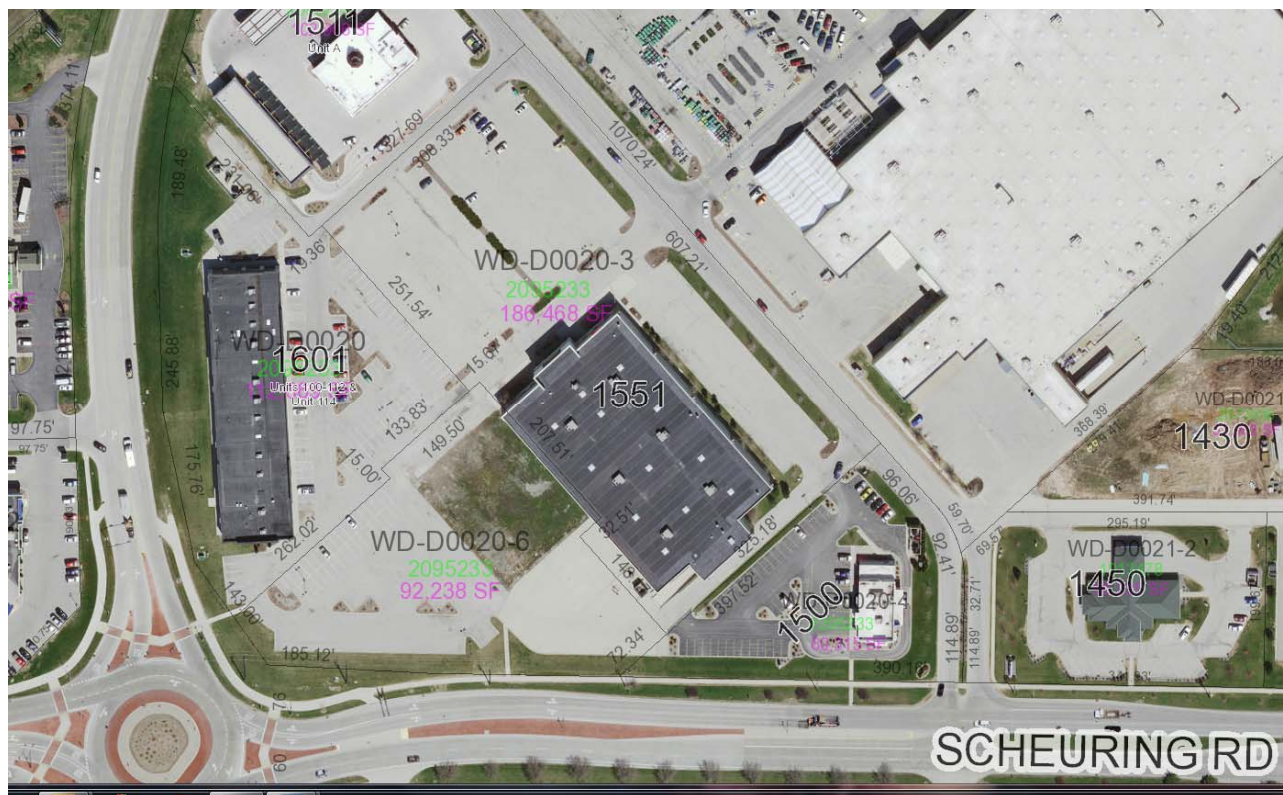
Shawn Hennessy, President of Life Church, has submitted an application to rezone the property at 1551 Lawrence Drive, the former Sportsmen's Warehouse building. Life Church requests a major amendment to the Planned Development for the area.

The City Council approved the Planned Development in 2002. The approval included a specific list of permitted land uses as detailed in the attached legal memo. Places of assembly/meeting house/place of worship/church were not included in the list and are also not permitted in the underlying HWY 41-Dist A zoning district. The applicant requests an amendment to the Planned Development to include places of assembly/meeting house/place of worship/church uses on the permitted list of uses.

The application deadline for October 26 Plan Commission agenda items was October 12. We received this application at the end of the day on Wednesday, October 21.

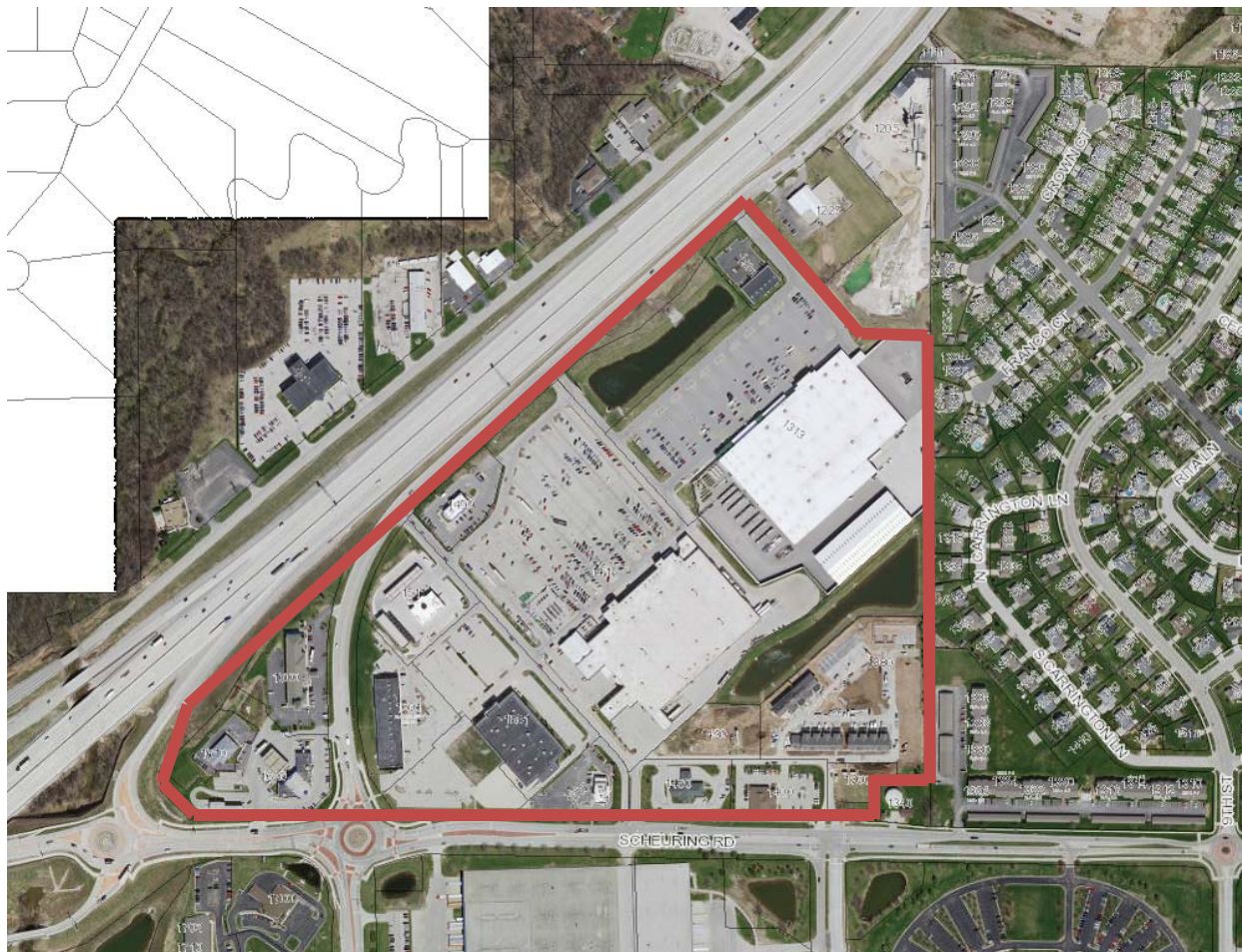
The rezoning application, a letter from Life Church, and a legal memo are attached for your review.

Sportsmen's Warehouse Parcel – WD-D0020-3



Attachment: PC_Staff_1551 Lawrence Dr (4090 : PIP Amendment)

Planned Development District General Boundary



Recommendation

Due to the timing of this submittal, staff has not had adequate time to conduct a full analysis of the request and is therefore unable to provide a recommendation at this time.



CITY OF DE PERE
APPLICATION FOR
REZONING

Fee: \$ 275.00

Receipt #: 107450

Date: 10-21-15

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Life Church Green Bay Inc.	Authorized Representative Shawn Hennessy	Title Board President	
Mailing Address 1250 Mid Valley Drive	City De Pere	State WI	ZIP Code 54115
Email Address shawn@lifechurchgreenbay.com	Phone Number (incl. area code) 920-632-4343	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Life Church Green Bay Inc.	Contact Person Shawn Hennessy	Title Board President	
Mailing Address 1250 Mid Valley Drive	City De Pere	State WI	ZIP Code 54115
Email Address shawn@lifechurchgreenbay.com	Phone Number (incl. area code) 920-883-9055	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1551 Lawrence Drive De Pere WI 54115 (Sportsmen's Warehouse)	Parcel Number(s): WD-D0020-3
---	-------------------------------------

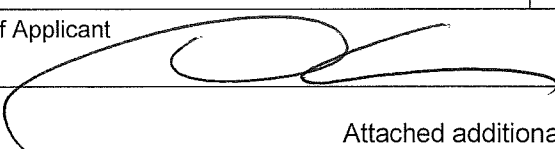
SECTION 4: Proposed Rezoning Use

Existing Zoning:	Planned Development District		
Proposed Zoning:	Amend PDD to allow places of assembly		
Adjacent Zoning: North PDD	Adjacent Zoning: South PDD	Adjacent Zoning: West PDD	Adjacent Zoning: East PDD
Present Use of Parcel	Vacant Commercial		
Proposed Use of Parcel	Place of Assembly		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Shawn Hennessy	Title Board President	Phone Number 920-883-9055
Signature of Applicant 		Date Signed 10/20/2015

Attached additional sheets if necessary.



LIFE CHURCH

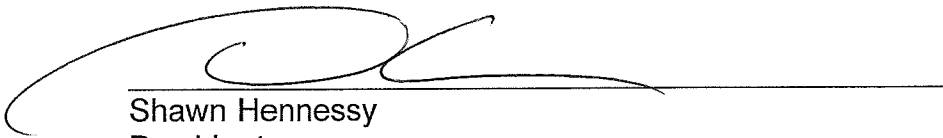
October 21, 2015

City of De Pere
Planning Commission
335 S. Broadway
De Pere WI 54115
920-339-4050
Attention: Dave Hongisto

To Whom It May Concern;

Life Church Green Bay Inc. - located at 1250 Mid Valley Drive De Pere WI 54115 - has an accepted offer to purchase the building located at 1551 Lawrence Drive De Pere WI 54115 - formerly known as the Sportsmen's Warehouse in the amount of \$1,750,000 (one million seven hundred fifty thousand dollars). We have submitted our non-refundable earnest money in the amount of \$100,000 (one hundred thousand dollars) and are scheduled to close on or before October 29, 2015. This letter serves as an official request to have the Planning Commission for the City of De Pere amend the Planned Development District zoning currently attached to the building to include the use of the property for a place of assembly/meeting house/place of worship/church.

Respectfully;


Shawn Hennessy
President

1250 Mid Valley Dr. De Pere, WI 54115 | (920) 632-4343
www.lifechurchgreenbay.com

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: **October 26, 2015**

DEPARTMENT: **Planning**

FROM: **Sarah Wallace**

SUBJECT: **Future Agenda Items.**
