



Plan Commission

Regular Meeting

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

Final Minutes

Monday, September 28, 2020

7:00 PM

Call to Order

The meeting was called to order at 7:00 PM by Alderperson Dean Raasch

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Excused	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Grant Schilling	Commissioner	Present	

Also in attendance: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the August 24, 2020 Plan Commission meeting.

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

3. Discussion and possible action on a request to amend the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Use (Figure 2-6) from 'Institutional/Governmental Facilities' to 'Commercial' at the east end of a parcel addressed at 347 Libal ST (ED-649-H-3-2), but generally located along Chicago Street.*

RESULT:	NO ACTION
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A. Staff Report and Presentation.

City Planner Peter Schleinz reviewed the request to amend the 2010 City of De Pere Comprehensive Plan Update to change the future land use from Institutional/Government Facilities to Commercial in order to land divide, rezone, and develop a site plan for a future auto parts store at 347 Libal Street. The petitioner held a neighborhood meeting on September 8, 2020. A copy of the public hearing notice was mailed to all property owners within 300 feet of the parcel. A total of six emails in opposition of the development were sent to staff. Peter noted that the petitioner is present to answer questions. Grant Schilling moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Steve Bruggeman with JSD Professional Services represented the petitioner. Ald. Raasch asked if any Plan Commission members had any questions for the petitioner. No one did. Eric Miller with St. Anne's Episcopal Church stated his support of the project, noting that it will bring additional employment to the community. Terri Hendricks, a local resident who lives on Martinwood Ct spoke next. She gathered the signatures for the petition in opposition of the development. Glen Strebel, another neighbor asked what other uses could be used for the land if the amendment request was denied. Peter stated that the land is currently zoned R-1, single family residential. Other developments that would be permitted uses include single

family housing, schools, religious institutions and daycares. Derek Beiderwieden moved, seconded by Brenda Busch to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch stated that the majority of properties across the street are commercial already and doesn't agree that one more commercial property in the area will increase traffic significantly. Ald. Carpenter added that he is in agreement with Ald. Raasch's comments. Mark Higgins stated that he is not in agreement with approving the amendment, based on the concerns of the people in the neighborhood - traffic, signage, lighting. Brenda Busch moved, seconded by Ald. Carpenter, to open the meeting. Upon vote, motion carried unanimously. Maria Grishina, the authorized agent for the petitioner, addressed the Commission. She added that additional landscaping screening, trees & hedges along the rear property line will help to screen the property from the neighborhood. She added that an auto parts store is needed in the area, and would bring at least 8-10 new jobs to the City and help increase the tax base. Terri Hendricks stated that she is still in opposition to the project. Ald. Carpenter moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Development Services Director Daniel Lindstrom clarified that there are four different options available to the Plan Commission:

1. Approve resolution and forward the request to Common Council.
2. Deny request and forward denial recommendation to Common Council.
3. Table request for a later Plan Commission meeting, possibly because additional information and/or discussion is needed.
4. Other.

He added that both Plan Commission and Council need to approve the amendment in order for it to be approved; one cannot act independently of the other.

RESULT:	NO ACTION
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B. Resolution PC20-04: Recommending Amendment #1 of the 2010 City of De Pere Comprehensive Plan Update.

RESULT:	NO ACTION
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C. Action by the Plan Commission.

Ald. Raasch moved to approve Resolution PC #20-04, recommending amendment #1 of the 2010 City of De Pere Comprehensive Plan Update, seconded by Ald. Carpenter.

Upon vote, motion carried by a vote of 5-1.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Beiderwieden, Busch, Carpenter, Raasch, Schilling
NAYS:	Mark Higgins
EXCUSED:	James Boyd

4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*

City Planner Peter Schleinz reviewed the 2-lot extraterritorial CSM in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions outlined in the report. Grant Schilling moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously.

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

5. Staff recommendation and possible action regarding a site plan request to expand a parking lot, modify loading docks and remove part of a street fronted berm for a new driveway, at 2107 American BL (Parcel WD-1042).

City Planner Peter Schleinz reviewed the site plan request to expand a parking lot, modify loading docks, and remove part of a berm at 2107 American Boulevard. Staff recommend approval of the site plan, subject to the conditions outlined in the report. Mark Higgins moved, seconded by Brenda Busch, to approve the site plan request. Upon vote, motion carried unanimously.

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

6. Staff recommendation and possible action regarding a site plan request for a new 18,200 SF industrial building with a parking lot at 1899 Commerce DR (Parcel ED-344-102-5).

City Planner Peter Schleinz reviewed the site plan request for a new industrial building and parking lot at 1899 Commerce Drive. The use of architectural and metal paneling requires Plan Commission approval. Staff recommended approval of the site plan, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Mark Higgins, to approve the site plan, including the use of metal paneling. Upon vote, motion carried unanimously.

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

7. Staff recommendation and possible action regarding an ordinance to amend Municipal Code Chapter 46 (Platting and Division of Land), related to applicability to condominiums.*

City Planner Peter Schleinz reviewed the request to amend Municipal Code Chapter 46, relating to condominium plats. The change will allow the City to review condominium plats, along with Brown County Planning. Staff recommended approval of the ordinance amendment. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the request. Upon vote, motion carried unanimously.

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

Adjournment

Brenda Busch moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:08 pm.
Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker