



Plan Commission

Regular Meeting

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

Final Minutes

Monday, October 22, 2018

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	Present	
Larry Lueck	Aldersperson	Excused	
Derek Beiderwieden	Commissioner	Present	
Amy Kunding	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Kim Flom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the August 27, 2018 Plan Commission meeting.

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

3. Recommendation regarding a Proposed Extraterritorial 35 Lot and 3 Outlot final plat of Hidden Ackers at 2200 BLK French Road in Town of Lawrence (Parcels L-444 & L-446). Submitted by Randall J. Oettinger, PLS, authorized representative for NAZCR TRAC LLC, property owner.*

City Planner Peter Scheinz reviewed the final plat for Hidden Ackers in the town of Lawrence. Staff recommended approval of the final plat and forwarding it to the Common Council for final approval, subject to the condition outlined in the staff report. Mayor Walsh moved, seconded by Amy Kunding, to approve the plat. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a sign variance request to allow a replacement monument sign to be located 3 feet from a property line on Scheuring Road, rather than behind the 15 foot property line setback, at 1700 Lost Dauphin Road (Parcel WD-208-1). Submitted by Rev. Cindy Warmbier-Meyer, authorized representative for St. John Lutheran Church, property owner.

City Planner Peter Schlein reviewed the sign variance request for 1700 Lost Dauphin Road. Staff recommended approval of the variance. Peter noted that the existing sign will

be removed and replaced with the new sign. Derek Beiderwieden moved, seconded by Amy Kunding, to approve the sign variance. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kunding, Taylor, Schilling
EXCUSED:	Larry Lueck

5. Recommendation regarding a sign variance request to allow a replacement wall sign to be 424 square feet in area as the sign faces the Fox River, rather than a maximum of 50 square feet in area, at 200 Main Avenue (Parcel WD-365). Submitted by Nick Lison, Jones Sign Company, authorized representative for Expera Nicolet LLC (Ahlstrom Munksjo), property owner.

City Planner Peter Schleinz reviewed the sign variance request for 200 Main Avenue. Staff recommended approval of the sign variance. Mayor Walsh moved, seconded by Amy Kunding, to approve the sign variance. Upon vote, motion carried unanimously.

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

6. Planned Development District Pre Application Concept Meeting for part of Garrity's Glen South. Submitted by Patricia Kaster, Managing Member of TLKM Development LLC, authorized representative for R&M Garrity Farm LLC ETAL, property owner.

City Planner Peter Schleinz reviewed the PDD pre-application request for Garrity's Glen South. Peter explained that the applicant is asking for conceptual approval from the Plan Commission, which is required prior to official submittal of a petition for consideration of a Planned Development District. The proposed subdivision will include 80 lots, with single family, two-family, and multi-family housing available. The petitioner is requesting that some of the single family lots along Tipperary Trail be allowed to have a street frontage of no less than 70 feet, rather than the standard of 80 feet, as well as side yard setbacks of 8 feet, rather than the standard of 10 feet. Mayor Walsh moved, seconded by James Boyd, to open the meeting. Upon vote, motion carried unanimously. The developer, Pat Kaster of River City Realtors, addressed the commission. She stated that the development will have a homeowner's association to take care of the lawn care and snow removal. The project will start as spec homes, with five different floor plans. From there, people can customize within the confines of the specific floor plans. Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Staff recommended approval of the concept of rezoning part of the 2500 Block of Lawrence Drive to R-1 Planned Development District in order to accommodate a single family residential development. Steve Taylor moved, seconded by Amy Kunding, to approve the concept. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kunding, Taylor, Schilling
EXCUSED:	Larry Lueck

7. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite–October 2018.

City Planner Peter Schleinz provided an update on the De Pere Zoning Code Ordinance Rewrite. He reported that, in September, the consultant completed the first draft of the zoning code Module 1, related to provisions and procedures. Also in September, the consultant began writing the first draft of the zoning code Module 2. It is expected that the draft of the modules will be ready for public review and input by early January 2019. Mayor Walsh moved, seconded by Derek Beiderwieden, to receive and place the memo on file. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by Amy Kunding, to adjourn the meeting at 7:21 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker