



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, OCTOBER 7, 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, Jerry Wiezbiskie, Randall Petrouske, Timothy Gilbert, Jacob Miller, Sidney Bremer, Lisa Hanson, Excused:

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 7, 2019, meeting of the Green Bay Plan Commission.

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

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 23, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

1. (ZP 19-21) Consideration with possible action on the request to amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, submitted by Casey Leatzow, Graphic House on behalf of Northeast Wisconsin Technical College, Property Owner (Ald. J. Brunette, District 12).

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried.

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

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve of the request, subject to the amended Planned Unit Development District Ordinance (PUD). Motion carried.

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

2. (ZP 19-23) Consideration with possible action on the request to rezone property located at 154 Berger Street, submitted by David Charles, Vander Zanden Real Estate on behalf of SRL2, Inc., Property Owner.

Moved by Lisa Hanson, seconded by Randall Petrouske to rezone property located at 154 Berger Street. Motion carried.

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

3. (SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to hold the request to vacate an unimproved right-of-way located near Hillcrest Drive until the next Plan Commission meeting scheduled for October 21, 2019. Motion carried.

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

4. (PP 19-04) Consideration with possible action on an appointment to the Downtown Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Eric Genrich (Ald. R. Scannell).

Moved by Lisa Hanson, seconded by Randall Petrouske to approve Jim DuBois to the Downtown Business Improvement District (BID) Board as nominated by the BID and approved by Mayor Genrich. Motion carried.

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

E. INFORMATIONAL.

I. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, October 21, 2019.

F. ADJOURNMENT.

Chair Tim Gilbert ajourned the meeting.

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VERBATIM MINUTES

Good evening, welcome to the October 7th meeting of the Green Bay Plan Commission. First item on the agenda is roll call. Tim Gilbert, Chair, present. Sid Bremer, Vice Chair, absent. Alder Veronica Corpus-Dax?

- Present.

- Commissioner Lisa Hanson?

- Present.

- Commissioner Randy Petrouske?

- Present.

- Commissioner Jerry Wiezbiskie?

- Present.

- And Commissioner Jake Miller?
- Present.
- And--
- Backup Commissioner Sid Bremer is now here.
- Commissioner Sid Bremer. is now present.
- I'm a bit late, I apologize.
- Next item, approval of the agenda for the October 7th, 2019 meeting of the Green Bay Plan Commission.
- Motion to approve.
- Move to approve.
- Second.
- We have a motion by Commissioner, or by Alder Corpus-Dax, a second by Commissioner Wiezbiskie to approve the agenda. All in favor say aye.
- [All] Aye.
- Opposed? The agenda is approved. Next item approval of the minutes from the September 23rd, 2019 meeting of the Green Bay Plan Commission.
- Move to approve.
- Second.
- We have a motion by Commissioner Hanson, a second by Commissioner Wiezbiskie to approve the minutes. All those in favor say aye.
- [All] Aye.
- Opposed? The minutes are approved. Next is Regular Business. Item one, consideration with possible action on a request to amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjust the campus signage plan, submitted by Casey Leatzow, Graphic House, on behalf of Northeast Wisconsin Technical College, Property Owner.
- Thank you, Mr. Chairman. Okay, this is a request to amend the latest Planned Unit Development site. You're probably all familiar with the campus, it's kind of hard to see here. But the black outline is the existing campus boundaries as defined by the existing planned development. The red areas are areas that have been added over time. So, anyway, you're kind of familiar with the area of West Mason on the south, Packerland on the East, residential area, and off to the west and to the north, to the east is a light industrial area of Packerland. This is the Zoning map. You can see the dark PUD line around campus, the existing campus. We have a business park to the east. General Commercial to the south, and then Low Density Residential to the north and to the west. The Comprehensive Plan shows the campus as a school, sort of light industrial as you go down Packerland with some commercial as it gets closer to Mason. So this is, let me kind of go back to the

aerial. Or I'll go back to the Comp Plan, actually. So our 2022 Smart Growth Plan designated the school, obviously, for school uses, which is the blue. Obviously the current use of the site and the proposed use of the site all fit within that land use category. However, NWTC Campus is expanding. So they had just acquired the two properties on the south side of Larsen Road as they go out to Packerland. That was the former Tweet/Garot office building. So the land use map kind of designates those lots for light industrial use. As you can see it goes down and then where the Transportation Center is, it's here, and the student housing site is there. Those are kind of a mix between a commercial and that school. What I want to point out is that the Comprehensive Land Use Map isn't really property specific. You can see it's kind of overlaps property lines, it's more kind of area. So that overlap does exist here. It isn't meant to be super rigid. We feel the exposed expansion is consistent with the Comprehensive Plan under the school designation. But staff at this time would favor keeping those properties listed in the current Comp Plan as they are in case they're sold off, in case they get a tenant in there that's different from the university. But we'd like to include them in the PUD as part of the campus itself. So the campus was established in the early 1970s. There was a PUD in '96. It facilitated the development for Options for Independent Living, which is this tenant on the campus, right there. In 2005 a new PUD was put on the site for signage, just to deal with all of the different directional signage and whatnot. In 2013, when the student housing was developed it was felt that those three planned developments should be consolidated into one. So they did that in 2013 with what we call the main PUD, which is the one that's being amended here. In 2015 there was a referendum and the technical college received, I don't know how much, but a substantial amount of money to kind of increase their operations and expand programming. With that they did the Transportation Center and Energy Education Center and expansion to the business school, the Universal Driving Facility, and then they also recently just acquired those two Tweet/Garot properties on the south side of Larsen. Okay, as part of the intent of that purchase was to now kind of redirect traffic away from Country Club Road, which is very residential, on the west side, and kind of direct their main entrance coming in off of Larsen, which immediately goes into their internal, what we call their inner road. So that was the main purpose for that. Also, at this time, when we talked to them it was found that signage out at the campus had been upgraded over the years, modernized, obviously as new buildings went up, the new programs took place, different signage was added, replaced, and we just found that the existing Zoning Ordinance 16-13 had basically fallen out of date, and it just needed to be updated. But there was only really two things to update. One was the boundary which I kind of show on here. And the second was the identity signage, directional signage, informational signage. So I'm just gonna kinda show you this map. So this is the campus map as supplied by the university. And they have different types of signage types. So the big ones are inner roads, outer roads, and the main signage. So the main signage itself are on Packerland. One is being proposed at this location, which isn't there yet. But the other ones are on Mason Street. There's some arrival signage along Country Club, which are in blue. There's a lot of wayfinding on the inner road signage, and a little bit by the Transportation Center. So to kind of give you an example of what the signage looks like out there right now, is the main campus identity sign is the one that's up in the upper left. So you'll see that on the corner of Mason and Country Club. Sort of the outer road signage are much smaller. So these are ones you'll see on Country Club, and you can see they're very short. About six feet tall. I think they're very small in area, 55 square feet. There's a little bit taller one that's on Packerland. The inner road signage is really that directional and wayfinder signage, and you can see that on the left. And then there's parking, directional, and general information signage. And then wall signage, which is really kind of two types right now. There's the individual lettering on the buildings themselves. And then there's sort of larger ones by some of the entrances. So this is the general signs package that's out there right now. What they're looking to do on the corner of Larsen and Packerland, which is designated kind of where that star is, and you can see it's set back about 50 feet, a little more than 50 feet from Larsen and almost 50 from Packerland, but it's a much larger sign. So it's still not very tall. You can see with the people here, they're not real tall, but the sign itself is about 230 square feet, and has a digital display. So this would be sort of the new sign coming out there. You can see this one kind of becoming their main entrance, and sort of their main gateway, is much more drastic than the one that's currently out there on Country Club or on Mason, and that is the intent of the university, kind of make this the main gateway. So that's part of the planned development update. So staff does believe that the property additions make sense. They're going to the east, primarily, towards the business area rather than going north, more west, to encroach more into the residential. All the different wayfinding and update signage makes a lot

of sense to us. We're mainly concerned with the outer road signage, so the signage that's on, that you'd see on Mason, on Country Club, and then on Packerland. And if you look in the planned development, it does reflect that. So the stuff on Country Club is much, much shorter, and much less area, 55 square feet, six feet high. Packerland, the main entrance is the biggest. And then there's some other ones that are kind of on Mason that are a little bit bigger, but still pretty subdued. So we feel those signs are appropriate. The campus is about 206 acres. A very large site. Our Zoning Code was really not designed to deal with wayfinding and other signage on that type of a property. So we are going to be recommending approval of the boundary change and the new sign package, with one condition that the approval of the Planned Unit Development amendment. The alderman for the district, affected property owners within 200 feet, have all been notified. We haven't received any comment.

- Thank you. Yes, Commissioner Bremer.

- Thank you. David, I had some difficulty with the comment that staff feels the proposed expansion is consistent with the City's Comprehensive Plan, under the school designation, but, favors retaining the light industrial designation in the event the properties are leased or sold in the future. Is that a both and, that the PUD will incorporate those new properties, but that the light industry designation will remain, is that what you're suggesting is the underlying zoning?

- Well, it's the underlying land use.

- Underlying land use, yes.

- So yeah, the zoning would be regulated by the PUD, but the land use would stay the same. We are going to be entering an update to our Comprehensive Plan. And so rather than kind of do them piecemeal right now, the thought is we would take that as a whole community discussion at that point, with the other owners on Packerland. So at this point we just kind of wanted to leave it the same. The uses themselves are permitted in those districts, so they're not a problem with the land use. And again, the zoning falls under the PUD.

- Thank you.

- We could bring through a Comp Plan to change it to school as well, but that school designation might increase even more with the Comp Plan update.

- Yes, understood.

- Mm hm.

- Or not, I don't know yet.

- Thank you.

- Is there any further discussion? Are there any interested parties that would like to speak?

- I would like to hear from somebody from NWTC, a little from--

- Move to open the floor.

- Second.

- Second.

- We have a motion by Commissioner Hanson, second by Commissioner Wiezbiskie, to open the floor for public comment. All in favor say aye.

- [All] Aye.

- Opposed?

- Good evening, would you like us at the podium?

- Please, yes. And if you would please give your name and address for the record.

- Sure.

- And Dave, could you shift that over too, that they could show the plan that shows where the signs would go.

- Chad Lamers representing Facilities Management at NWTC, and Erica Plaza in our Marketing and Recruitment area. Our, you want home addresses? Or, we're both agents of the tech college. So we want to just thank you for your careful consideration of this request. A couple of highlights that I think, just any community member, we'd be happy to have them know, is Erica's team recently went through a rebranding strategy, and that's what really is driving the signage component of our request tonight. For many times we would take as staff, questions from community members saying how are things at Northwest? And we're like, we're Northeast. So our branding package really tries to reinforce that, and that's what you're seeing. As staff has discussed, we were very fortunate to have a voter approved referendum in 2015 that allowed us to expand our offerings throughout our entire district. However, NWTC Green Bay's main campus certainly was the majority share of that. So through the acquisition of a couple of properties, we are now able to have signage on a signal light intersection, and that's really important. Something that Erica and I chat about, what corner is the most important? Honestly, it was driven by these things that almost everybody carries in their pocket. If you are to ask Siri to map you to our campus, this is the intersection it's gonna take you down--

- Really.

- If you're coming from the west or you're coming from the north. And so trying to leverage that, and our neighbor, the Botanical Gardens, which is on our property, this has become a large traffic generating entrance to the college, and one that we prefer to have because it's less residential and more commercial industrial. So that's really why we're here. The PUD and the semantics that surround that, we always want the City to be comfortable with what we're doing, and so certainly we'll be cooperative as future Comp Plans and maps have changed or need to change. Certainly it's not in our interest to try to have a use that's incompatible with the neighboring surrounding us. And with that, if there's any questions that you have for us, we'd be glad to help.

- I have one difficulty, and that is, I was totally surprised when I read the main entrance on Larsen. I've always thought of the main entrance on Mason, and your letterhead has the Mason Street Address. Now that really confuses me because I would not go up Packerland looking for the main entrance to the campus. I would go up Mason. And I suspect many city residents, long-time residents would as well. So, I'm trying to figure out how you accomplish what you want to do, of moving the traffic away from the residential area to that Packerland Drive entrance, and it looks to me as if there's a corner that you don't own that really needs a sign, and that's the one right at Mason and Packerland, that would get people up to that entrance for those coming from the south. So can you help me with that? What are we doing with the main entrance?

- So all very good points. A couple of things that are nuances, and Erica and I, although we've worked at the college for 10 years together, we didn't set the course of the college about 50 years prior to that. Believe it or not, during our last referendum, a main student entrance was maintained and built, and if you're okay with me pointing it out.

- Sure.

- Mm hm.

- It truly is right here, main entrance and students are there.

- Right, with the nice arrow going down to it.

- So we do have a little bit of a challenge that the entrance that has a nice flagpole on the circle drive, which you can view from Mason Street, gets you to our district office. Not the point we want our students to necessarily arrive, although we're happy to wayfind and guide them once they arrive there in error, it's not the entrance that we necessarily want them to stop at. So that's one thing that helps reinforce with what we're trying to accomplish with this intersection. So that's the was the first part of your question. And I don't really have a great answer. Our address, we have elected to not acquire and market other addresses. For example, this is E40 Packerland. You really won't see that written anywhere because we're trying to just keep a consistent message in the community. So that was the first one. We are also, and I think this is related, working currently with the Wisconsin DoT, the County, and the City, to reestablish the 41 Corridor sign that was taken down in the reconstruction. If you want, I could copy a conversation, I could tell you what a sign like that costs.

- A lot. I used to head a campus up north, and I remember that.

- So I asked, you know, hey, we had one before, and how come we can't get it back, and they said, well, we'll be glad to get one back once you pay for the new signage. So we're actually currently working right now with the DoT to get signage, the large, large green signs, on the Mason Street northbound, southbound exits. We then have to have what they call wayfinding and trailblazing signs all the way, kind of the bread crumbs, to our property. And there are currently some signs, essentially rough proximity, across from Hardee's on Mason Street. And then we would also like to do the same thing on Highway 29 to signify that entrance, because it's another heavy traffic generating entrance.

- So would there be a direction finding sign then at the Mason Packerland intersection? I'm not sure where Hardee's is along there.

- Yeah, sure, I can point it out. So essentially Hardee's is, I think it goes McDonalds, Hardee's, it's on the Frontage Road on what would be the south side. Here's the second challenge that's kind of interesting. I'm told between a smattering of county and city, that this intersection is one of the most dangerous intersections in the city. And so we would love to see some change in that Frontage Road that kind of dead ends at our campus, but again, not controlling the campus. There's some developer I know that's talking about, could we acquire this property and reroute the road behind, we'd love that and support it. Currently we're trying not to create yet another traffic barrier, or another stimulus at that intersection knowing that it already is somewhat of a traffic issue.

- Even though you want to get people up to Packerland and Larsen.

- But again, coming in, we'll take our students, whatever entrance they find.

- Sure, sure.

- But coming into the campus, we're trying to signify the more controlled intersection which is Larsen and Packerland.

- The other thing, if I could speak up, it's important to know.

- Please.

- Is the turnover is two to four years with students. So, about four to eight years from now, if the campus is pushing Larsen as the entrance, that's where students are gonna think the main entrance is. It's only for old timers like us that know to go down Mason.

- Or for visitors to the campus who will come by that flagpole entrance rather than the stands.

- And essentially in our messaging then, too, on our website and how we direct through the traffic that way, and to Chad's point, most of the students coming in, if it's their first time, are pulling it up on a Google map.

- And that would be their directions, got it.

- Yeah.

- Thank you.

- Yes.

- So I know that we had talked about leaving some of the uses on the Comprehensive Plan, is your long term plan to reroute that to industrial? Or is your long term plan more to start taking all the properties that abut onto Packerland, and expanding the campus?

- Okay, so, I'll speak to a little bit about how we're regulated, which can kind of give you, probably, the insight that you're looking for. Believe it or not, it's very difficult to acquire property, and it's even more difficult to un-acquire property. So the college was looking for a place to site our Transportation Center. We had two subject properties in play. One was Tweet/Garot, and the other one is the site that it was actually built on. And due to Tweet/Garot's exit plan taking a little bit longer than we wanted to wait, we had intended on actually backing and releasing our interest in that property, and our Board said, if this signal light intersection goes for sale and sells, you'll never have access to it probably in our lifetime. So the college purchased it. We are finishing up the development of our referendum, and then we'll go into master planning for a future best use. I would look for that to be a blend of what we're already doing. It wouldn't necessarily be our intent to turn it into, we can't generate revenue, it'll go back on the tax roll, so we know that. There's just some intricacies that pretty much point you to as long as we hold it in our portfolio it'll have an academic use. What that may be, it's a high bay, with about 14,000 square foot of office, so you could envision something that could stand on its own with 10, 11 classrooms, and then access to an adjacent high bay. And there's two parcels there, one which is somewhat undeveloped, so we would have access to being able to extend parking.

- Well, I like the Larsen entrance a lot. We go to the Botanical Gardens a lot, so I'm very familiar with that entrance. And also in the '90s when I was a pizza delivery driver, that is the shortcut to that residential area.

- Important.

- That was a long time ago. So I do really like that entrance. I feel like it's, I didn't realize that the Botanical Gardens was on the campus for your school. We really like that area.

- Just a fun fact, last year the Botanical Gardens hosted 180,000 visitors, and I think they're number three in TripAdvisor.

- Well that new thing, I mean this picture, the aerial picture we have, that's while they were building that new

amphitheater and everything, and that is just amazing what they've done out there.

- Yes.

- And a related question, too, has to do with the main signs. There are three of them along Mason. And since these are all going to be electronic signs with capacity for messaging and so on, I'm a little concerned about overloading the traffic going back and forth with those three signs. Can you say a bit about the rationale for having all three of them on Mason.

- So currently, and they have just been recently updated, none of them have electronic messaging. You're correct, I think we asked for the ability to, those would have to come in one by one. They're very expensive and it wouldn't be our intent. The other thing that we did that I think is in alignment with kind of the current planning trends, is not a single sign, set aside from this one, is internally illuminated. So we're trying to not create a distraction along Mason Street, and I should say, even this one isn't internally illuminated, set aside the messaging center.

- Okay, thank you.

- Yep.

- Thank you.

- Alder Steuer.

- Yes, Alderman Steuer.

- [Mark] Thank you, Chair. I was just looking at the map here. It seems like NWTC has had their boundary set for quite some time, so this is the first purchase per se of anything outside of, for quite some time. When was the last time the university purchased anything in the area, outside of the area?

- This really would be the first expansion off of the main campus, and I should also kind of clear this up. We do not own the student housing, but they have an access easement from our property. So if you look at this as, I understand why it's in the PUD, but it's not, we do not own the soil under student housing. We really acquired this property and this property. The other acquisitions have been throughout our district, and those were purchasing leased sites. So this is the first time that we've kind of, what you would, I guess you'd say outgrown our footprint. And we really wanted to, which I think is another talking point for our group of planners, is we really want to reserve the collegiate field of the grass in front of the campus. I was cringing when our Dean of Transportation asked to build our Transportation Center there. I thought, oh geez, if we do this, this is pretty much gonna set the stage for the next piece of grassland, et cetera, so. I mean, we could have fit most of what we acquired on the front lawn, but that would have been, that's it.

- [Mark] Well I realize that there's other businesses along Packerland, and I'm just wondering that over time, if the opportunity would come forward, you might look at more purchasing?

- I think, so that's a tricky one. We'd love to be included in someone's endowment.

- [Mark] I think we all would.

- That's right.

- But all joking aside, I think we would have to go through yet another referendum. Based on the value of those properties, our current cap is about a million and a half dollars every two years. So if any of those came

up, they were a good buy, everything fell in alignment, no contamination or past uses, I think absolutely they're on our radar. Can we operate for another decade or two or three without them? Probably, and right now, we want to play the good neighbor card. And I think we've been trying to do that. This property was a subproperty of this at one time, that was severed off, and so those, we're pretty close neighbors with that parcel. But great question.

- [Mark] I'm good, thank you.

- Thank you. Any other? No? Okay, thank you.

- Thank you.

- A motion to close the floor.

- Second.

- Just before, is there anybody else that would like to make a comment? Okay, thank you.

- Okay, motion and a second.

- Okay, we have a motion by Commissioner Bremer, and a second by Commissioner Hanson to close the floor. All in favor say aye.

- [All] Aye.

- Opposed. Okay, we are back.

- I move to approve the proposal.

- Second.

- We have a motion by Commissioner Petrouske, a second by Commissioner Wiezbiskie to approve the recommendation. Any further discussion among the commissioners? Hearing none, the Chair would ask that you cast your vote.

- Unanimously approved.

- Thank you. And this will go before City Council on?

- Next Tuesday.

- Next Tuesday?

- Yep.

- Which would be October 15th. Thank you.

- And it would go to one more after that too.

- [Woman] Yep.

- Next item, item two. Consideration with possible action on a request to rezone property located at 154

Berger Street, submitted by David Charles, Vander Zanden Real Estate on behalf of SRL2, Incorporated.

- Thank you, Mr. Chairman. 154 Berger Street is on the corner of Mills and Berger. It's outlined in red. The reason for the request is basically to make the zoning match the existing land use on the site. So the parcel itself is zoned R1 Low Density Residential, and you can see so are the properties to the south and a little bit to the east. This color, I don't know what you want to call it, tan color, is varied density. So this is a Multi-Family zoning. There are apartments over here. There is a variety of multi-family to the north, Bornemann's, it shows as a Light Industrial, but there's a planned development over the top of it. The City garage is over there in the green. So this is the general zoning map. You can see that this parcel, and actually the one across the street, across Berger as well at 153, or 155, are both zoned Low Density Residential. However, they are both developed with apartment buildings. The Comprehensive Future Land Use Plan shows those two parcels, along with generally the rest of the area, for Medium High Density Housing, which is consistent with the eight unit buildings that are on there. This is sort of a view of the property from the northwest and the northeast, you kind of see the back and the front of it. So this is Berger Street, and that's Mills. Mills, and you kind of get an aerial photo of it there. So the property was developed. It's about a third, a little over a third of an acre. And it was developed in 1985 with this two story eight unit brick apartment building, and then the eight stall garage behind. It also has eight service parking. The petitioner has indicated, they are requesting the zone change really just to bring the property into conformance with zoning law. So, I am unaware of any expansions. If you look at the site, there's not really much room to do any expansions. But that being said, the zone change is consistent with our Future Land Use Plan, it's consistent with the existing use of the property, which has been there for 35 years. Alderman Stevens and the neighbors within 200 feet have been noticed of the meeting. We did receive several calls from neighbors really just wondering what was going on, and if they were going to be ripping it down and rebuilding or whatever. But we didn't receive any objections. So staff is recommending basically to approve the clean up rezone on this corner. I would like to also point out that the petitioner did contact the neighbor across the street to see if they would be willing to join in the rezone since they are also an eight unit, and they were not interested. So we're not pushing it on our end.

- That answered that question.

- Thank you. Is there any discussion?

- Yeah, sorry, so this would be a rezoning from R1 to R2?

- R3.

- R3, okay. Good, I wasn't finding that on my sheet, thank you.

- Yep.

- Is there anyone who wants to speak?

- Is there anybody here wishing to speak on this?

- I mean, I don't have to speak, it's up to you guys. I represent the owner, so.

- Okay, did anybody have any questions?

- Move to approve.

- Second.

- Second.

- Okay, we have a motion by Commissioner Hanson, and a second by?
- I think Jerry beat me to the punch.
- By Commissioner Wiezbiskie to approve the recommendation. Is there any further discussion? Hearing none, the Chair would ask that you cast your vote.
- Unanimously approved.
- Thank you.
- All right, thank you.
- Yep. Next item, item three, consideration with possible action on a request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles.
- Thank you, Mr. Chairman. At this time, staff and the petitioner have been in conversations. There are issues with vacating this right-of-way. It is definitely not ready to go. So we would just respectfully request a postponement.
- So moved.
- Hopefully bring it back at the next meeting.
- [Kevin] Yeah, I think we're probably good to hold 'til the next regular meeting.
- Motion to hold.
- Motion to postpone.
- Okay, so we have a motion by Commissioner Bremer, a second by Commissioner Wiezbiskie to hold until the next?
- [Kevin] The next regular meeting.
- Okay.
- Mm hm.
- Any further discussion? Hearing none, again the Chair would ask that you cast your votes.
- I'm not being, oh, there we go.
- Yes is to hold it?
- Yes.
- Correct.
- Unanimously approved to hold.

- Thank you. Next item, item four. Consideration with possible action on an appointment to the Downtown Business Improvement District Board, as nominated by the BID and approved by Mayor Eric Genrich.

- Thank you, Mr. Chairman. So as you've all be around here a long time, you know you're intimately involved with the BIDs. And to kind of give you that better connection with their operating plans and everything, their appointments come through the Plan Commission for review. So per those procedures, the Economic Development staff looked at the applications for the Downtown Green Bay, Inc. BID, and the nominee for Jim DuBois, who's the owner of DuBois Formalwear, was felt to be a very attractive member for the BID Board. And so the Mayor had reviewed that nomination, and he had submitted that appointment for confirmation by the Plan Commission before it would go to Council for final approval. Basically we are recommending approval of the request to appoint Jim DuBois to the Downtown BID Board.

- Thank you.

- I move to approve the recommendation.

- Second.

- We have a motion by Commissioner Petrouske, a second by Commissioner Hanson to approve the recommendation. Any further discussion?

- I just want to note that I'm really jealous of his seven minute walk across the bridge--

- I know, right?

- To go home from work.

- It sounds so lovely.

- It's convenient.

- And it's a real compliment, I think, to downtown development that that's available to him.

- So noted. Okay, the Chair would ask that you cast your vote.

- Unanimously approved.

- Thank you. Next item, Director's Report.

- [Kevin] All right. At our Council meeting last week, public hearing, second reading for adoption two zoning ordinances, all, I guess two projects. One was the Comp Plan changes of ordinance for 2607 Nicolet Drive. That was approved, it went from General Commercial to Low Density Residential, so Carlton Inn--

- Carlton, old Carlton Inn.

- [Kevin] Yep, and then, the same thing, change in the Comp Plan and rezoning for various properties in the Shipyard Investment neighborhood. So we'd talked about that over the summer, just kind of comprehensive strategy, putting properties more in line with where we'd like to go in terms of redevelopment in that area. There was also a parking ordinance, but it wasn't related to this, but it reminds me because I was here last time, that our Parking Ordinance changes did go through in terms of our urban minimum parking requirements. I think it's a really great step forward, in one, just cleaning up a couple of things that needed to be done from a development perspective, really putting us in a progressive strategy to look at doing

redevelopment the right way, and really making sure that we're developing smartly and working, kind of with Parking enforcers, but also developing in a way that's really dense in a way that really reduces the cost in terms of the burden of providing parking that fits in to what we'd like to see in our community. So I just think that goes, without noting, I want to appreciate Dave, for all the work he did slogging through that whole code.

- You'll probably see it again in six months when we do our review.

- Yes.

- [Kevin] It's a good thing, when we talked about, yeah, to go through in six months kind of that checkpoint, right, and in terms of people asking very late for changes to help keep on top of that. So that's good, and then just from a staff perspective, we're gearing up, kind of looking at reviewing for this year, putting together project numbers for next year. I don't expect any really major changes, with the exception of fully starting to put a focus on our Comprehensive Plan Update. Starting to track, and we'll probably have some working meetings here, and then really starting to lay the groundwork on how we do the major Comprehensive Plan Update. Other than that, it's good.

- Thank you.

- A question.

- [Kevin] Sure, yeah.

- That is of a general nature. I was reminded by Alder Steuer, what is the City doing, or does the City have a part in doing anything about the shape of the dike along the bay, which has really been torn at by the storms?

- [Kevin] Yes, I'll have to defer to Public Works. I know either this year or next year they had planned on doing a full inspection of--

- Yeah, they have done a partial inspection.

- [Kevin] Oh, okay.

- But not since the storms, and the storms have really damaged it pretty severely.

- [Kevin] I will make sure to refer. That's generally Public Works that's been working on maintaining that, but just to review and make sure that we're all up to date on that. We've been trying to get our arms around some of these flooding issues, both from an engineering perspective, but also from a planning and long term land use perspective. It's gonna be part of the Comp Plan we're talking about, some of these areas that are prone to flooding, you know, what that long term land use strategy is. Yeah, so that'll definitely be part of the Comp Plan that we're talking about. I definitely feel that having that environmental perspective is one of the things that gonna be included when talking about water.

- Mm hm.

- Thank you, Kevin.

- [Kevin] Sure.

- And, Alder Steuer.

- Yeah.

- [Mark] Kevin, I was gonna ask quickly, has there been any talk in the office about doing, or looking at the ability to do an intensive building survey again? What is the--

- Ah, yes.

- [Mark] For the city.

- So now that we are a certified local government, we will look at planning, the State has funds available to do an intensive resource survey, and our last one was done when, the '80s?

- [Mark] '88, as part of the--

- [Kevin] And basically it's trying to identify and document pretty well the historical properties that we have in our community. So I think we've touched on it as we went through and created the Historic District of Downtown. I think for us we'll look at funding and how far that can take us. I think the priority is to look at maybe some properties that are not in designated historic districts to make sure to see if there's some properties that maybe should be specifically added, but then come up with an overall plan about how they're gonna update and expand that survey throughout the city. But we should be eligible now that we're CLG to get some funds from the State to help us with that, and we may look at leveraging some funds here. But I think that that's an important part of updating some knowledge about what we have.

- [Mark] I know that we're, it was somewhat limited as far as some of the funds that you can get from the State, so it would be above and beyond in order to do a good survey. I think one of the things that I worry about are some potential historic districts that the longer you wait the worse it is for that. And some of these buildings, they alter their appearance, or material wise, and then they're not eligible to be a part. So I'm just saying I think it's something that is important that we should look at moving forward.

- Yes, I think the first step was to reach out to some consultants and get kind of a feel in terms of pricing and cost, and like, all right, is it like per house or per acre, or per neighborhood cost, and then get our arms around what that might cover, in terms of an annual or a one year, or up to a year project.

- [Mark] Could something happen where you'd have volunteers, or neighborhood associations get involved in something like that, where they could help with the research possibly, or is that a consultant type of thing?

- Probably base it on the consultant I think, you'd probably want to balance things done professionally versus what volunteers are doing. I think volunteers would be great in terms of maybe being able to take pictures or provide some ideas. I think you'd probably want to rely on the consultant, to make some actual documentation of knowing what the specific architectural feature is, or element that's contributing.

- [Mark] Okay, that's good, thank you.

- Thank you.

- [Kevin] Oh.

- Yes.

- I've got a question. Certainly the rest of us that live on the bay do have our issues and problems also. Is the City gonna be involved on East Shore, where we're losing property, and having extensive damage? We already had the DNR involved. We also had some people who are willing to, more than willing to try to fix it, which would actually consist of probably damaging a lot of properties even getting access to the shore. Has anything

come up on that? Is there anything in the making on that, or have you heard anything from the DNR, or?

- [Kevin] Not particularly, in terms of whether, like the dike should be expanded out that way, or what? I mean, more specifically, sure.

- Something, whatever.

- [Kevin] Yeah, yeah.

- I'm losing property. I suggested that we all go back to the City and have our taxes reduced because we're losing property.

- [Kevin] Okay, well I probably wouldn't argue for that one.

- And how would we pursue that? Should we pursue that probably through our neighborhood association?

- [Kevin] I think it would be good to kind of come through with the neighborhood association, and look, I think, as we talk about our Comp Plan and then, right, changing, I think the environment is a big part of it, and water, how it impacts your properties from both flooding, the record high water levels we have right now. I think we need to plan out, look, water will probably go down but it's probably gonna come back up again, and then just making sure that we have some knowledge about particular policies to make sure we're using it right. That may spin off into some maybe specific projects that might be more Public Works driven, but I think it would be important to kind of bring those conversations up.

- Well, Public Works should definitely be included because we also are blessed with the main sewer line, running down that East Shore on the same beach that's being taken away. And we have some concerns about the main sewer line being exposed and damage done to that which could really be a mess.

- [Kevin] Yeah, literally and figuratively.

- Yeah.

- Yeah.

- That could be quite a waste, really.

- No pun intended.

- Move to adjourn.

- Touche.

- Okay, thank you. Date of the next meeting is Monday, October 21st, 2019. Any further discussion? Hearing none, I declare this meeting adjourned.

- Yeah, the water table is just incredible.

- Yeah, well, a block away from my house, people who don't have waterfront property now have waterfront property, and it's in the middle of the city.

- Well don't think about the reason that happens.

- Oh, right, exactly. I would like to say that I am wildly excited about the newest renderings I've seen of the Shipyard.