



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, FEBRUARY 25, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 25, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 11, 2019, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to approve the minutes. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

Chair Tim Gilbert read into record the guidelines for tonight's meeting.

I. (ZP 18-37) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, Inc (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion.
Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to the close floor for discussion. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, subject to the following conditions:

- a. A maximum capacity of 46 individual residents within the shelter facility. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 South Clay Street is discontinued, the operation is dissolved, or if the Transformation House no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Development Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check for all residents is required. Sex offenders required to register under §301.45, Wis. Stats., are prohibited from any stay at the facility.
- e. Conformance with the operating plan submitted by the applicant.
- f. Compliance with all other regulations of the Green Bay Municipal Code.
- g. A site plan be reviewed and approved by the Community Development Review Team (CDRT).
- h. Tax Parcels 14-882 and 14-876 be combined into one parcel.
- i. The facility may conduct activities to serve residents and may occasionally conduct neighborhood outreach events on site, but shall not conduct an ongoing soup kitchen.
- j. The applicant shall submit a safety and security plan that includes exterior recording cameras, landscaping, and lighting approved by the Green Bay Police Department.
- k. The Chief Building Official shall inspect the subject property for compliance with applicable building codes.

Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, 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: Monday, March 11, 2019.

F. ADJOURNMENT.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to adjourn. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Verbatim Minutes

- Welcome to the Monday, February 25th meeting of the Green Bay Plan Commission. First item on the agenda is roll call. Members Timothy Gilbert, present. Sid Bremer? Just absent? Alder Veronica Corpus-Dax?

- Present.

- Commissioner Lisa Hanson?

- Present.

- Commissioner Jacob Miller? Absent?

- He is excused.

- Excused? Randall Petrouske?

- Present.

- And Jerry Wiezbiskie.

- Present.

- Thank you. Second item, approval of the agenda for the February 25th, 2019 meeting of the Green Bay Plan Commission.

- Move to approve.

- Second.

- We have a motion by Commissioner Hanson, a second by Alder Veronica Corpus-Dax to approve the agenda. All in favor, say aye.

- Aye.

- Opposed? Motion is, the agenda is approved. Next item, approval of the minutes for the February 25th, 2019 meeting of the Green Bay Plan Commission.

- Motion to approve.

- Second.

- We have a motion by Commissioner Wiezbiski, a second by Alder Veronica Corpus-Dax to approve the minutes. All in favor, say aye.

- Aye.

- Opposed? Okay, the minutes are approved. Before we get started on regular business, because of the crowd we have tonight, and in order to more efficiently use our time, the commission is going to establish some guidelines. When, once the commission opens the floor to public speaking, we will allow, we will have the people, one-by-one, come up to the podium, state your name and address, for the record, and the speaker will be given three minutes to speak, and you will be allowed to speak once, other than the petitioner. Petitioner may be asked to speak more if there's any questions on his behalf. So, hopefully this will facilitate a more efficient use of our time, where everyone has a chance to speak. So, having said that, regular business, item one. Consideration with possible action on the request to authorize a conditional use permit for a shelter facility in an office residential district located at 1030 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House Incorporated.

- Thank you Mr. Chair, this request was before the Plan Commission at our last meeting and was sent to the City Council last Monday on the 18th, and was referred back on the behalf of Alderman Galvin. He had a few points he wanted addressed, I guess, in front of the Plan Commission. I've highlighted those on the screen and also within your agenda. There are five of them. Relaying the police calls was the first question or concern. Number two was the amount of parking on-site, if there's sufficient parking for the use. Three is more of an operations issue about background checks that are performed on-site, maybe more detail could be provided regarding those. Item four has to

do with the lack of potential landscape and outdoor lighting. And the fifth one was security cameras being kept on-site to monitor the outside too. Staff doesn't have any direct response to these, necessarily, Alderman Galvin is here tonight, and maybe he can speak to those more directly, as those were his points. At this point, we are reaffirming our recommendation from the last Plan Commission meeting, and um, take it from there.

- Thank you. Is there any discussion amongst the commission?

- Motion to open the floor?

- Second.

- We have a motion by Commissioner Hanson, a second by Alder Veronica Corpus-Dax to open the floor. Any further discussion on that? Hearing none, all in favor say aye.

- Aye.

- Opposed? Okay, is there anyone who would like to speak on this matter?

- Alderman Galvin.

- Thank you. I appreciate this commission indulging me for a second go-around, it's just a, this has come up suddenly, and a lot of neighbors had some of that input back and forth, and I've had people contacting me after the City Council meeting, even, with what they felt were things that should be considered by this commission in granting the CUP. I met again today with Pastor Reacco. I met with him two other times, once with city staff and once again by ourselves. He has a program to try and take men within our community, help them get back on their feet and become productive members of our society, and no one can fault that. Certainly, though, no one can fault residents being concerned. There's been issues with the other homeless shelter in the area, with some people from that causing problems in the neighborhoods, and certainly I don't think that should reflect on what Pastor Reacco has done in the past, but people tend to tie one with the other, whether it's right or wrong, but they tend to. And so, they've voiced their concerns, and over that period of time I've received 12 phone calls and 17 emails from different residents, and out of that two were in favor of what Pastor Reacco is proposing, and the rest were, either had serious reservations or they were against it. In addition, I was contacted by staff from St. Paul's school and then staff from the church, and they also have serious reservations about the granting of the CUP. Some people I've had to explain to them, it doesn't matter where Pastor Reacco gets his money, and unless you can prove that the value of the property has gone down, again, that can't be considered by the city. The city has legal parameters that they must operate in, and trying to get people to understand that, sometimes they hear it, but they just, they're not buying into it necessarily. But, so anyway, in meeting with the Pastor today, we talked over several issues, and I think we have something of an understanding of what he's trying to achieve and how he's trying to achieve it, but for me, landscape and lighting on the exterior of the building. With good landscaping and good lighting, it reduces the ability for people to be doing things around that property that would be concealed from the street or from staff within the building. We have had other issues at other shelters where residents have hidden contraband, illegal substances, in and around the building. They go in, it's outside, they get searched, they've got nothing on them and then they go back out and access it. And so, I feel with good lighting and good landscaping, not only does it make the property look appealing to everybody in the neighborhood,

but also it prevents that kind of behavior from taking place. The other thing I talked to him about, and he does have some video recording, or had these video cameras, I don't know if it's recorded at this time. He's told me he has recorded in the past, but I'm asking for video recording of all the entrances and the property to the building. Part of that is, it allows him and his staff to monitor who's coming and going. It allows us that, if it's recorded, that if someone makes a complaint against Transformation House, that video can easily be accessed and proven that nothing took place or something did take place that staff was unaware of, they can address it immediately. Although Pastor Reacco has said he does record it, he was not, my feeling was he was not willing to place it in the CUP or within the operation plan, that it would be recorded and would be accessible to police. Apparently, at his last facility, there was an issue with a missing hard drive, and I gave him some advice how to handle that, if something like that were to happen again. And I would also state that, as part of that CUP or that operating policy, that he does have recording and police are allowed to view it, that he make the police follow the law when it comes to accessing and gaining copies of those recordings. It's his right, and he's protecting not only himself and his staff, but his clients by making them follow the law when it comes to that. What else were we here? I was contacted by the attorney that represents the owners of the, what used to be called, I'm not sure if they're called this anymore, the St. Mary's Poolside Apartments, and there is some dispute about property between the two entities, and it relates to parking. My concern is, one, I want that resolved before we grant the CUP, I don't want to have something that turns into a legal issue going to the courts, and then it turns out something he thought he had is no longer his and it renders the CUP no good, and now he's got to close down or change something. The other thing that that leads into is, does he have enough parking for his clients? I mean basically, he could have upwards of 46 individuals. They are required to be working. Some, I'm sure, will be using public transit, but others may have their own vehicles. Does he have enough parking for staff and the clients to be legally parking in that area? I would like to know if he has any licensed staff. We checked with the other shelters in this area and they all have licensed staff as it goes towards counseling for AODA housing, social work and these things, and from what Pastor Reacco has in his operating time, this is a large part of what he plans to do with these men to help them get back on their feet. And then finally, before we grant the CUP I would want the building inspected entirely, inside and out by Green Bay inspectors, and he's gonna be operating the kitchen in that there, that the Health Department also sign off on his operation there. There's also the AODA Association here in town, and the Brown County Housing Coalition. He said he's a member, but when we checked with them, they'd never heard from him yet, so you know, to me, best practices, it would be best for, I think, his organization to be working with these organizations like the other shelters do. They can share information, find out about people that might be scamming the system or in more need of more intensive help. I did look at the calls for service, because some neighbors were concerned about 140 calls for service at his old establishment in a six year period. And looking through those calls, a few weren't even related to his address, what he was doing, and out of the rest, maybe three four five maybe could've been handled differently by staff, but for the most part, they were the type of calls you'd find in almost any kind of apartment complex or any of the other shelters, for instance St. John's or NEW. And the volume of calls, in relation to the amount of people that he had at his facility were nowhere out of range with the other ones, so I'm not concerned at all about the police calls for service. So, that's it, kind of in a nutshell. I can write this all for you and get more detailed information for your consideration, but some of this, I think, needs to be addressed before, and I think some of it needs to be included in the CUP. Thank you.

- Thank you. Do you have a problem?

- No, it's not for him so much as, we need a staff, as far as the property dispute.

- Just as far as, the parking, you mean?
- Well no, as far as the property, and there's obviously a property line dispute at this point.
- I know there's a dispute, there's some unusual circumstance with the parking and lot lines. That's a note that will be addressed as part of the site plan. Do you know if there's staff, I'm not sure who's in dispute.
- Okay.
- I think they would have to show, in accordance with, right, being able to provide sufficient parking spaces. They're gonna have to show on-site, that they can park them on-site on the property that they do have, or there are agreements with adjacent property owners, fees and sort of, some other type to show that they're available for those clients. They can't produce those and they can't sign off, because, you know, there's not an agreement, then I can say those are not being included as saying that they are are a part of what they've proposed.
- And there aren't, for a type of CUP like this, there's no parking requirements like with apartments, you know, two spots per, I mean, this is a different situation, there isn't anything on the books regarding this?
- There's not a nice, neat and easy answer like apartments' rights, so we kind of treat this use as a dormitory in our parking code, so the zoning administrator has some leeway to require a parking study or analysis, so we would ask Transformation House to provide some sort of documentation about their guests and who have vehicles, what's their past history been and use some sort of methodology to kind of gauge what goes down with the clients.
- Okay.
- And associate some sort of parking number. I estimate, maybe 21 parking spots, possibly total, for this site.
- Okay, and do we know the number of staff that will need parking spots?
- We don't know that, but that would be part of the analysis, and we would ask them to make a proposal to us and review.
- Okay, thank you.
- Any further discussion? Thank you. Would anybody else like to speak? Um, go ahead, you sir.
- Phil Peterson, 5602 Mirabelle Road, Denmark, Wisconsin. Members of the Green Bay Planning Commission, I am Phil Peterson, Vice Chairman of St. Paul Lutheran Church, located at the corner of Chicago and Clay Street. As part of our ministry, we operate a 3-K through 8-K, or through eighth grade, parochial school. Total attendance is just over 100. Of note, our registration for next year's Three and 4-K classes already have 30 children. This is the most we have ever had this early in the registration process. As a church, we are concerned for the physical and spiritual welfare of the men

who would be served by the proposed Transformation House. As parents and school administrators, we are concerned for the health and welfare of our students. We do not have the answer as how to both of those concerns should be met. We have no plans to take a formal position for or against the Transformation House. We are thankful that city leaders are showing such due diligence in studying and discussing the situation. Moving forward, we would encourage a complete assessment of the actual Santa Maria facility by the city building inspector for the proposed usage. This would be for the safety of the participants, as well as for the long term operation of the program, if it is approved. That building is old, just as our building is. We have had to deal with the stresses that deferred maintenance and unforeseen building failures can put on a non-profit. St. Paul values our location and neighborhood, and are committed to it. In recent years, we have remodeled our main worship area and the gathering room in the basement. We have also remodeled rooms to enhance our existing childcare program and introduced a 3-K program. Our members care deeply about our community and trust that our city officials will make the right decision about what's best for our neighborhood and our city. We look forward to continuing to serve our neighbors and the people of Green Bay. Any questions for me?

- Thank you.

- Anybody else would like? Yes ma'am.

- Good evening, my name is Mrs. Eileen Frye. I live at 425 South Clay Street, which is directly across the street from the proposed Transformation House. I have many, many questions that have not been answered. I've asked them five times for replies to the questions that I have. I've received nothing back. As far as I understand, the property across from my home is not the only thing that Transformation House has acquired. They have acquired also the three homes that go along with those, with that, that Mrs. Desotell had owned before selling, that includes Mrs. Desotell's home. I am aware that there is a possible dispute with the parking and the egress to the rear of the building that is actually, I don't know, the lawyer is gonna have to come and discuss that, but um, there's, it's not fitting in there properly. I'm trying to understand how Transformation House works. We have Transformation House Holdings that owns the 610 building on Broadway where the construction company is that he owns and runs, where the Faith Tabernacle resides and operates and we just learned from a newspaper article recently that the Brown County Health and Human, I don't know the full title of that, has been renting from them and I understand that the Broadway address has, um, applied for a CUP, was denied, I do not know why, I couldn't go much further than what I found. So, in my, I'm trying to follow where this has gone. They've gone from Jefferson Street to another address on Jefferson, I don't know why they left the Jefferson Street address. He told us at the meeting that the owner wasn't doing repairs. That's all I know. There are some issues of food stamp fraud that I found. I do not know how that ended or what happened with that. That's a concern to me. Just trying to find out how it is that they are able to purchase over one million, one hundred and some thousand dollars worth of property across from my home.

- Excuse me ma'am, your three minutes are up.

- I'm sorry?

- Your three minutes are up. Thank you very much for your. Does anybody have any questions for her? No? Thank you. Does anybody else, yes sir.

- My name is Larry Frye, I live 425 South Clay Street. My concern, primarily, is that of the five parcels that were purchased by Transformation House, two of them were not included on the CUP permit and, you know, there are not verbal assurances, no written assurances that that would not be eventually rolled into the mission of Transformation House, so I would request that the committee also include those three residential properties that they own within the permit, within the scope of the permit. That's all I have to say.

- Thank you.

- I guess, everyone, and correct me if I'm wrong here. As far as just, some questions about the three houses.

- Mhmm.

- So, the property owner did purchase a number of properties in this area. As far as the three houses are concerned, those are single family houses intended for occupying, occupation by either a single family or a single household unit, so like any single family unit in the city, the property owner can rent those out to a single family or a household. Without having to do anything special, right? I mean, you don't have to come before us to rent out your house, you know, in a standard lease.

- And to rent a property.

- To rent a property. However, if the property owner intends to house non-relatives together. I guess, non-family members together, the individual would have to come back and ask to have that added, either added into the CUP, because it's now a different type of use, in terms of a rooming house or a boarding house, where you're putting unrelated individuals in there. That was not the intent the first time, so that's why it's not included in there. So I just, if you do add it in to the CUP, just then, you're also then kind of expanding the use from beyond that building into those homes, so right now it would be prohibitive, but if you do that, then you're allowing that use to take place there. With that, if you do also do that, there's a higher level of building code that those houses would have to meet, you know, if they're being used as a rooming house. Right now, they just meet the standard single family housing code, but if they're used in a more transitional nature, it would kick it up a notch in terms of the building code requirements. But just, it was not included, it was not applied for as part of this CUP. We weren't recommending putting it into the CUP to kind of limit, I think, the uses, to a single family rental, so that's why it's not there at this point. But just, the use I've added, that's kind of what you're opening up to.

- Okay, thank you.

- Hopefully that answers a few questions. Okay, anybody else would like to speak? Yes, sir.

- I'm Michael Picard. I live 429 South Clay, directly across the street from the Santa Maria Nursing Home. I have worried about the property values within this area, and uh, because, this neighborhood in the last 10 years has improved greatly. There used to be a number of drug houses that have been torn down and rebuilt with Habitat for Humanity. The apartment across, on Webster and Crooks Street, used to have major problems and they have all been cleared up, for the most part. The number of police calls there and the number of disturbances in the neighborhood have really gone down. Now, I'm not sure what this is gonna do. I like what he's doing, I like his corporate plan or

whatever you call it, I just don't believe it belongs in a residential neighborhood. Now, my house is 100 years old, it turned 100 years old, well, it will turn 100 years old in April. And I've applied for a VA home improvement loan to redo the wiring, redo the soffits, paint, all sorts of things like that, which are necessary as houses get older, and I'm concerned as to whether or not that's gonna be worth my while to do this. If the property value drops, I can see that being, you know, a major money loss for me, to put all this money into this. And another thing along with the parking. There's two hour parking on the east side of Clay Street. There's all day parking on the north side of Clay Street. I would like to see that one side or the other is no parking or, if there's parking on both sides, I would like to see both sides be a two hour parking. That block on Clay Street is the only block in the neighborhood that I'm aware of that does not have time limits or no parking limits enforced. You know, those are my basic concerns, because apparently, from what I'm hearing, their parking lot is owned by the, or their north side parking lot is owned by the apartment home, so that's gonna remove, if that is indeed true, that's gonna remove a lot of parking places for these. And where are these people gonna go? So those are basically my concerns. Thank you.

- Thank you. Does anybody else wish to speak? Yes, sir.

- My name is William Daniels. I reside at 515 Sunny Vista Court in Seymour. The reason I am here is I am a former resident of Transformation House when they were on Jefferson. I don't know what I can tell you, the program helps a lot of men that otherwise just get left behind. They wander around the streets, you see them in the parks and everybody gets upset, oh we need to do something about it, and when someone comes along like Pastor Reacco and tries to do something about it, he's got 42 hurdles to jump and everything else, which is fine. You guys have regulations, I understand that. Regulations are a good thing. But regulations can also kill a good thing. I was there for a little over a year. I got a job while I was there, I saved money, I now own a home in Seymour with my fiancé. I got a car when I was there, because I did not have a car, I was walking from Jefferson three miles every day to Pioneer Metal and back, working second shift, and then, with the help of Pastor Reacco I got a car from Dorsch Ford's credit system they have. It helped me out a lot. I don't have a drinking problem, I never have, I've just stopped drinking on my own. I don't have a drug problem, I never have. But those options are there to help the individuals that do have those problems there. In the year I was there, I think I saw three squad cars the whole time, and two of them were there because somebody parked in the parking lot that wasn't a resident there. Other than that, minimal police contact. The residents when I was there, they random drug tested. They, you had to breathalyze when you went into the building, you had to be in the building, unless you were at work, you had to be in the building by a certain time, and you had to be in your room, or excuse me, room, by a certain time, so it's not like, you know, they're gonna go in and, as somebody was mentioning, hiding contraband outside and they're gonna go inside and blow in and everything else, because once you breathalyze in, you're not allowed back outside. So, if you have something hidden out there, it's gonna be there until tomorrow because you ain't getting it in the building. I can't speak to how they operate now. I haven't been there in a while. But I'm pretty sure I can't see them changing any of those processes. I can't see, I mean, I can understand that people that live in the area are worried about it and worried about the activity, but from my experience, and not at this location obviously, the activity was minimal and well controlled by the staff.

- Okay, thank you. Yes, sir.

- Yes?

- Congratulations on your accomplishments.

- Oh, thank you very much.

- Very admirable.

- Yes, sir.

- Thank you for your service, sir. My name is Vincent Washington. I'm also a disabled veteran. When I was in the military I had some problems, and I understand what the residents are saying about the homeless, the drug problem, the ex-convicts, because I was one. When I came out of the military, I had some issues. I turned to drugs. I committed crimes, went to prison. I became homeless. But, I went from state to state, city to city, I end up in Green Bay. I met Pastor Reacco and Mr. CJ, and the VA was a great help to me. Like I told you, I'm a disabled veteran. It was a great help to me. But I was so thankful that I was able to find a place where I could get some happy, you know, I'm sure, I'm sure, everybody in this room has got somebody who's been to the military, who's had some law problem, who got on drugs, or, you might not, I'm pretty sure, somebody in your family, and your families are big, don't have some kind of problems. But all I'm saying is, I know it's, it's kind of a scary situation you're putting yourself into. But I'm saying, me. Okay, I've been living in my apartment for three years now. I got married, I pay my bills, my landlord ain't never been, I mean, I've been late on my bills. I've got relationships with my kids. Let me tell you, my addiction started back when I was in the military. And I was lost for a long time, a long time. But I'm thankful for these places. There was opportunity. I'm saying, like, if you don't have no family, I'm saying like, if your family member needs some help, that maybe there's a place like this that can reach out to them. I mean, everyone knows places all around the world, but it might be one in this neighborhood that might reach out to them, you know? I understand where y'all are coming from, but I'm saying, reach in your heart, you know. I'm gonna say this, then I'm gonna be quiet. You know, they say a lot of things go on in this world, but they said, and I'm not trying to get religious, they say, if my people was to pray, he said, guys, I would heal the land. I would stop all of this. And I'll tell you, I surrendered, truly surrendered, that's when I got the help I needed. Okay, that's all I gotta say, thank you.

- Thank you.

- Thank you.

- Is there anybody else that wishes to speak? Yes.

- My name is Daneen Vanhecker, and I live at 400 North Monroe, Apartment 115, here in Green Bay. I understand how scared you guys are, I really do, and I understand how concerned everybody is about property values. But there have been studies done that show, when you have a house like the Transformation House, a program, that there's no more crime increase than you would have in a supermarket. There are also studies that show that property values don't go down, they actually stay the same or they rise. And I know that it is scary, but give them a chance. Because I've seen the good that they do, and I know Pastor Reacco. I've met the gentlemen who stay at the Transformation House. They are very, very strict with them, and teach them what they never learned and need to know to exist on the outside and be successful. And if they don't do what they're supposed to, they're asked to leave. They are not allowed to destroy everything that Pastor Reacco has worked for and everything that these fine men have worked for. The ones that I have dealt with when I

worked at the food pantry there, they would come down, they would get the food that they could use in their circumstance, granted they didn't have a kitchen to cook in, but they could take and use a microwave, so they were allowed some food and snacks. They were always, always, always respectful and helpful. They would come down and they would take the boxes, or if there was something heavy, they'd say, "Don't you carry it, ma'am, I'll carry it. "Let me do that for you. "Let me take this out to the garbage." So while it's scary, it's a good program. Thank you.

- Thank you. Is there anybody else that wishes to speak?

- [Galvin] I just want to give you the proposed recommendations.

- Oh, sure. Thank you. Sir, Pastor Reacco?

- I'm Pastor Reacco, Director of the Transformation House. The Transformation House is not like St. John's. I wanna say this again: it's for men who really, truly committed to change their life around. We have men, I started bringing up, started taking pictures of all the guys that we have, that we got reconnected with their children. You know, these children, they need their fathers. You know, we have pictures of guys who went on and got their GED or went to college. We work on the inner person, that that may shine on the outside. We're talking about transformation inside and out. A homeless shelter in the area, lot of riff-raff, this and that, we don't do that. When the guys come to us, there's a thorough screening to get into the program, anybody can't get in. I've turned down a lot of folks. If they're not ready, they cannot get in. St. John's, 436 Jefferson, there was a park right across the street, there was a school right across the street. We've never had any type of problems like that, you know, and we offer working with the neighborhoods. We do the outreach, feed the homeless barbecue every year. It's a big event, we feed about 500 people. It don't make a difference, if they're even just in the neighborhood, they don't even have to be homeless. So, you know, I understand your concern, but we want to help. We did a report over at our last location. We looked at the crime rate in that area then, that was before we got there. Once we got into the Transformation House on 436 South Jefferson, that area, it went down. Then when we left, it went back up. You know, it's all about, see, we've got to work with our guys to get them back out there where they're needed. We show them love, you know, we encouraged them. You know, that's what it's all about. You know, a clean, healthy place that would not only help them to get to where they needed to get to, but help them spiritually. We have pastors come into the facility doing Bible studies. We encourage, we've got churches supporting the Transformation House. We've been, I don't know where they got that from, maybe because we haven't been there in several months, but we was a faithful member of the Brown County Housing and Homeless Coalition and the Brown County Food Network.

- Sir?

- Yes?

- Your time is up.

- Okay, thank you.

- Thank you.

- I have a couple of follow-ups, Pastor. The Alderman, one of his concerns, Alderman Galvin's concerns was about the cameras. And I know you spoke last time that you have, I think, 27 cameras that you are looking at installing. Will any of those be outside facing?
- We will have cameras on every area of that. I have to find out and see what's going on the outside as well as the inside.
- But at this time your plan is to have cameras on both outside and inside?
- Outside and inside, all around the building.
- Any recording cameras, or are these just-
- Yes, yes.
- Alright.
- Yes, Commissioner Wiezbiski.
- Knowing, or have you had a chance to actually look at the items that Alderman Galvin has brought forth before this committee to see if you see any real hardships or your operation, or nothing there. Almost everything that you told us last time, you sounded really good and you're heart's really in it. I could just feel it. And I wouldn't imagine that there's any items on that list there that would probably really bother you, but I will hold you responsible to study that and see if you can help make those go away.
- We are not ready to close this down.
- Okay.
- As far as the lighting around the building, we have the cameras are being installed right now. As far as, we always walk the grounds, we always make sure the outside is clean and neat. We do landscaping, we'll make sure that part is gonna be looking real nice. We keep up the building. As a matter of fact, the building is in real good shape. Our architect went through the building already, one of the best architects in Green Bay, so we've already had everything checked out.
- Okay. These two gentlemen that came to speak tonight to back up everything that you have spoken about and back up your word, and I think that's been great, great people to have come forth and God bless both you guys for surviving and showing that this thing works. I think it's great, thank you.
- Yes, Commissioner Hanson.
- Typically, how many staff, you know, approximately, would need parking on-site?
- Probably four, something like that.
- And typically, how many of your residents have vehicles of their own that would also need parking?

- Normally around, on Jefferson, we had 30 beds, and we would only have around about eight, nine cars, somewhere around there. And we make it difficult, because anybody with a vehicle, they have to have a valid driver's license, they have to have insurance because of the, they have to be, the car had to be registered to them, there's no borrowed cars, you know. Everything has to be updated.

- Thank you.

- Thank you. Is there anybody else that hasn't spoken yet? Thank you. Oh, yes ma'am.

- Sorry, I came in late. I'm Kimyatta Ratlif. My address is 1120 Washington Avenue, Green Bay, Wisconsin. I've been in Green Bay since 2007. I have a business in town here. I am a member of the Tabernacle. I'm on the board of Transformation House. I just wanted to say that, homelessness is a big issue all around, and men are the the hierarchy, or, they're the focus of a family. So if we have no stable men, then we have no stable family. No stable family, no stable children, this wouldn't work. Like, no community. I just want to say that, right now, our state have put out proposals for, grants for homelessness, that have been issued. And so, like Pastor Reacco said, we're unlike St. John's or NEW Community Shelter because we have all these stipulations for men, because Pastor Reacco himself put a lot of emphasis on a man actually being a man and so that comes with a lot of good choices and a good, stable foundation. My point of coming up here is to say that we are open for volunteers if the board is granted that we are able to open up and work, we are more than welcome to have anyone come in and volunteer in whatever capacity you have, even on our board, if there are people from the school, the churches around, we are looking for people will be able to come help us be better as an organization. So, um. How much time do I have left?

- About 45 seconds.

- Hmm. That's it, thank you.

- Is there anybody else that wishes to speak?

- Motion to return to normal business?

- Second.

- We have a motion by Commissioner Wiezbiski, a second by Commissioner Petrouske to return to regular order of business. All in favor, say aye.

- Aye.

- Opposed? Okay, we are back. Yes, Commissioner Hanson.

- So, touching back on the concerns that Alderman Galvin had, can we stipulate in the CUP things like landscape, cameras and licensed staff?

- Yes. And maybe just, if you can indulge me for a minute.

- Absolutely.

- I just wanna step back, because I also think it's also important to discuss for some of the neighbors here too, just kind of where we're at in the process and I just wanna take us back a little bit, few months, May of 2018, I had to pull up the date. I don't know if you remember Planner Buck came here and talked about Act 67 and changes that it made to state statute and the law and how we had to amend some of our ordinances when it came to CUPs to comply with that. So, I mean, long story short, basically prior to that act in 2017, for a CUP, a Conditional Use Permit, the burden of proof was on the applicant. You had to come to us and say, alright, why should I be able to have this special particular use in this district, right? It's not just, like, a buy right used, like, for most residential uses, but there are some things that could be special about it, so, alright, I'm gonna prove to you Plan Commission why I can have this use, and that's why they call it conditional. What Act 67 did is it basically reversed that and it put the burden of proof on the city. And basically, it almost made these CUPs a buy right use, unless the city could prove through evidence that this would not be good for the neighborhood. So, again, prior to that, it was easier for us to say, look, the neighbors, this doesn't fit in with the neighborhood characteristic, so there was just a lot of opposition to it and made it a lot easier for us to say, nope, you're right, you know what, this doesn't fit, we can't do this. With that change, you know, we're kind of playing defense from the start, and so I think when we talk about adding conditions, it was also very specific about, you can add conditions, so long as they're related to the use, they target the type of land use and they're specific, they're reasonable and they're measurable. And so, I think it's important to talk about, you know, things that we put out that we can actually measure and have some say in terms of, alright, are they really doing that? So I think, can you put up the list of conditions? Now we're on there. So I think what Alder Galvin brought up, and I discussed it a little bit then at the end of the day today, I think in terms of providing additional conditions, you know, a review of the structure, you know, by our inspectors, our chief building official, you know, we required the applicant before they come to us, to really kind of go through and get an architect to look at, can you even use this building for what you wanted to do in it? You now, previous facilities like the store at 610 South Jefferson, is an old department store, so right? I mean, converting that from a department store to a place where somebody lives, there's a high process to this. We hadn't been in the nursing home for some time because there were issues with it, so, look, can you even do what you want to do in this? The initial cursory review from a third party architect said yes, but I think, again, based on the challenge of what's gonna be operating here, I don't think it's unreasonable to have our inspectors go through and then take a look to see if it meet their standards. I mean, we'd be doing it as part of the spigot of occupancy. And you might, but if you'd like some more things up front, I don't quite see that as unreasonable. As far as the parking, the property dispute, I mean, that's ultimately gonna come up, right, we don't get sucked in the middle of private party property disputes. You know, but a parking plan that shows location of a sufficient number of off-street spaces, if you want to put a hard number, you can. Generally, I think our zoning administrator is pretty good about discretion in terms of where it fits, I think you saw it from the Pastor here. But I think it is important to have in there that, right, they're either provided on-site or there's an agreement, whether it's on the adjacent property that those are there. The other one that I think is germane, it kind of goes with the site plan aspects, the part of who goes to the site plan, but this, especially if you want to call it the landscape, lighting, security plan, that's approved with consultation from our department, but if you want to add the Green Bay Police Department in there as well, I think Alderman Galvin brings up a good point in terms of, just given the transitional nature of the facility, that it would be good for law enforcement to kind of sign off, right? And we talked about the physical environment and, both for this property itself but also for the neighborhood to provide that sense of safety and security. Again, moving from a nursing home to transitional living facility, I don't think that's out of bounds in terms of that requirement. I think there might have been two or three others, but I think those were the three generally that felt, you know, in terms of going

back to for the land use prospective, are things that we could get our arms around and encode into the actual conditions.

- Okay.

- Thank you.

- You got anything else?

- No, those were my only questions.

- Okay.

- Yeah, I mean, it's. Look, I'll be honest. It's a tough one.

- So our building inspectors haven't, because I know with properties, building inspectors can inspect the outside and they can't get into the inside unless they're invited in or let in, basically, I guess from, the issues.

- If there's an imminent health or safety concern, but otherwise, it's complaint driven.

- Right.

- Either the property owner or, in cases we a lot of times have tenants who would call on the landlord saying, look, this is unsafe. There's no heat, there's no water, I mean, other types of things that would allow us to get into a facility.

- Okay.

- Alderman Veron, Commissioner Wiezbiski.

- Um, looking at this list here. Are these things that we normally wouldn't do anyway? Is it that strikingly different or are these things that we can absorb as far as not coming back to another meeting with another list every time they come in the door, but. I would hope that, if all these have value, that these would be included in that requirement. Is that too much to ask?

- I think it's important to, so look, I mean, we looked through and looked at the Conditional Use Permit for St. John's that we just did a few months ago, and things that we're asking of this, in that case, I mean, you were dealing with a facility that had already been operating and was asking to continue to operate, so you kind of had a body of evidence from which to judge. Here, we don't quite, in terms of, okay, there's some evidence from the facility on Jefferson, the one on South Broadway, looked at going at that process but pulled out because they realized they couldn't do it at that facility. But here, it's something new, so I think erring on the side of caution in terms of introducing some of these things in here, I think it's, look, I think it's important to put them in as conditions and list them out because it's a lot easier for us to hold somebody accountable if it's, right, specifically listed in your permit, that there's specific things. It's not just implied, like, we thought you should do it. It says point F, point G, like you are going to do this.

- Well as a planning commissioner, I've been on this Planning Commission for 12 years, 13 years. I get concerned when I see these things, that are these things that we have been missing, I guess is my concern, and if not, I think it should be weighed with a grain of salt, basically, to include them, and yes, you're not gonna necessarily include everything on this list because the list could go on and on. Every time we have a meeting, we could have a list like this come out.

- Well I think, I'll go back to kind of where I started with, we're kind of entering a new phase of Conditional Use Permits, moving into one's post-Act 67, where the burden of proof is on us, and it makes it much more difficult to, I mean, the legislation goes as far as to say, like, look, if they meet the conditions, the city shall issue the CUP. To me, basically you're turning it into a buy right use, so I think unless you identify these specifically, you're gonna have a hard time enforcing it, so you probably will see longer lists for things that basically, you know, come with more concerns or have the potential.

- Probably similar uses, basically.

- Correct.

- Okay. I would also like to add at this time that I'm pretty proud of what St. John's has turned out to be, and we do review them annually, basically, I believe it is, and they're basically running safe and sound. I think that's an example.

- I think we had one of the same conditions in there, right?

- Yeah.

- I think point C, that the discretion if there's a complaint or there's an issue if it comes up before this body, I don't. I mean, my office, we have not received complaints about it, but if we did, then we would bring it here.

- Alright, thank you.

- I had a question and then I'm prepared to bring a motion. My question was, at the prior council meeting, was the council informed of, or I should say reminded of the change in the law that creates the obligation on the city or the presumption that the city shall approve these permits unless there's compelling evidence to the contrary? Do you know if that was presented to the council in that way?

- It was not.

- Okay. It might be helpful, when we send this back to the council that, in some way shape or form we can convey that thought. Because I don't think we discussed that in our meeting last time either. My thought, and just, for a refresher for anyone who wasn't at the last meeting, my wife and I own a house on Van Buren Street not far from this location. My partners and I own a firm on the corner of Crooks and Jefferson Street not far from this location, so I have skin in this game. But this particular type of facility, I think, fills a need that is lacking in the community. It's different than St. John's. It's different than NEW Community Shelter in the sense that it's a place where people don't just go to spend tonight. That plan that takes them from the place where they have nothing and nowhere to go to I have a consistent house, I have obligations, I'm remaining employed and sober, I'm transitioning

into housing permanently in the community. And I think there's a lack in the community, to a certain extent, of that type of, ironically, transitional facility. I think this particular proposal, under these restrictions, fills a need in the community to take people from sleeping under bushes and yards and parks, being drunk, being unemployed, to that next step from not just sleeping in a place tonight, but to having a plan, being employed, being sober, either becoming or regaining their status as a productive member of the community that we want, so I'm going to move, because of that need, because of the plan, because of the thorough thoughtfulness that has gone into this, gonna move that we approve the permit as proposed. I would like to include two amendments based on what you explained. One, to include incorporation of the city's inspectors prior to the processes you kind of alluded to. I'll leave the fine details to you. But also, to incorporate the police department approving the security plan and cameras as well. So with those two amendments.

- You don't have to ask for my approval.

- I'm just articulating. So that's what I would move, approval with those two amendments.

- Okay.

- I have a question. What is the proper action that the city council is looking to this committee to come back with?

- I mean, I guess.

- We already visited it, and as far as I'm concerned it's already passed, I think we passed it unanimously.

- I'll defer to Alderman Galvin, who asked to send it back for further review.

- [Galvin] We're asking that if you do approve it, that you include the recommendations that I voiced here.

- Okay.

- [Galvin] Licensed staff, the security issues, and some of those other things. And then, prior to the CUP being granted, there were some other things I wrote down there that I think should be addressed before we, because if you do the CUP before some of that stuff is done, you're getting the horse in front of the cart.

- Okay.

- [Galvin] And I think that's gonna make issues in a future where this city's always been guilty of always granting forgiveness instead of granting permission for people to move forward with a project.

- I guess my concern with one of those points, the requiring the licensing for the staff for AODA treatment. That's, my understanding is, that's not, we're not approving a treatment facility. We're approving a housing facility. I think that, if they were looking to have a treatment facility, I would be more comfortable requiring them to have licensed treatment staff and faculty, but given the nature of

the law and the limits of this commission, I think it would be an overextension to require a housing facility to have licensed staff for AODA treatment and management. In my opinion, based on the law.

- [Galvin] Right, and you certainly have more experience with that than I do. My concern here is that, if you read the operation plan, there is quite a bit of counseling that takes place. Spiritual, personal, financial, a lot of these things take place, and if you check with any of the other facilities here, they have people that do all of that, except maybe not the spiritual part, but the staff that does have some higher education towards that end. And so, I thought, to keep them on a level par with the other facilities in this area, if that's legal, I would certainly like to see that as part of the CUP.

- Question for the staff. You may not know this off the top of your head. Did, in the CUPs we have for the other facility, did we require staff to be trained in these types of areas?

- Not that I'm aware of.

- [Galvin] No, my understanding is most of them, that's just what they do, they offer it. It's kind of like with other entities we've had here in Green Bay, we've had something similar brought up because we looked at what other organizations or businesses were doing and said hey, that's a good idea. Let's make sure that anything that starts coming in behind this encompasses that same thing that has made them successful and so, we want them to be successful and not a drain on our society, but actually a plus for our community.

- One of the things that we discussed is, in terms of, bringing a new businesses in other fields, there's a state license or certification that you have to obtain in order to provide a type of service. There is not that for a homeless shelter or a transitional living facility in this state, and so I think what Alderman Galvin was getting at is that, okay, if there's not a state certification, what are some of the other pieces in there, of either positions or functions, that are certified that are part of it and address it that way, because there is no state level licensing for shelters.

- [Galvin] I guess we just look at the success of the other shelters in Green Bay, and I think, having that trained staff on hand has been a huge part of, I mean, I've got a family member who was a client of one of those organizations and, when he related to me the counseling, the financial counseling, the personal counseling, all the stuff that was at the place, so it was impressive, what they're doing and so, I guess, if we want to keep being successful moving forward, that maybe we kind of make this, because it sounds like the state's allowing us to have some latitude in establishing, for all CUPs going forward, depending upon the business, to set some standards as long as, like, Dr. Vonck said, it's not restrictive or a hindrance to what they're trying to do. And so it's just something that I think, maybe going forward, that this is something we give some serious thought and consideration to.

- Thank you.

- I don't know that we are qualified to take that type of position. I would be more inclined to, maybe append an amendment to Commissioner Petrouske's motion, as far as condition four of this CUP condition, basically, approve it so that this facility basically stays on par with the other shelters and facilities of an alike nature. Not necessarily acquiring licensed or accredited staff, but, that they basically maintain the same level of staff that the other shelters do, that have had their success. That would be my amendment. Yes, Commissioner Wiezbiski?

- I like that and I like that you brought that up because it's bothering me also. Here, we don't want to actually create a monster here, with over-trained people and accredited people and putting a burden on something that's as successful as I see that they have with this.

- Turn that off or step out.

- Sorry sorry sorry, not turning off.

- I have seen, actually, with the people that came up here in our meeting, and what they have said, what they did, what they talk about, I give them extreme kudos, they're so damn proud that they have survived, and to burden this outfit, or this mythology that they have and have been operating by. I don't think we should burden them with accredited people and I think that's asking a little bit too much, and I think it's a great facility, a great thing that they do. I've dealt with these people. I bet you guys could come back here with another dozen people, have some extra meetings or something going on. I also, I was very impressed, also, by the agencies that support you people, like the veterans. You brought a list at the last meeting, I don't have it here with me today, but I was very impressed with the veterans' help that you're getting and all that good stuff, and just listening to the two men that were here today, that's just a small sample of what these guys have been doing, and I think it's fantastic.

- Just to play parliamentarian for a minute. What is the motion that is on the floor, because I don't think there's. It's a little cloudy what it is now, and then if there's a second.

- I just wanna say, you got to be reminded of your role, too. I mean, you're getting very emotional about this, and that's not your job, right? Your job is a Conditional Use Permit, that's what it is. If somebody wants to build a house in an industrial park or they want to build concrete around a neighborhood, that's what you're doing. You're getting, you need to separate that and just talk about, is this the right use to rezone this property? This is a big decision you're making tonight, and I think it needs more time. I think Kevin told you that, and I'm a little bit late to this meeting, I was at another one, but you know, I've been at the site, I know Pastor Reacco, I've worked with him for the past 16 years and I'm not sure he can do all of this, so I don't know the proper motion is just to approve it. I don't think he even is aware of all these things you're asking for, so. I mean I think, you gotta remember why you're here.

- Thank you. Yes, Commissioner Hanson.

- I guess, what's reassuring to me, if you look within the conditions of the staff recommendation, and it talks about conformance with the operating plan submitted by the applicant, that was a fairly comprehensive operating plan that he submitted, so that is one thing that reassures me that he's going to stick with that plan, compliance with all our other regulations of the Green Bay Municipal Code, and then also a site plan will be reviewed and approved, so that touches on things like, you know parking limits and parking spots and things of that nature. So, I guess, please remind me what Commissioner Petrouske's motion was with the additional, what with the two additional amendments regarding cameras.

- Right, well, yeah, so, I move to accept as recommended with two amendments. Number one, that we would incorporate, these are both based on proposals that were brought up by staff in the discussion. Number one is that we incorporate the Green Bay Police Department in a review of the

safety plan, number one. And number two was that any safety plan, and cameras include cameras that were inside and outside, I think was the other thing that I addressed.

- I think that the thing was the building inspector.

- Oh right, I'm sorry, that's right.

- That was the one you were talking about, sorry, I missed that one.

- That the city's building inspectors be included in the process with the third party architect.

- Dealing with security, and I think we lumped in a little bit landscape, lighting and security plan approved by the Green Bay Police Department.

- Yes.

- Review of the structure by chief building official, Department of Inspection staff.

- Those are exactly what I was getting at.

- Okay, so those two you're adding what's already existing.

- Yes.

- Okay.

- Okay.

- That's your motion?

- Yes.

- We have a motion, do we have a second?

- I'll second that.

- We have a second by Commissioner Wiezbiski. Is there any further discussion? Hearing none. So I ask that you cast your vote.

- Uh, if I may, I got a question. The way this is spelled out, I don't think it's really spelling out what we're voting on. I've still got this in here. That should come back to our decisions.

- What's that?

- The verbiage here on what we're actually voting on here. I think this is not really stated the way we, her motion was.

- I'm sorry, in what way?

- We're not following this 100%, so.
- We're following what we just.
- Including the amendments.
- So we have to just follow what our motion is and disregard this verbiage here.
- It might not be totally up to date, no.
- Okay.
- Did you okay it, or did you vote on it?
- Oh, yeah.
- Approved, five-zero.
- Thank you. Okay, the motion has been approved. It will go again before the City Council on.
- Next Tuesday, March 5th at 6pm. Tuesday, March 5th at 6pm.
- Okay. Thank you.
- We're good?
- Thank you and congratulations, sir.
- Good luck to you, sir.
- Thank you, guys.
- Hey, thank you!
- You guys have a nice evening.
- Okay, next item. Informational, director's report.
- Alright, so, at our last council meeting, we had a second meeting for adoption, which is amending a plan right away on Eerie Street that was just for, take care of the expansions, re-announce the property lines and also the zoning for West Mason Street and throughout. I know it was approved a while ago, but it got held up, 3B to C1, and then all of the other items were approved, minus the CUP, which came back here, which will now be going back. And then, just, staff change. David Buck, who was a planner number two, is going to be our new principal planner, replacing Bill Buck himself. I'll begin the search for planner number two, at great price, named Buck, so. That position will be effective starting next Monday. We're very excited to have him in that role and, you know, take some of the things here but also, we are due for a COMP Plan update, as you probably well know, so that'll

be one of Dave's primary tasks, along with some long term strategic things coming for you in the next year. So, I'll say it again when he's here so you can wish him well and give him applause, but it became official this week, so. That's my report.

- Okay, thank you.

- Motion to adjourn?

- Um, first of all, the next meeting is Monday, March 11th, 2019, barring any major snowstorm other like thing. And then, we had a motion to adjourn?

- Second.

- By commissioner Wiezbiski, a second by Commissioner Hanson. Any further discussion? There better not be. Okay, just say aye.

- Aye.

- We are adjourned.