



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final 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