



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 22, 2020, 6:00 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, and Randall Petrouske

Present: Veronica Corpus-Dax, Randall Petrouske, Jacob Miller, Lisa Hanson, Sidney Bremer,

Excused: Timothy Gilbert

Also present: Ald. Mark Steuer, Ald Barb Dorff, Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 22, 2020, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 26, 2020, meeting of the Green Bay Plan Commission.

Moved by Commissioner Lisa Hanson, seconded by Commissioner Jacob Miller to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

I. A request from Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to receive and place on file a request from Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations. Motion carried.

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

2. (ZP 20-17) Public Hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the public hearings and stated that the all public hearings were properly posted.

Vice Chair Sidney Bremer then opened the floor for the public hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3).

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 20-17) Consideration with possible action on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

Moved by Lisa Hanson, seconded by Randall Petrouske to approve the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3). Motion carried.

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

4. (ZP 20-18) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

Vice Chair Sidney Bremer then opened the floor for the public hearing regarding the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue.

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing none, the public hearing was closed.

5. (ZP 20-18) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

Moved by Lisa Hanson, seconded by Jacob Miller to open the floor for discussion. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Randall Petrouske to close the floor. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Randall Petrouske to approve the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

F. INFORMATIONAL.

I. Director's Report.

Director Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, July 13, 2020.

G. ADJOURNMENT.

Moved by Randall Petrouske, seconded by Lisa Hanson to adjourn. Motion carried.

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

VERBATIM MINUTES

- June 22nd, telephonic meeting of the Green Bay Plan Commission. My name is Sid Bremer, I am chairing this meeting in the absence of our chair, Tim Gilbert. And I'd like to start by having a roll call. Tim is, excused and I am present. Alderman Veronica Corpus-Dax?

- Present.

- Commissioner Lisa Hanson?

- Present.

- Commissioner Jake Miller.

- Present.

- And Commissioner Randall Petrouske.

- Present.

- Okay I see we have a couple alders with us as well. Alder Dorff thank you, and lost my Zoom here. Come on back there. And Alder Mark Steuer I saw before, he's disappeared momentarily. There he is. And Alder Lynn Gerlach. Does anybody else want to introduce themselves at this point? We'll call on individuals who are interested in particular items as we move along. We need a motion please to approve the agenda. For the meeting.

- So moved.

- Thank you very much Veronica Corpus-Dax. And I see a second from excuse me, Commissioner Lisa Hanson, sorry. Sorry for the unallowed promotion there Lisa. You should be. And then a motion, oh does anybody object to the approval of the agenda? Hearing no objections it stands approved, and I need a motion then to approve the minutes from May 26th, 2020.

- So moved.

- Thank you Commissioner Hanson. And a second? Oh come on.

- Second if you need it.

- All right I'll take it from Jake. Thank you very much. Does anybody object to that? Hearing no objections, the minutes for May 26th stand approved. Our business begins with a request from Alder Mark Steuer to look at the feasibility and various site locations for a virtual drive-in theatre or performing arts venue as is being created in numerous other locations. And I'm not sure who is the presenter on this.

- I can speak to that-- Some of the uses he identifies are certainly possible. But they fall on two different camps. One is either temporary type of use, or maybe a semi permanent type of use. Temporary uses are allowed up to 15 days in any calendar year. Semi permanent or permanent uses are, may require a conditional use permit. Or site plan approval docs. So again we don't have specific locations but the sort of the zoning code allows for those types of uses to occur. It just depends if they're temporary or permanent types of uses. And maybe broadening that a little bit. 15 days is not a long time. To conduct a temporary use. We're looking at maybe something more in the 90 day range with other development standards. We'll have to bring that back maybe as early as next month. So at this point, regarding Alderman Steuer's request we'd simply receive and place on file.

- Okay and if we receive and place it on file, you all will continue to work on it with the view to bring it back next month?

- Correct, yes.

- So I don't need, I don't have to speak at all?

- You don't have to unless you want to Alder Steuer.

- Well. I don't know if I'd be beating a dead horse on this or not but. I guess all I wanted to say is that there are four or five outdoor theatres in the Northeast part of the state. And they have been utilized quite extensively over time. I just want to state that I'm old enough to remember drive-in theatres years ago. And it's kind of gone by the wayside in a lot of communities because of economic reasons and urban sprawl. But I think partly because of the pandemic that some of this is starting to come back and people are looking for entertainment. Options, and this would just be one of those options. So I know Mr. Neumeyer had talked about the temporary, and that's all fine and dandy. Some of the neighborhood associations have movies where they'll get a projector and a screen and you can set it up at your house. You can have a drive-in set up. If you have the right equipment. And you have to pay for the movie. So that's not the point. For me I was looking more or less for something semi permanent or permanent down the road. I think it's an opportunity depending on what happens with the pandemic. You know a lot of movie theatres are closed now or opening very slowly. And I'm just thinking this is an opportunity for something like this to come forward. And even after the pandemic dissipates I think there's a possibility that something like this could fit in the area. So I've got notes, I've got things I've done but. If Mr. Neumeyer thinks that we should just receive and place on file, I don't know if others want to chime in on that or not but. I think there's not some, there's a bit of a need but I think there's also a place for it. I'll leave it at that.

- Thank you Alder Steuer. Are you comfortable with aiming to bring it back next month?

- Oh that's fine, I mean, by the time we get this over with the season will be done. So you know part of what I wanted to do is to see what, what areas, I was thinking that planning might bring something back. You know as far as maybe a couple of site locations. You know generalities are fine but I think, I was just looking for some specific spots. And I mean if I need to look at it I will.

But I think there's enough room in this city to have something. So I think that would be important too. Not only just the feasibility of it, but the location. So that would be my desire.

- Director Vonck, do you want to contribute to this?

- Yeah I do. So I think, I looked at this on a number of fronts. And one it definitely was towards the short term temporary use right? If the movie house, the theatre can't be open right now, and they want to do something outdoors, drive-in or sit-in, whatever it may be. Okay how could you do that in the city? And really, you know looking through the code, finding the only way to really do that, the temporary use permit. It's really the only way that kind of captures or covers something like that right now. You know it's not a by right thing that you could do, you know, building a permanent structure. So we felt, okay if somebody wants to do this, you know they could do it for 15 days. And again those days don't have to be consecutive. They could pick 15 days in which they wanted to do things. But through further conversation we said, really that's not a long time to try something out. And so I drew parallel to what the traffic pedestrian bicycle committee does. They do things on a 90 day trial basis. So why don't we up our temporary uses to 90 days? Gives somebody a long enough time to figure out all right is this an appropriate land use? You know could we potentially continue to do it or extend it or, do we need to go down the road of doing something more permanent? You know 90 days, is long enough we feel to try and figure out what that may be. And so with that, we're moving forward to amend the code to allow for a longer period there. The other thing that we're doing, just in terms of just additional temporary uses, I know we talked a little bit about here. City Council passed an ordinance through their emergency declaration. Amending a different chapter, not the zoning code but basically allowing establishments to serve liquor to expand their premises. And change that from a long process to really more of an administrative one for this year. So you could do that on private property with our department approval, the public right of way, site of the street through DPW approval, and into a park through parks approval. What we didn't catch in there though is like what if you don't serve alcohol? And so we're looking to bring back to Council opportunity for just other food beverage establishments to go through the same process and do the same thing. Again provide opportunity to expand businesses. But I think back to Alder Steuer's other question about where a long term facility like this could be. That's not really in a sense, for us to decide the specific locations. That's really a market decision. And if somebody, an entity, a business wants to do it, generally they're going to be looking at a commercial zone in which to do it or a downtown zone or a mixed use zone in which to do it. And then we can go through a process of depending on what improvements they're going to make figure out whether that fits in the code or not. And potentially make adjustments there. To date we have not received any inquiries of anybody wanting to do that. And I think, hopefully with moving ahead with some of these temporary things if somebody were to go down that path, we would be able to work on a code to be able to do those things in a pretty short order. So again, just because there is a time and expense to setting up something more permanent, you know by the time you get going you may not be up until fall anyways. So here's a way to get that short piece in order. Just to my knowledge nobody has yet. About something more permanent. You know then we can adjust as needed.

- That sounds fine to me. That sounds fine. I think just the fact that there are some minor changes going on with code I think that, that bodes well for not only like this but for other uses as well. Yeah you're right you can't force anybody to build something. I know you have to, let the market dictate it. But I would like citizens and businesses to know that, there's possibilities there. So if nothing else just get the information out there so people can look at it and see if it's feasible. So if I succeeded with that then I'm happy. Thank you.

- So I take it then that we can expect to see something along the lines of those minor changes for temporary usages at our next meeting? I see nods from Paul Neumeyer and Kevin Vonck. Do we have a motion to receive and place on file for that purpose?

- So moved.

- Motion from Commissioner Hanson. A second please? From Alder Corpus-Dax. Any further comments from the commissioners? Then I do need to take a roll call vote on that. And may I have the vote of Alder Corpus-Dax?

- Aye.

- Commissioner Hanson?

- Aye.

- Commissioner Miller?

- Aye.

- Commissioner Petrouske?

- Aye.

- And I will vote aye as well. So it passes unanimously. That we will look forward to something responsive to the feasibility of various possible locations of a virtual drive-in theater or performing arts venue. At our next meeting. Thank you very much. The next items on our agenda are involve two public hearings. And rather than read the statement on public hearings twice over I'm just going to read it once now. Each public hearing has been properly posted and public notification has been published. Did I just vote? Yes we did just vote, good. And public notification has been published in the Green Bay Press Gazette. The Plan Commission is interesting in hearing public comments on the subject agenda items. We invite your comments and ask that after your name has been called and the mic has been opened for you, you state your address as well as whether you represent a group or association. Whether you favor, oppose, or are only providing information in the matter, and what your comments or concerns might be. We do ask that you provide your testimony to facts related to the proposal at hand and avoid repetitive testimony. We also ask that you address the chair with your comments. So in the first case, item number two on the agenda is on the request to rezone 1341 Brosig Street from general commercial to varied density residential. Submitted by James Heyrman, Page Bellevue, property owner at Page Bellevue LLC, property owner. So I wonder, Paul Neumeyer our staff member, I know you've been working on this, if you could give us a brief introduction that would be most helpful.

- Thank you Madam Chair. This is a property of three and a half acres at the end of Brosig Street which kind of runs parallel with Main Street. On the very southern end of the City of Green Bay limits. The areas that are kind of gray shaded out are the village of Bellevue. The other areas that are not gray shaded are part of Green Bay. So this is just south of the Goodwill, Harbor Freight, commercial development, and Walmart is in the neighborhood as well. So this is a rezoning request from commercial to varied density residential. And as you can see just to the right of the parcel highlighted in red, there are significant apartments already constructed in that particular area. So this request would allow for the rezoning to occur and allow for two 16 unit apartment buildings to be constructed. In the future. This is a, this request is identical to one from 2016 that the Planning Commission saw. The planning commission did support the

request at that time however the Common Council recommended, or ultimately denied the request. So nothing's really changed in that timeframe. But staff is going to again support this request that's before them.

- Thank you Mr. Neumeyer. Before we raise this as an item for discussion among the commission and then possible action, I would ask if there's anybody in attendance here who wishes to speak? On this item? Is there anybody who wishes to speak in opposition to the item? Anybody who wants to provide information only? Yes Alder Gerlach.

- I'm sorry I was waiting for someone from the public to speak that's why I was holding off but I just wanted to say that this is in my district, I know the area, I've looked at the land, I've looked at the plan, and I cannot see a better use for this piece of land. It just finishes off a nicely laid out, nicely maintained rental community. I don't see that anybody would ever put a business there. I think it's a perfect use for the land and I very much support it.

- Thank you very much. Is there anybody else who wishes to speak? Is there anybody else who wishes to speak? Is there anybody else who wishes to speak? Okay. Then I declare this public hearing closed and we will proceed to item three on the agenda. Which is consideration and possible action on the request to rezone 1341 Brosig Street from general commercial to varied density residential. Submitted by James Heyrman, Page Bellevue LLC, property owner. And Mr. Neumeyer do you have anything further that you want to add for us?

- Not much more no. The city's comprehensive plan recommends medium to high density residential so this zoning change is right in line with the city's comprehensive plan and certainly the uses that are occurring around it. So again as I mentioned before, the staff is supporting the request. We notice property owners within 400 feet and we never received any calls or comments regarding this, so again, we're supporting the request to rezone.

- Thank you very much. Do any of the commissioners have questions for the staff? Yes, Alder Corpus-Dax.

- This is for Kevin or Paul, sorry Director Vonck or Paul. Wouldn't know why Council declined it last year or last time this came up? Why they went against it, denied it?

- I could try and answer. But I might be speculating. The previous Alderman had some issue with the number of multifamily units within his district. I think that was problematic for him. So I don't want to get too far in the weeds as far as politics but I think he had some reservations about adding 32 more units to his district at that time.

- Okay.

- That is correct. I believe Planning Commission might have been unanimous in their approval of it. And could say I was very surprised, I believe it was a unanimous denial. At Council. But yes along those lines that is the specific reason it was done, at the bequest of the alder at that time.

- Okay. Thank you.

- Do we have any, anybody in the audience who wishes to speak on this matter? We already heard generally before we started, any concerns in the support of Alder Garlach? I see that we have a Miss Shepard heading with this way but she hasn't gotten here yet. And I see a Marisa Mick, and a John Maas. Do any of you wish to speak on this matter? If so we need you to turn on your video and raise your hand so that we can know. Okay then, any further comments or questions from the commissioners?

- I would move to approve.
- Thank you, is there a second please? That was a motion by Commissioner Hanson.
- Second.
- I see a second by Commissioner Petrouske. All those in favor, let's see. I am going to vote-- Alder Corpus-Dax?
- Aye.
- Commissioner Hanson.
- Aye.
- Commissioner Miller?
- Aye.
- Commissioner Petrouske?
- Aye.
- Then the, the request to rezone Brosig Street from general commercial to varied density residential item number three on our agenda does pass unanimously. And we will move on to item number four which is our second public hearing. On then request to authorize a Conditional Use Permit, that is a CUP, for a proposed dormitory use in an office residential district, located at 320 South Webster Avenue. Submitted by Marisa Michalkiewicz, I believe? Giveadaam Ventures in Green Bay, and the Redevelopment Authority RDA, property owner. Again, Mr. Neumeyer, could you give us a brief introduction to this before we open the floor for the public hearing?
- Yes thank you Madam Chair. This is a request for Conditional Use Permit for a dormitory at 320 South Webster Avenue. This a rather small lot, it's only about 9,000 square feet. It's between Stuart and Crook Street. It's a vacant lot that is currently owned by the Green Bay Redevelopment Authority, RDA. And they are working with the applicant or the applicant's working with them to to construct a dormitory on this property. It's not your typical frat house or sorority, it's an actual house, except it meets the definition of a dormitory, which is more than four unrelated individuals living in one dwelling space. So zoning is office and residential. For singles and families in the area. There's some commercial to the north. This could be a real unique infill situation to create a good use in this particular neighborhood. So I'll turn it back to you.
- Thank you very much. Then I would open the floor as it is a public hearing for any public comment on this side of it. And again if you are wishing to speak on this item, first of all are there any people who wish to speak in support of the item? I would ask you to, I see Jessica might be wanting to, is that you Jessica? No that's not Jessica, that is, would you offer us your name and your address please?
- Sure, my name is Marisa Michalkiewicz, my address is 217 Jacob Street in Green Bay. I am the owner of Giveadaam Ventures and this my project I've been working on with the Redevelopment Authority. So I have all the answers.

- Okay and we will have opportunity to ask you any questions when we move to discussion and possible action on the item. But is there anything in general that you would like to say to set the tone for our discussions?

- Absolutely. So the intention of this housing project at 320 South Webster is, it's classified as a dormitory. It's more like a two family split unit, so on the top it's three bedrooms, on the lower level it's two. This home is super energy efficient. It was designed by Passivhaus standards so it's a very unique project. And our intention is to rent it as affordably to college students in the area or young professionals. Right now we're actually, we were working-- but it didn't kind of align with our vision. So we're actually pursuing Bellin College as an option, otherwise we work with the young professionals in Green Bay a lot with volunteer opportunities. So either Bellin College students or the young professionals. So that is our project we've been working on for a while. And we are also working with the Navarino Neighborhood Association as well. So the president of that association actually lives at the lot behind this property, and they've expressed support of the housing project. So that is how I would like to introduce it.

- Thank you, and thank you for the correction on the pronunciation of your last name.

- It's okay it's a doozy.

- I understand. Okay is there anybody else who wishes to speak in support of this item? Is there anybody who wishes to speak in opposition? Is there anybody who wishes to speak to provide information neither in support nor in opposition? Is there anybody else who wishes to speak? Is there anyone else who wishes to speak? Is there anybody else who wishes to speak? That being the case I declare this hearing closed. Move on to item number four on the agenda. And that is the consideration and possible action on the request to authorize a Conditional Use Permit that is a CUP for a proposed dormitory use in an office residential district located at 320 South Webster Avenue? It was submitted by Marisa Michalkiewicz. I'm sorry Marisa, Michalkiewicz. That's closer. Of Giveadaam Ventures and the Green Bay Redevelopment Authority, property owner. I apologize for my land line around the corner here that's yelling at us. They are not trying to speak at this commission meeting, they're trying to speak to my husband who is talking to our granddaughter. Or to me who is talking to you. So we'll just have to let it go. That is the item on the agenda, and so first of all I would ask Mr. Neumeyer whether there is anything else he needs to add to the staff report.

- Thank you Madam Chair. I just really wanted to share the site plan and the building elevations and maybe Kevin could just advance a slide or two. But the application was pretty complete, pretty solid, a pretty accurate site plan. That was put together. So I just wanted to show you that. That there's sufficient parking on site, there's one driveway access off of Webster. Here's the site plan you can see in the footprint of the building, is to the right. There is a small garage I believe behind the structure and some uncovered parking. So they're meeting parking requirements, the building's fairly close to the road. Then the next slide will show the elevations. So the upper right hand corner is the front elevation, that will be facing South Webster. So this really has a residential feel to it, maybe a single but it's going to be occupied by and four unrelated individuals. We notified Or concerns about this, and we are recommending approval of the request.

- Okay are there any questions that any of the commissioners wish to ask Mr. Neumeyer? Yes Alder Corpus-Dax?

- Thank you. So is this, kind of like a dormitory where it's and I'm sorry if I missed this part. Where it's, they might each have their individual bedroom but they have like a common living, like living room area, they'll share the kitchen area? Like that?

- Correct, and so they have their own individual bedrooms but they share common areas like laundry, kitchen, and other offerings in the structure. So yes that is a classic dormitory. Just it has a much better appearance than you might suspect.

- Okay, fantastic. I think is a great idea, something different that people are looking for. So I support this, thank you.

- Thank you. Alder Steuer?

- Thank you Chair. I just, maybe I missed it, I just wanted to find out how many folks are planning on staying in this establishment? Was it four? I didn't hear that. Is there a number? Go ahead. [Multiple speakers speaking]

- Mr. Neumeyer can respond to that question first.

- Yeah I just wanted to know what the limit was. Is it four up to eight? Is it five, is it six? I just wanted to get a number as far as what we're looking for here.

- Paul?

- Again I'm not sure I have a total number, of capacity but I'm not sure what Marisa's thinking for total number of residents.

- So we'll hold that question for when we open the floor for her to speak. I did want to ask though, one of the items on this proposal noted that they, the Giveadaam Ventures is in the process of negotiating with the RDA about the price. And I assume that that is something that is being separately decided from what we would do tonight? Mr. Neumeyer?

- That's correct, this is strictly the land use.

- Okay any other questions, Mr. Vonck?

- Sure just to provide some context. We've been working with Michalkiewicz for a while, we went down the path of another property and it ended up not working out. And then we were happy to find this one. So yeah we're in the process kind of running these simultaneously to work on a development agreement for that particular parcel. But through our initial conversations I think that was at RDA last month or the month before. There's full support for moving forward with this project.

- Okay, thank you. Any other questions for staff? I know we have at least one question for our for our petitioners so I would like a motion to open the floor?

- So moved.

- Second.

- Very much, Commissioner Hanson has moved and Commissioner Miller has seconded. Does anybody object to opening the floor? Then we will do so. And as Miss Michalkiewicz? How did I do, is that better?

- Yeah that's better. It's Michalkiewicz. It's like Mickle and cabbage combined. That's how I teach kids.

- I can do that, Michalkiewicz.

- Michalkiewicz. It sounds close enough.

- Thank you very much. And for purposes of our record we need to ask you to give your address please.

- Sure, my address is 217 Jacob Street in Green Bay.

- And you do know the first question we need to ask you that Alder Steuer has raised, how many people will be in this dormitory?

- Absolutely, so there will be no more than five. There's five bedrooms so there's three on the main floor and two on the lower floor. So there will be one individual per room. I've lived with a lot of people in college and I've learned that there are definitely a maximum of peaceful cohabitants. So three on the top, two below.

- Okay you refer to them occasionally, you referred to this as a two family design though.

- Yeah.

- It was a bit confusing to me for just that reason. So families will not be a part of the dorm here.

- Correct.

- These will be single individuals.

- Yep.

- Well that answers that, but so you'd have five maximum or would there be people staying over night? That type of thing? Other friends coming over or is it just set up as five? Not that it matters.

- Yeah, I'm sure they'll have people stay over, but it is set up for five. So the parking's adequate for five. The parking pad's larger than five vehicles, so there's a car port that has two vehicles. The parking pad has at least three, so all the tenants will have a parking space with overflow parking available. So five will live there, I'm sure they'll have guests over. But five, five is the number.

- Okay, thank you.

- You're welcome.

- Any other commissioners who wish to ask Miss, oh I can't do it again, it was so wonderful. Our petitioner a question.

- It's Michalkiewicz isn't it?

- Yes.

- That's it. Michalkiewicz, very Polish.

- You didn't even have a question but you offered that to us anyhow. Commissioner Hanson thank you. Are there any other questions from the commissioners? I did want to ask myself, you make reference to community enhancement and to programming involving commitment or is there to be programming associated with the dormitory?

- I'm not certain what type of programming I would provide. I just know we work very hard in hand with a lot of organizations in Green Bay right now. We do a lot of waste optimization. So we help local businesses and events recycle better. So we work really closely with On Broadway, we work with Saint John's homeless shelter, we're actually at the Sardine Can. So a bar and then a homeless shelter it doesn't make sense but for us it does. So we're just trying to partner with as many organizations doing good. And getting involved in the community. So programming wise we would just kind of tie into what we're already doing. And some of these relationships occur pretty organically so I'm sure something fun will come of it. But as for programming with that house will probably tie in a lot with what the Navarino Neighborhood Association is working on. Which involves a lot of youth programs I've learned. So I'm sure we'll tie it in with that.

- Would there be any intention to involve the students who would be your tenants in any of these activities?

- I would love if they would jump on board. They'll definitely be exposed to all the opportunities because it will be a Giveadaam House. So naturally we'll inform them of all Giveadaam ongoings. So they'll see all the events we do and are more than welcome to join. But it won't be a requirement of their occupancy at the house.

- Okay thank you.

- You're welcome.

- Any other questions from the commission? I am aware that a Darsey Shepard is trying to drive her way here? Am I right about that Miss Shepard? And you have your sound off, perhaps you could click it so she could get in here, Mr. Vonck?

- I got it, can you hear me?

- Yes we can.

- Sorry I'm trying to make a meeting in Manitowoc as well as this one. I'm on time though, so don't worry.

- Do you want to, do you have any comments you want to make about this item?

- I think I'm pretty excited about it actually.

- I need to ask you, I'm sorry, for your address as well so we--

- Darsey Shepard. 316 South Webster Avenue.

- Okay. And what is your relationship to this particular item?

- I am the renter. Dawn Spice who owns the home, asked me to attend the meeting.
- I understand, and we appreciate you trying to do so. And we're glad that you're enthusiastic about it. Is there anything else that you would like to add for us?
- I don't have a lot to add, I believe her name's Maria has done a great job of explaining what it is so I can take it back to Dawn and her husband Aaron. But being next door to me I think it's a great idea. I have a 20 year old, myself. I think this is something that he positively needs to see in the neighborhood. We do have a lot of youth that are from maybe lower income homes, that could see the positivity that this house and the people that are going to be in this house making impact on our community. That is very focused on the children. And I like that it's downtown for a lot of resources for this dormitory as well.
- Thank you, we appreciate you dividing your attention. I'm going to invite you to zero in on the road now and get yourself safely to Manitowoc. Thanks so much for your contributions.
- Thank you.
- You're welcome. Is there anybody else who wishes to speak on this? Then may we have a motion to return to regular order of business? Oh unless, I'm sorry, Marisa do you have anything you wanted to add?
- Nope I'm all good, thank you.
- Okay thank you. A motion to return?
- Motion to return.
- Second.
- And a second from Commissioner Petrouske. Are there any objections? Hearing none we are back at regular order of business. Are there any further comments or concerns to be voiced by the members of the commission? Or by any alders here?
- Move to approve.
- Motion from Commissioner Hanson to approve and Commissioner Miller to second. I think he was the first hand up in our meeting. And I will vote in favor. I ask Alder Corpus-Dax? How you wish to vote?
- Aye.
- Commissioner Hanson?
- Aye.
- Commissioner Miller?
- Aye.
- And Commissioner Petrouske?
- Aye.

- Okay. I should have repeated that this was consideration of a request to authorize a Conditional Use Permit for a proposed dormitory use in an office residential district, located at 320 South Webster Avenue. Submitted by Marisa--

- Michalkiewicz.

- Thank you, Marisa. From Giveadaam Ventures, Green Bay Redevelopment Authority RDA, property owner. It passes unanimously. And Director will this be coming before the Common Council?

- This will go to Common Council next Monday the 29th. This along with the previous item will both be at that meeting. So it's a Monday meeting, Monday at 6 PM.

- Thank you very much. And we thank you for bringing it to us and good luck! Back to the pleas, or items for possible action, we do get the director's report now, please, as an informational item.

- Thank you Madam Chair. So just an update on Council actions. And this dates back a little while but Tuesday June 2nd, Common Council two ordinances were read and approved. On their second reading. One was rezoning a portion of 1828 South Ashland Avenue. That was for the Dino Stop rezoning to the C-2. To enable to enable the drive through piece to move forward on that. And the other one was rezoning or changing the PUD for the 200 Block of North Van Buren. And that was for the Whitney Park town homes to allow for that expansion in that neighborhood.

- And both of those passed?

- Both of those passed unanimously.

- Very good, thank you.

- Sure. And I just, in terms of a few other things. Let me take that back, all the other items in the Plan Commission report were approved. Alder Steuer's request came back here today. And Alderperson Lefebvre's request, which we talked about at the beginning of the meeting will be coming back next week, or at the next meeting in July. And just to discuss what we have in terms of policy, but then also implementation and enforcement regarding that communication. In terms then of just a few other things. One for this Plan Commission. So we're in the midst of getting back to, I'll call it quote unquote normal. So we have been working a lot, I know the Mayor's office and HR Director Faulds really working to see how we open up City Hall. And then getting employees back to work and conducting business there again. And so they've been working with senior staff of the department heads in order to put together protocols, plans, to get City Hall back open. Of utmost importance is the health and safety of employees who are there. So there's been things throughout City Hall like you need to wear a mask in public places. Just one person in the elevator at a time. We've got an upstairs and a downstairs. And spacing and we've got sneeze guards and then a lot of things. Specifically on our floor we're doing a number of items, just to make sure it's safe for our staff to come back. You know I think in terms of work, employees who have been working from home are welcome to continue working from home. So long as they continue to perform. You know somethings though, you just have to do in the office. Running a JES program or working in Eclipse, it's just a lot faster to be there. So we want to make sure that we've got the right things in place when they're coming back to work. So the first phase of that plan started on June 15th. So we've been in a full week now of allowing more staff to come back. We've also resumed pretty much all onsite inspections. Again

requiring our inspectors to wear masks while they do so, and still allowing for those who maybe have medical concerns to still have virtual inspections at this point which we'll note and potentially follow up later. Phase two of this plan starts in two weeks on July 6th. And so as long as, kind of our conditions quote unquote remain the same, we will look at doing a few more things starting in July. One of those will be having the public back in City Hall on an appointment basis. And then so that is the City Hall doors will be locked, but if you want to have a meeting at City Hall, it can be arranged and you'll meet with the staff member. The staff member will bring you into the office to meet. We put pretty low capacity limits in all of our meeting rooms. But they'll be allowed to be in City Hall and then will be escorted out. We will also have allowances to have committee meetings in person if desired. So I would ask each of you within the next week, if you desire to meet in person, to email Ms. Deal, and if you want to copy Mr. Neumeyer or myself, fine. But I think just as long as we can keep track. If you would like to participate in person, all of the committee meetings will be held in the Council chambers. If you do come to the Council chambers it will just be committee members only, the public will not be attending in person at this time. We will still be doing a, I guess a virtual meeting as well. But if you want to meet in person you can come, we will meet in the Council chambers but while you're in the Council chambers we're in a public space so you'll have to wear a mask. So in terms of So just for what it's worth. But if you feel more comfortable or would like to meet in person, that's going to be step two or we kind of had this hybrid approach. And we've talked, a lot, about you know potential for a virtual component long term, I think in terms of, really lowering the bar in being able to participate and accessibility for those, right, who may have other obligations. Like the individual tonight who was on her way to another meeting. It still allows for that public participation. So as long as we can I would like to keep that a part of it. But just the take home and thing I ask of you just over the next week if you could email Ms. Deal and just let her know if you'd like to attend in person. That way we can make arrangements for that to happen for the July meeting then.

- Okay. And I would remind us that the date of our next meeting is Monday July 13th of this year. Does anybody have anything to add for the good of the order? Then may we have a motion to adjourn?

- So moved.

- Second.

- All right and I see a second from Lisa. Any objections? Let's go, thank you all very much. Good night.