



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, SEPTEMBER 24, 2018, 6:00 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members Present: Timothy Gilbert, Sidney Bremer, Veronica Corpus-Dax, Jacob Miller, Lisa Hanson, and Jerry Wiezbiskie, Excused: Randall Petrouske

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 24, 2018, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the September 24, 2018, agenda of the Green Bay Plan Commission. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 27, 2018, meeting of the Green Bay Plan Commission Meeting.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to approve the minutes from the August 27, 2018, meeting of the Green Bay Plan Commission. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-

Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (ZP 18-30) Consideration and possible action on the request for a zone change of a portion of the property located at 2405 West Mason Street (Frontage Road) from the Business Park (BP) District to the General Commercial (C-1) District. Submitted by GB Real Estate Investments, LLC, on behalf of the property owner (Ald. J. Vander Leest, District 11).

Moved by Lisa Hanson, seconded by Sidney Bremer to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Lisa Hanson to close the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to approve the request to rezone a portion of property located at 2045 West Mason Street (Frontage Road) from Business Park (BP) District to General Commercial (C1) District. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (ZP 18-31) Consideration with possible action the request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Karen Michaels, Golden House, Family Violence Center, Inc (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried. Voice vote.

Yes- None, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to close the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to approve the request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, subject to:

a. A Conditional Use Permit (CUP) being authorized for the existing emergency shelter at 1120 University Avenue, subject to a capacity of 28 units with no expansion of the use without Plan Commission review and approval.

b. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

3. (SP 18-03) Consideration with possible action on the request to declare City property (parcel 21-1491) surplus near 1826 North Irwin Avenue, submitted by Brett Lange, Bay Beach Recycling LLC (Ald. K. Lefebvre, District 6).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the request to declare City property (parcel 21-1491) surplus near 1826 North Irwin Avenue, subject to the following conditions:

- a. The City of Green Bay maintains access rights along Radisson Street and N. Irwin Avenue.
- b. The subject parcel shall be attached to Parcel Number 21-1490.
- c. The purchasing property owner shall pay all costs associated with attaching said Surplus Property.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

I. Director's Report.

Kevin Vonck presented the Director's Report. No action needed.

2. Date of next meeting: October 8, 2018.

F. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

VERBATIM MINUTES

- - Welcome to Monday's September 24th meeting of the Plan Commission. First order of business is role call. Timothy Gilbert, Chair. Sidney Bremer, Vice-Chair. - Present. - Alder Veronica Corpus-Dax. - Present. - Lisa Hanson. - Present. - Jacob Miller. - Present. - Marie Piechowksi. Absent and Jerry Wiezbiski is absent. Next item,

approval of the agenda, for the December 24th meeting of Greenbay Plan Commission. - Move to approve. - Second. - We have a motion to approve by Sidney Bremer and effecting by Veronica Corpus-Dax, all in favor, say aye. - [All] Aye. - Opposed? The agenda is approved. Next item, approval of the minutes from the August 27th meeting of the Greenbay Plan Commission. - Motion to approve. - Second. - We have a motion to approve by commissioner Wiezbiski and a second by Alder Corpus-Dax, all in favor, say aye. - [All] Aye. - And Lisa. - Oh, Lisa? - Yes. - Opposed? Minutes are approved and seconded by Lisa Hanson. Next item, regular business, item one, consideration with possible action under request of a zone change for a portion of the property located at 2405 West Mason street, from business park district to general commercial district submitted by GB Real Estate Investment LLC on behalf of the property owner. - Thank you Mr. Chairman. Okay, this parcel is a larger parcel, it's about six acres, very deep, not very wide, about 235 feet wide by a little over 1,100 feet deep. It's obviously on the west side of the city, Mason street is up on the north, Henkel comes in, so Wal-Mart is just to the north from here, Henkel comes in to the frontage road. West Mason frontage road and this is the first property on the south side of the frontage road to the west. Again the property itself is six acres, runs really deep, you can see where Belwood Lane has been platted and it actually bisects the property. The zone change is being requested for just, you see that black box or black line, just for the area north, that's about 450 feet south of the frontage road. So the site itself, even though it's six acres, that's about 2.6 acres. It's developed as you can see with 15,000 square foot office and manufacturing building, was Hastle Glad Machine Company. Has been vacant and pavement area, parking at both the rear and the front, around 80 stalls, plus or minus, it's not striped, so it's kind of difficult to tell you what that is. This is our comprehensive future land use plan, the red is commercial district, as you can see, pretty much the entire frontage of West Mason is commercial, and as it goes down to the south, goes to high intensity retail office and housing, goes down to the parking and it goes really to single as you go to southwest. The zoning map here, one thing that's gonna stand out as an anomaly is that gray right in the middle. So this is the area being requested for the zone change, again blue is the entire parcel, so that's about 2.6 acres, it's currently zoned business park, which makes sense with previous manufacturing business that was there, but you can see everything to the west, excuse me, everything to the east is C1, everything to the west is either C1 or C2, so general commercial or highway commercial. The intent of the petitioner is to occupy the existing Hastle Glad building with potential retail service or restaurant type uses, general commercial uses. Now, some of those are permitted in the business park district with conditional uses, such a restaurant without a drive-through, however others are not, like a retail, general retail sales is not permitted in the business park, conditional use or not. So the petitioner is coming forward to rezone that, to re-occupy the building and the site. Everything to the south where that black line is would remain, it's not part of the rezone request, we're actually splitting this parcel in two with the zoning. Which is not common, but everything to the south would remain R1, which is a single family zone. That property to the south, I'll go back a couple of slides here, you can see it's heavily wooded, there is a stream running through the site itself and it's quite a large area of property so when that develops, at that time we'll take a look at the remainder of this parcel, and kind of fit it in with that whole development plan, when that takes place. So the zone change request is consistent with our com-plan recommendation for commercial and furthermore it's very consistent with all of the uses along the base and the frontage. We did send a notification to all the persons as well as neighbors within a little over 400 feet, I received about half a dozen information calls, but no calls of objection. And with that, Staff is recommending approval of the zone change. - Yes, commissioner Bremer? - Just one question, what you just presented differs slightly from the staff report that said that the commercial retail service or business, restaurant businesses, these uses are not permitted, only by condition within the business park, can you specify more which, does that? - In the business park they kind of get segregated and separated a little more in detail, so again restaurants without a drive through are permitted in the business park, but restaurant with a drive-through are not, general retail is not, but accessory retail to a contractor showroom is. Again, the business park is geared more towards the late industrial type of use and then with the commercial as a support. - Okay, so some of these uses are not permitted, or some versions. - Right and the most important one is general retail, it's not permitted. - Yeah, thank you. - Any discussion? - When can we talk? Or can't we? - Motion to open the floor. - Second. - We have a motion by commissioner Hanson, second by commissioner Bremer to open the floor for discussion. All in favor say aye. - [All] Aye. - I can do what I want. - Would anybody like to speak on this matter? - Yes, I would. - Okay, would you please walk to the podium, state your name and address for the record. - Okay. I'm the oldest person here and I'll probably talk loud because I can't hear too good. I lived in that area for 90 years, so you see what I mean and what my objection is, I'm opposed to it because the traffic is so bad now that if we put anything more in that, we got accidents there right and left. I think there's somebody here that lives near there, he's gonna tell you about that. - Can I get your name? - So we've got to work with it. - They need your name for the record. - Oh, my name, Lillian Bouche. I formally was Lillian Chest because a lot of people know that, because that's been in the area for I don't know, 100 and some

years. - Your address? - And this is, we have 25 acres left. - They need your address too. - Oh, 2191 Oakwood Drive. - Thank you. - Could you point out? - Right here, not too far from here. - Could you point out where that is on the map so we know. - I don't think because we've got to go down Hobart Drive along to get to Oakwood, it's on the other side of McArthur School, in that area. - Thank you. Thank you. - So anyway. - Tell them the reason why you're interested in that, that property that he said perhaps could be developed is owned by our family. - These are all... - Part of the wooded property, that's why. - And there's 25 acres out of, we have 90-some, the highway department already has seven acres, the houses where Aurora is now, that's where my home was where I lived before I was married. - Okay, so what connection do you have with the property in question? - I got 25 acres there. - Near it? - All right, he can take over. - This piece right here, this whole piece, 25 acres, and the objection is, traffic here is bad already, this would add more traffic to that path. If we were to develop this by either us or some other developer would want to purchase one of these accesses, because history will tell you, you cut off access by creating this plot head, and this access is done which is, this is actually a very valuable piece of property for the city, as everybody here can see, this is probably the biggest piece of property on the west side of the city, has access to 41, Mason Street, etc. We don't have to go around, it's a valuable piece of property for the city. - That's not the area in question. - Well, the area in question is this access road right here and this is the traffic problem and this would then funnel through here, if we would purchase one of these properties, would you? - That's a potential timeline in the future. That's not what we're discussing right now. - This would impact the purchase of this because it would actually block this whole development because purchasing one of these would impact the value of this. If we open this up. - But that's a future-- - But the issue would be the traffic here is bad, so this traffic here will only get worse with this change, so there's an issue now and it will get worse with the change. That's what we project because it will get worse, so then when this time comes which will probably be in the near future, this would just impact it even more and it may actually prohibit the development. - At that time, the city will look at that. - But it would prohibit people from even being interested in it, as this gets worst. So that's why we're objecting, we don't want anything to make this intersection worse because biasing this intersection for this property and inhibiting this property from development, one, is not good for the city or for the development of our property. So that's where our interests lie. We don't want anything to make this traffic pattern any worse at all. That's our standard. We need to have some traffic access and however the city wants to develop this is up to the city, but obviously something has to be done with this. - Okay. - So our objection is gonna make the traffic pattern worse than it is now and will inhibit the development of this. That's our point. - Okay, thank you. - State your name and address please. - I'm sorry, my name is Bob B-O-U-C-H-E, it's 1111 Partridge Run. And it's Sheboygan Falls, that's S-H-E-B-O-Y-G-A-N. - Thank you. - Does anybody else wish to speak? - Pardon me? - If there's anybody else. - I would like to say something. - Would you come up to the podium please and state your name and address for the record. - Annie Paul, Hobart Drive, 1233. This man has got a point here, a big point. Bad news of course, fender benders all the time and I suggest nothing should be done there at all, until something is done first with that intersection. Eliminate that first before anything else happens there. Suggestion, the rest of that property, all the woods, all the water, the city should look into that as a sanctuary. And whoever owns that, the city should compensate them for it and have a sanctuary like the duck area on the east side. For summer, you understand? My suggestion for that, shouldn't even be building in there 'cause it's low. Of course, that's up to you guys. But this is what my idea on the subject is and I think something like that, everybody would be happy with, your children, my children, his children, families, right now there's oodles of deer in there. Fox, geese. A lot of old bird life, it would just, to me, that would enhance the whole city, the whole city. All I've got to say, thank you. - Does anybody else wish to speak on this? - I'd like to say something. It's Bill Piechowski, 1816 Landlith. But the problem we're having with this land is that Hiko street was supposed to have the right of way, before Chili's was in there, the right of way to that property. I'm just trying to find out the understanding of when Chili's got in there, the right of way was given to Chili's for their driveway. Now there is no right of way in there. So what happened to the right of way to get to that property? So that's what I'm here for, to see, you know, if there is a right of way somewhere on there? - As of right now, we're concerned with the property and through there. - Correct, yeah. - Okay, thank you. Is there anybody else wishing to speak? - Thanks again you guys for hearing this, what we have today. So, Garritt Bader, 300 North Mandarin Street, I'm the petitioner requesting this item. There's some of you I spoke with, Bouche, obviously, some have sent letters to, some are neighbors I suppose, like Mr. Haney, the neighbor I spoke to. Answering maybe a few questions then pointing out some short term and long term things here. Number one, nobody is denying the traffic pattern here is terrible, staff can attest to the fact that I approached them earlier this year, saying hey can we work out something here? Things didn't work out the way I liked on the front end, I think there are ways to fix things down the road, but this is gonna be I think a short term and a long term situation. Right now, the rezoning robust is here, it's the existing driveways, this should not overly burden this more than it is right now, long term, there can be a better

solution to access this property. I think the answer is yes, the question exactly how are we gonna figure that out, to your points, sir. You'll notice this is green right here, you're right, in a perfect world, if we can go in the wayback machine, land for Henkel right away would've been allocated before Chili's was built, it wasn't. I think there's still some land here where this can happen at some point if Henkel can come through, how and when that happens, we don't know yet, but that's my idea for long term, how that would happen. However, to reiterate, nothing back here changes right now until a to-be-determined date down the road. We talked about things, I would still like to work something out with you guys, we'll see how that happens too. Near term is again, redo this building, take the office front off, reshape it for retail, fit out the parking lot, use the existing driveways and then we figure out the back part in the future. - Thank you. - My name is Marie Piechowski and I live in 1816 Wildwood Drive, and my concern is that a big portion of the 25 acres we have, I was at the meeting when Chili's went in and we were given the rights that we would have access to that property, there wouldn't be any problem with that, that's why we went along with giving Chili's, we okayed to go along with having Chili's there. The Mayor is the one that really wanted Chili's. We were against it at the time because we had more access to get into our property. - That area is not the area we're discussing now. - It is next to us. - It's next to it, but it's not the area. So that's not. - Well, I am speaking because way back before Chili's went in and we went to this meeting, we were told we would have access, that has not happened, so that is, we come to these meetings to speak our opinion or our mind and we're given an okay, but it doesn't happen. So that's why I'm speaking now for it. - Okay, thank you. Is there anybody else wishing to speak? - I move to close the floor and return to regular order of business. - Motion by commissioner Bremer and second by commissioner Hanson to close the floor and return to regular order of business. All in favor? - [All] Aye. - Okay, we are done. Is there any further discussion among staff, commissioner Hanson. - I realize this is in regards to piece of property that we're talking about, but just a question to staff is there an easement somewhere to access all of that property? - Well, there is a right of way, so if you go off Hobart Drive, it leads into the center of that property and this green line, excuse me, this green line is the right of way, so it enters the site and obviously this was a long time ago, I don't see on the map if this was right of way, there'd be dash lines standing next to it, that would vacate it right of way, it probably was never right of way in here, planned right of way, don't know that for certain, but the map would indicate that. But this is vacant right of way, so it looks something like this. So there's access on Hobart right now, yes, the ideal access depending on what happens down here, is off the central, probably... - You want to see this. - So there is currently access back to the center, from my understanding, I have to research this property a lot, from my understanding, there's wetlands issues, there's now a waterway through here. And that's what kind of makes it, may make it more difficult to redevelop. And again southern half of this property is probably gonna have the same type of issues. - One of the things that, I approached staff with potential development plans on here, the first thing that came up was the traffic and how the frontage road was built too close to Mason in ways, to try and clean up that intersection. One of the things that we have right now, though, we have a built environment and we have things to work with and work around in terms of putting in infrastructure, after the fact, after the private side has been developed. As Brock said, in terms of access for this property, there's public access for public right of way, from Belwood drive, there's also a cul-de-sack off-- - Spring valley. - Excuse me? - Spring valley. - Correct, Spring valley court, now again there's wetlands issues and traversing streams is one of the things that pose some challenges which in the same aspect also pose challenges here, although there is no right of way if it would be in the city's best interests, ultimately if there's a development project proposed for the larger scale, the city would work with a developer to find a way to service that and it goes in the city's best interest to get a street from either Hobart or the West Mason frontage road through there, obviously we'd try and work with it, with existing property owners and improvements center there. When push came to shove, we needed to put a new street in, I mean there's a process for putting in public infrastructure, you know, so in terms of that piece of development, also as Mr. Bader said, both in short term and long term, there's discussions with the city, we're not in the place right now to be making improvements to that intersection, just in terms of looking at public works and what they worked at from, a standpoint, you know access to driveways like that, it's not the 88th, so there are private areas of the city that they're focusing on, so that's not part of them at the moment. So with that, I think that's, a lot of the discussion we had with the developer in terms of before, making recommendation to move forward with this, I think that's kind of where we came down and I think there's a short term and the long term with this, but again if we don't quite know what that long term is, that could be three years away, that could be 30 years away. So I think to kind of conclude it, wait until something, like, this commission is pretty good about seeing the long projects here, now term, long term, and I think that's where we see this in terms of, it's not really impeding anything in the future. No matter what you do, there's gonna be some work involved in getting access for a larger development in that property, and this doesn't see a way of cutting anything off or really prohibiting anything for the future. - Commissioner Bremer? - A little further information, I want to make sure I'm understanding, I would certainly support the expansion of Beaver

Dam Park into the concerned area there with all the wetlands and so on, that makes a lot of sense. That's not on the table right now, what is on the table, it seems to me is the issue of access, that Felma has raised and as I understand it, the vacant access off of Hobart does take care of that. There is access to the property that they own, off of Hobart. So that's taken care of, that leaves the issue of traffic. And I understand the priorities. It's my understanding generally speaking that the public works is not likely to get in there and fix the traffic situation until it hits a certain level which means building has to be done here to bring in that commercial traffic that you know is gonna raise the traffic up there at the intersection between the frontage of Mason. And where that road is now, I forgot, so that would be the process, right. The building would go in, the traffic would go up and then the city would say, woops, we've got a traffic problem here. - Well, don't wait till after, but in part of the larger scale development, triggering a more broad traffic impact analysis and if that project traffic that gets generated from that new development, estimations warrant making some type of improvements, then those improvements will be made and I think that's when we'll have also discussion about cost and if not for this project, we would do these things. I think we saw it on the far east side, the festival of Foods in terms of, okay reconfiguration of all that based on the traffic of a grocery store, coming and going required improvements to University Avenue and University way. You know in this case, if it's all commercial parcel, then the scheme of the traffic that's out there really is negligible in terms of impact, but if you started looking at a development, you know, a single family development, very different traffic impact than if you were to put senior housing or market rate apartments. It all depends on what-- - What can we build. - But until that time, we wouldn't necessarily... - No basis for estimate until you know what's gonna be there. - Correct. Unless, you know, if it was a larger step back and just looking at the area, which really has seen some development, but again, it's pretty built out over there, it hasn't seen a tremendous amount of development in terms of triggering a warrant for a site. - And I appreciate this, I want to acknowledge Mr. Bader who opened this thinking about some kind of access from West Mason frontage road as well in the future, at whatever time further development occurs. - Sure, my understanding and developer, correct me if incorrect, but in terms of some of the infrastructure structures that are going up, it tends to kind of stay in place where it's at, so if we have a rear road to go in, like we're gonna do in parking lots and drives, things like that, it's not necessarily taking the structures down at this point. - Thank you. - Thank you. - Under discussion. If no, entertain a motion. - Motion to approve. - Second. - Motion to approve by alder Corpus-Dax, second by commissioner Hanson, any further discussion? Commissioner Wiezbiski. - Thank you. We are not here to judge what I have heard people addressing today. We are here to address the development that's actually done on this, and I think lots of times we get kind of off the beaten path and I think that's to come later, and I just wanted to let the people know and understand that. We are here to listen to them, however, we are not here to judge that particular faucet of property and it is, high as the sky, could come, might come, but we are actually here to do that, so please do not judge us on our decision because we have actually been charged with the fact of addressing the area of proposed zone change and I just wanted to make everybody aware of that. - Thank you. Any further discussion? Hearing none, I would ask you to cast your vote. - Motion approved. - Thank you. Motion has been approved. And let's move over towards the city council which meets? October 2nd? Okay, thank you. Next item, item two, consideration with possible action on a request-- - I never had a chance. - Permit for abandoned shelter facilities and offers residential district, located in 1120 University Avenue, submitted by the Karen Michael's Goldenhose Family Light Home Center. - Thank you, Mr. Chair. This was a request for additional use permit for expanding the shelter facility. 1120 University Avenue, that's the location of the existing building house. And located on the map here, that property is highlighted in red, it's a rectangular lot, it's a little bit over an acre in size, just south of University Avenue, between Saint George and University Avenue. If you enter East River here, there is city park property that surrounds the existing lots. Single family and two family homes to the north and there was a recently built elder care facility on the corner there. As far as the comprehensive plan, it actually recommends public uses, however, conditional use permits and that required to meet consistency requirement under statute, so therefore it's not a concern. The existing zoning is office residential, hence the need for conditional use permit. There is some parkway again that the city owns a well in that lot, neighborhood center, so R1 directing to R3 in this area. So this is an expansion of an existing shelter facility that's built out in the early 1990s. This is the schematic provided by the architect, this kind of shows the existing boundary of the shelter. There are plans to expand both east and to the west here, as you can see, and this side is where the parking area is again south of the University. And this is a perspective, I believe from University avenue to this facility. There are plans for 28 total beds for this facility. The staff has notified effective property owners within 200 feet, we haven't received any calls or questions regarding this. We are recommending approval of the request tonight subject to two conditions. One is limiting the capacity to 28 and expansion would require future plan commission review and the second one is a standard condition, related to cycling review approval. The applicant is here tonight as well if you have any questions. Thank you. - Any discussion? - I do have some questions, generally

speaking this looks really good to me, but with some things I'm having trouble understanding about the proposal. And I think there is probably an answer at hand. So I would move forward. - Second. - We have a motion by commissioner Bremer, and a second by commissioner Wiezbiski to open the floor for further discussion. All in favor say aye. - [All] Aye. - Opposed? - All right, Karen Michaels, my address is 800, Leeman Court. I'm the executive director of Gordon House, I'm happy to answer your questions, just like there. - That would be very nice, thank you. - Or you want me to say something first. I can talk all night, but I think you want to keep going. - Just answer her question. - Okay, you talked about growing by 28 beds. - Yes. - How many beds do you currently have, I'm having little trouble understanding what was new and what was there. - So right now in the existing facility we have 11 bedrooms which can be up to 40 beds. We'll be moving, we'll be changing the existing building to simply office and support service space and in the new section will actually be all of the individual rooms. So that would give us, we would be up to 65 beds and that is still kind of fluctuating and that's why we'll want to see the final plan, we're still wanting to see the final plan, we're trying to figure out exactly what that will, how many we can get in there and for the cost, the expense of it. - But overall, it will be a shift from 40 to 65 beds? Answers a lot of it. So the other, probably is a matter as you develop the plans, what needs to be said, what needs to be clear, I was curious about the quiet room and the computer, TV room, there's a parenthesis under both of those that says by owner. - So these are really early plans. So basically what we're trying to make sure that we do is change that existing facility that we are in now. We just cannot handle the infrastructure of the individual rooms for residents, for victims that need shelter, so we're changing all of the things that are in the existing facility into basic rooms like offices, there may be support group rooms. There may be wellness rooms, so we haven't decided exactly what each room is gonna be yet, I think that might be the note on the bottom there is by, kind of this is what we need, but we haven't decided where those will all be in the building yet. - I have a little trouble jumping ahead of where you are right now, just being able to add up the numbers of things as they were listed both for the ground floor and the second story, so you might want to go back to that. - Sure, sure. - Do your counting again. - But assuming that what you're working from at this point is a conceptual plan for basically how it's gonna be with the offices, that the current building and the residential area, where is that? - West. - West of it, thank you. That's fine, thank you. Okay, that's all I had by way of question. Do you want to say anything else to us? - We're really excited, this is very new. We're really at the beginning stages of this, we're doing the fundraising right now, we're thankful to the city for helping us understand what we needed to do and we're working with Brener Sogger and they know all the answers about the technical parts. I'm really just around to raise money and figure out what works best for victims in our community. And what we're really trying to do with this is expand our ability to provide private space for residents that need the emergency shelter in the new section of the building, but also open up the existing facility to be able to serve victims that maybe don't need housing or emergency shelter, but may need additional support groups or wellness activities or to connect with therapists right on site. So we're really excited about the project. We're still like I said working out the kinks both with the fundraising part of it, but also with what is the best structure for services that we need to provide. - Thank you, any other questions? Thank you. Does anybody else wish to speak on this? - Then I move to close the floor and return to regular order of business. - Second. - We got a motion by commissioner Bremer and second by commissioner Wiezbiski to close the floor and return to regular order of business, all those in favor say aye. - [All] Aye. - Opposed, okay, we are done. Commissioner Wiezbiski? - Motion to approve a worthwhile project. - Second. - We have a motion by commissioner Wiezbiski and a second by commissioner Bremer to approve the motion. Any further discussion? Hearing none, I'm gonna ask to cast your ballot. Okay, motion unanimously approved. Thank you. And again, this was local city council on October 2nd. Thank you. Item three, consideration with possible action on a request to determine city property parcel 21-1491 surplus for 1826 North Urban Avenue submitted by Brock Lane, JB Recycling LLC. - Thank you. This request is for the property the city currently owns which is here, it's a manager's parcel, so for those of you doing your own research, I apologize. It's at the corner of Madison and North Urban, the petitioner's business is located here. He's proposing to acquire this parcel, add this one lot and then do a business expansion, so the building itself would stay the same, but he would do an expansion of this parking and a fenced-in area at the corner. We are recommending approval of this request, it would put the lot back on the tax rules, the city has no use for it, and it would release us from liability of maintenance on the parcel. So with that, we did get some late conditions that were not part of the original staff report from my department of public works, but these are pretty standard, but they commission that they have to maintain the access that we might need in the future, that they would have to attach the parcel and also that they have to pay all cost associated with that. So it's our standard language for surplus property. So with the addition of these conditions, we are recommending approval of the request. - Thank you, commissioner Wiezbiski? Is there something you have implemented here to change a part of it? Actually the greenery versus, in other words, make it more appealing instead of a plain old parking lot? - That had to go through our standards, like

planned process of the expansion. It will take care of that. - Any further discussion? Thank you. Is there anybody that wishes to speak on this? Okay. - Move to approve. - Second. - We have a motion by commissioner Hanson and second by alder Corpus-Dax to approve this motion for recommendation. Any further discussion? Hearing none, if you all could cast your vote. Anything to say? - This thing doesn't - Okay, the motion has been approved unanimously. Thank you. Okay, next item, information and director's report. - All right. So, he missed a meeting, he missed a meeting. So where are we at? I can tell you last council meeting in terms of ordinances, up for approvals, zoning ordinance 1318 which is the rezoning property, down the Main Street, and Pine Street, that's the new Auto, from C1 to C2. Then the rezone for 1532 Shado Avenue from R to C1. As expansion of-- - Second hand shop, what was that called? - Pop guys, pot guys. - Yeah, approved. And then plotting the new right of way, Circus street, Superior road on the east side, so these were the only ones we didn't have a commission ordinance used. One other piece in first meetings for the PUD, just a process thing in terms of our ordinances. We're required by state statute to publish the third reading two weeks in advance. Because our council meets every two weeks, the first reading happens and it's not until later that night or the next day that we know if it's approved or not so it can't get published until the next day, which is 15 days or 14 days, or 14 days, counting two full weeks. With that, nonetheless it's probably gonna be a month between first and third readings. They're going through a process right now and they're actually gonna eliminate second readings, it's a kind of antiquity that we're trying to pass through. But just, we've talked about it here, and staff, they just look for developers and development, it's probably going to be about the six to eight week range instead of a month just given, okay. So the stuff done here today will go in council next week, but it won't go until the following month for a third reading to be finalized. So just a note when we're talking about things in the cube, it shouldn't take much stuff during summers, it will be once a month anyway, but just in terms of timeliness, it's good to abide by state statute. We will do that. - Thank you. - Okay, the date of the next meeting is October 8th, 2018. - Motion to adjourn. - Second. - We have a motion by commissioner Hanson and second by alder Corpus-Dax to adjourn, all those in favor say aye. - [All] Aye. - Opposed? We are adjourned.