



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final Minutes

Monday, September 23, 2013

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	
Larry Lueck	Aldersperson	Present	
James Boyd	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Elizabeth Runge	Commissioner	Excused	
Jim Kalney	Commissioner	Excused	

Also present: City Planning Director Ken Pabich and members of the public.

2. Approval of the minutes of the August 26th, 2013 Plan Commission Meeting.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Lueck, Boyd, Beiderwieden, Taylor
EXCUSED:	Elizabeth Runge, Jim Kalny

3. Review the minor amendment to the Precise Implementation Plan for Trail Side Place Condominium II located on Trailside Court. Applicant: Steve Seidl.
Ken Pabich reviewed the request to amend the Precise Implementation Plan from one 6-unit building to 6 individual buildings. Each building would be 28' in width with 11' between buildings. Ken reviewed staff comments from Public Works & Forestry, and also displayed a sketch of the interior floor plan. Discussion followed.

Mike Walsh motioned, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously.

Developer Steve Seidl reviewed the prohibiting factors that prompted their amendment request. He stated that the new fire suppression regulations have taken the 6 unit building out of play, because it raises the asking price per unit by \$10,000 -15,000. He stated that they plan to break up sight lines with extensive landscaping.

Resident Mike Gilson voiced concern about the appearance of the proposed project as amended. Resident Mary Thompson voiced concern about the effects of the proposed amendment on surrounding property values. Both attendees asked the Commission to consider proposing design changes to make each unit distinctive.

Ken reported that he received calls from two neighboring residents, John Voss and M Williams, expressing support for the project.

Mike Walsh motioned, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously.

Mike Walsh motioned to approve the amendment request with the following conditions: reduce the setback of the front entries; alter roof lines to differentiate the units; add brick facing to the top of garage gables; staff approval of the landscaping plan - buffers along the north property line and along Cty Rd PP, as well as in front of units; and submit a copy of final plans to neighboring property owners. Motion was seconded by Larry Leuck. Upon vote, motion carried unanimously.

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

Adjournment

Mike Walsh motioned, seconded by Larry Lueck, to adjourn the meeting at 7:55 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen