



Plan Commission

Special Meeting

Final Minutes

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

Tuesday, February 5, 2019

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 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 Kundinger	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Grant Schilling		Present	

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

- Approval of the minutes of the November 26, 2018 Plan Commission meeting.

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

- Recommendation regarding a Proposed Two Lot Certified Survey Map at 502-508 9th Street (Parcel WD-D0218-2). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Raymond J. Hoffmann, property owner.

City Planner Peter Schlein reported that there was a recent street vacation associated with this parcel. A release of easement is being considered by the Common Council tonight. Staff recommends approval of this CSM with the stipulation that the release of easement is also approved.

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

- Recommendation regarding a Proposed Three Lot Certified Survey Map at 2800 BLK Ryan Road (Parcels ED-R28-1, ED-R28-2, ED-R29-1). Submitted by City of De Pere on behalf of the Unified School District of De Pere, property owner.*

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

5. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at 2500 BLK French Road in the Town of Lawrence (Part of Parcels L-454 & L-455-1). Submitted by Doug Woelz, PLS, McMahon Associates, authorized representative for CCLW LLC, property owner.*

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

6. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 2700 BLK Lawrence Drive in the Town of Lawrence (Part of Parcels L-474 & L-475). Submitted by Doug Woelz, PLS, McMahon Associates, authorized representative for Town of Lawrence, property owner.*

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

7. Recommendation regarding a Proposed Extraterritorial 39 Lot and 1 Outlot preliminary plat of Carpenter's Crossing South at 2700 BLK Lawrence Drive in the Town of Lawrence (Part of Parcels L-474 & L-475). Submitted by Joel Ehrfurth, Mach IV, authorized representative for Town of Lawrence, property owner.*

City Planner Peter Schlein reported that this agenda item is related to the previous request. Staff recognizes that there are some environmentally sensitive areas in the plat, which would be enforced by Brown County Planning Commission. Staff recommends approval subject to conditions being met.

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

8. Recommendation regarding a Precise Implementation Plan (PIP) Plan for a proposed single family development within part of the unrecorded Garry's Glen South plat at 2500 BLK Lawrence Drive (parts of Parcels WD-L482, WD-L483 & WD-L484). Submitted by Pat Kaster, TLKM Development LLC, authorized agent R&M Garry Farm LLC, property owner.*

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

9. Recommendation regarding the proposed 80 Lot and three Outlot Final Plat of “Garrity’s Glen South” at 2500 BLK Lawrence Drive (Parcels WD-L482, WD-L483 & WD-L484). Submitted by Pat Kaster, TLKM Development LLC, authorized representative for R&M Garrity Farm LLC, property owner.*

City Planner Peter Schleinz noted that there is one subtle change from the preliminary plat - portions of the outlot areas have been identified by Engineering staff as not being needed. Peter also answered Commission members' questions about those changes, as well as future plans to extend the road into the business park.

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

10. Recommendation regarding a Site Plan for a new residential building (Units #9 & #10), with parking areas, in a condominium setting called Pelican Landing at 1015 N. Broadway Street (Parcels ED-3002 thru ED-3010). Submitted by Robert Gryboski, authorized representative for SWR Properties LLC, land owner.

City Planner Peter Schleinz reviewed the site plan. Discussion followed regarding concerns about the placement of the garages and the materials being used.

Mayor Walsh moved, seconded by Grant Schilling to open the meeting. Upon vote, motion carried unanimously.

Steven Gryboski and Bob Gryboski of Gryboski Builders addressed questions from the Commission, and outlined their reasoning for the chosen design of the garages. They also discussed landscaping options, and reported that demand has been high since the development was started.

Mayor Walsh moved, seconded by Steve Taylor to close the meeting. Upon vote, motion carried unanimously.

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

11. Recommendation regarding a proposed termination of a 1969 Restrictive Covenants for Public Benefit, located north from the Rockland Road & Enterprise Drive intersection (Parcels ED-2312, ED-344-104-4, ED-344-104-6, ED-344-104-2, ED-344-104-7, ED-344-104, ED-344-103-1, ED-344-104-1, ED-2309, ED-2314, ED-2310, ED-2308, ED-2307, ED-2306, ED-2305, ED-344-104-5, ED-344-104-3, ED-2311, ED-2315, ED-2313-1, ED-2313). Submitted by City of De Pere. *

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

12. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite -- January 2019.

City Planner Peter Schlein reported that work continues on Modules 1 & 2, and that Module 3 is on its way. The first version of the new zoning map draft should be arriving in a couple of days for staff to review. Beginning next month, staff should have pieces of the zoning code in draft form to present to the Commission and the public for review.

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden to adjourn the meeting at 6:49 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen