



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 10, 2020, 6:00 PM
Virtual Meeting. Public may join via Zoom.

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: Vacant – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Derius Daniels

Present: Ald. Veronica Corpus-Dax, Lisa Hanson, Randall Petrouske, Jacob Miller, Sidney Bremer, Derius Daniels, Excused: None

Others Present: Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 10, 2020, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the July 13, 2020, meeting of the Green Bay Plan Commission.

Moved by Randall Petrouske, seconded by Derius Daniels to approve the minutes. Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Ald. Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Election of Chair for the Green Bay Plan Commission due to a vacancy.

A nomination was made by Vice Chair Sidney Bremer, seconded by Jake Miller to nominate Lisa Hanson as Chair of the Green Bay Plan Commission.

Vice Chair Sid Bremer asked 3 times if there were any other nominations. Motion carried.

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

Chair Lisa Hanson took over the meeting.

2. (ZP 20-20) Public Hearing on a request to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson read into record the rules and procedures for the public hearings. All public hearings have been properly posted.

Chair Lisa Hanson opened the floor for the public hearing to amend the Legends District PUD (ZO 12-11).

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 20-20) Consideration with possible action to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

Moved by Randall Petrouske, seconded by Sidney Bremer to amend the Legends District PUD (ZO 12-11), subject to the draft Planned Unit Development (PUD). Motion carried.

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

4. (ZP 20-21) Public Hearing on a request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the public hearing to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

5. (ZP 20-21) Consideration with possible action on the request to Amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

Moved by Ald. Veronica Corpus-Dax, seconded by Randall Petrouske to approve the request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren Street, , subject to the draft Planned Unit Development (PUD). Motion carried.

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

6. (ED 20-01) Consideration with possible action on the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, submitted by Brian Rasmussen (Ald. V. Corpus-Dax, District 2).

Moved by Randall Petrouske, seconded by Sidney Bremer approve the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, subject to the following conditions:

1. AT&T has fiber optic cables in this area and they may be in conflict with the driveway proposal. A solution must be met between the applicant and AT&T prior to recording this discontinuance.

2. In the event that sidewalks are required to be constructed along Greenbrier Road, the adjacent owner(s) shall, at their expense, regrade the area to conform to the established sidewalk grade ordinance.

Motion carried .

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

7. (TA 20-02) Public Hearing on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Chair Lisa Hanson opened the floor for the public hearing to amend to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

8. (TA 20-02) Consideration with possible action on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Moved by Derius Daniels, seconded by Ald. Veronica Corpus-Dax to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking. Motion carried.

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

9. (TA 20-03) Public Hearing on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

Chair Lisa Hanson opened the floor for the public hearing to amend 13-522 Green Bay Zoning Code regarding game day camping. Motion carried.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

10. (TA 20-03) Consideration with possible action on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to to amend Chapter 13-522 Green Bay Zoning Code regarding game day camping. Motion carried.

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

F. INFORMATIONAL.

1. Land Division Annual Review

Madison Smith and Stephanie Hummel presented the Land Division Annual Review.

2. Director's Report.

Director Kevin Vonck presented his last Director's Report.

Thank you Kevin! We will miss you!

3. Date of next meeting: Monday, August 31, 2020.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to adjourn. Motion carried.

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

VERBATIM MINUTES

- I call this meeting to order of the Green Bay Plan Commission for August, I'm trying to find the date on this, is it the tenth, 2020? Good, I got a thumbs up from Kevin. And, we need to start with the role call. The Chair is vacant. The Vice Chair is Sid Bremer, that's myself, and I am present. Alder Veronica Corpus-Dax?

- Present, but I'm going to be stepping out momentarily because I have an item on Protection and Policy that is coming up.

- [Sid] Oh okay.

- [Veronica] I'll pop out.

- We will miss you. Will you be back?

- Yes, I'll be back.

- Excellent. Okay, and Commissioner Lisa Hanson?

- Present.

- Commissioner Jacob Miller?

- Present.

- Commissioner Randall Petrouske?

- Present.

- And Commissioner Derius DJ Daniels?

- [DJ] Present.

- Wonderful, glad to see you all here. Okay. We need a motion to approve the agenda for August 10, 2020.

- [Multiple Speakers] So move.

- Ooh, that was threesome there. I'm going to recognize Alder Corpus-Dax on that motion and may I have a second?

- [Randall] Second.

- [Sid] Thank you Randy Petrouske. And any objections to approving the agenda? Then I'm going to declare it approved as distributed. Then, a motion to approve the minutes, July 13, 2020 meeting of Green Bay Plan Commission.

- [Randall] So move.

- Thank you Commissioner Petrouske.

- [DJ] Second.

- I got one from Commissioner Daniels, okay. Anybody object to the approval of the minutes? Seeing none, I declare them approved and we will continue on to our regular business. First of all, the first item is the election of a Chair for the Green Bay Plan Commission due to a vacancy. And I'm wondering, do I have a motion from anybody out there? If not, I will offer one. Then I would like to nominate Commissioner Lisa Hanson. And do we have a second?

- I'll toss in a second on that.

- Ooh, good toss. Thank you Commissioner Miller. Any other nominations? Then all of those in favor of Commissioner Lisa Hanson-

- [Kevin] Madam Chair?

- [Sid] Yes?

- Just to be proper, you need to ask two more times.

- Oh, thank you, thank you. I should know that from the open meetings. Is there any other nomination? Is there any other nomination? That makes a total of three, so I will ask, I believe, do we need a roll call on this?

- That would be appropriate, yes.

- Okay, as the nominator, I'm happy to vote in favor of Commissioner Hanson. How about Veronica Corpus-Dax?

- I can vote. I.

- Great. And Commissioner Lisa Hanson?

- I probably can't vote for myself.

- Sure you can.

- Yep, you're able, mhm.

- See that Cheryl? Dave's nodding.

- All right, then I.

- Commissioner Jacob Miller?

- I.

- Commissioner Randall Petrouske?

- I.

- And Commissioner DJ Daniels? I could see your mouth move in a nice I there DJ, but I'm missing the sound of you. Any idea of where that would've gone to, Kevin? It doesn't look like DJ has himself muted but, we got the I with the thumbs up. So, Commissioner Hanson, you are now the Chair of the committee, and you may continue with our agenda.

- Well, I certainly appreciate being nominated and becoming Chair, and I hope that I don't mess it up too badly, so. All right, so, regular business. Item two, public hearing, well I guess I'll go through this first. This public hearing has been properly posted and public notification has been published in the Green Bay Press Gazette. The Plan Commission is interested in hearing public comments on the subject titled agenda, agenda items. We invite your comments and ask that after your name has been called, you state your address, whether you represent a group or association, whether your favor, oppose, or are only providing information on this matter, and your comments and concerns. We also ask that you confine your testimony to facts related to the proposal at hand, and avoid repetitive testimony. You must be recognized by the Plan Commission in order to speak, and please address your comments to the Chair. We will now open the public hearing on item two, public hearing at a request to amend the Legends District PUD, submitted by Jess Miller, property owner.

- Thank you, I think that we are doing staff presentations at this point. So I'll just give you guys a little background on this PUD Amendment. So, some of you may recall that we expanded in an initial PUD that was established in 2011. That was expanded twice now, so this our third amendment to this PUD. The last amendment was to add in the Legends District Master Plan information. That included including which would be now exhibit C, which is chapter on design qualities. So that is to make this entire area more cohesive with the Legends District Master Plan that was adopted back in 2016. So on the map here, you can see the parcel that's outlined in aqua at the corner is the bar, which is, the property is located in the City of Green Bay, parking lot is in Ashwaubenon. So the grayed out area is the village of Ashwaubenon. The red area around that is our notification area for property owners. And then, the purple outline that's around the Legends District is where the current boundaries of the Legends PUD expand to. This application, I'm sorry could you advance to the next slide? Thank you. This zoning, which is not accurate anymore. The PUD boundary that covers here in black, there are a lot of PUDs in this area so you may be confused with the boundaries here, is generally C-I in zoning. There are some caveats within the PUD that cover for some other industrial type of uses, but right now, it's generally just proposed for C-I Zoning. And then there are some additional industrial around the area. Once you go north of Lombardi, it's primarily residential area. Next. So the proposal that came in, they were initially just proposing that they do a rezoning of this property. After looking and realizing it was in the Legends District area, we proposed the expansion of the PUD because it covers that rezoning of the property, they were looking for commercial property

zoning and the PUD does cover that. Along with that, it also already coincides with the rest of the Legends District PUD, which includes material types, size, setbacks. So all of the specifications that they sent over were already in agreement with that PUD. So the amendment to this PUD is really just adding this parcel in. So that way, it's part of that larger Legends District area, but also then covering that zoning change that the petitioner was looking for. There should be one more slide here. And this gives you a little bit of an overview from a birds eye. So the existing building is located here. The square that's in yellow is the proposed addition to the building. And then they're doing an expansion of the patio area that already exists. So this space already has minimal green space as it is. We don't have much control over the entirety of the site, including the landscaping of the parking area, 'cause that's in the village. But the expansion itself that they're proposing on site does fall within the existing requirements of this PUD. So we are recommending the approval, subject to the draft. That was included, the draft really only adds in that parcel. It doesn't change any of the PUD language, so if there are any other questions regarding that we can discuss that at the next action for the zoning approval.

- Okay, thank you Steph. So now we're taking testimony for people who are in favor of the request. I don't know if you guys can see everyone and see if there is someone that is looking to speak on this. Is there anyone wishing to speak in favor? Is there anyone wishing to speak opposed? Is there anyone looking to provide information only? All right, so, let the record reflect that no one came forward. I guess, I do need to ask three times, right? Is there anyone that is wishing to speak on this item? Is there anyone wishing to speak on this item? Is there anyone wishing to speak on this item? Let the record reflect that no one came forward. This public hearing is now closed. And we will move on to agenda item number three. Consideration with possible action to amend the Legends District PUD submitted by Jess Miller, property owner.

- Same spiel as before, we do have Dave O'Brien here, who was part of the application team, if you do have any questions that you wanted to direct, specific to this site and the expansion.

- Is there anyone that has questions for staff?

- I move to approve.

- I second that motion. I'm very impressed it's the industrial chic.

- [Lisa] So our motion by Commissioner Petrouske, second by Commissioner Bremer, or Vice Chair Bremer. Is there any further discussion? All right, are we doing a hand vote, or should we do a roll call vote? I don't see all the people. Okay. Should we just, do we do a raise of hands, or should we do a roll call vote?

- Since we're not using CivicClerk, I would just recommend a roll call, just for the record.

- Okay. All right. So Vice Chair Bremer?

- Yes, I vote in favor.

- Alder Veronica Corpus-Dax?

- I.

- Commissioner Miller?

- I.

- Commissioner Petrouske?

- I.

- And Commissioner Daniels. All right, and I will also vote in favor of this. So unanimously approved, and we move on to the next public hearing. All right, so now we'll open the public hearing on item number four. public hearing at a request to amend Zoning Ordinance 6-20, Whitney Park Townhomes, to adjust lot and impervious surface regulations at the 200 Block North Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner.

- Thank you Madam Chair. This is David. You're probably all very familiar with this site. It is on the northwest corner of Cherry Street and North Van Buren Street, on the near east side of Green Bay. It was originally developed, there was a plan development put on this site in 2018. Originally to develop two sets of two-unit, semi detached single family homes. Basically townhomes, two-unit townhomes. Two sets of them. That was amended earlier this year to increase that volume to two more, or one building of two more units to the north. The original plan development set all kinds of parameters and regulations, including lot widths, lot area setbacks. So when this came through earlier this year, the developer had submitted plans and he could meet all of those regulations. Since that time, he was unable to get about two feet of the neighboring property owner, just over two feet of the neighboring property owner to the north. And if you could advance the slides a little bit, I guess I'm getting ahead of myself. So you can see this is, comprehensive plan recommends high-intensity retail office or housing, which this is compatible with. Advance again please. The zoning is all office residential, which is a mixed-use zoning. And one more. Okay. So, what you see on the screen now, on the left hand side was the original proposal that showed a lot width of 27 feet. And you can see that enlarged up in the upper right hand corner. That 2.16 feet or 2.15 feet, the petitioner was unable to acquire that at this time. So, they are requesting to amend the lot width of the northernmost lot, which is lot 6, from 27 feet to 24.87 feet. So just a little over two feet difference. That in itself isn't as big of a deal, but what it does, it has a couple domino effects. So when you reduce that lot width, the area also gets reduced. So the original plan development required 2800 square feet of lot area. When you remove that little over two feet, it drops down to about 2700 square feet of lot area. So it's short of the PUD. And then also with the development proposal, as put forward and matches what's existing out there, the impervious surface coverage for that lot increases to 68.7 feet. They have a maximum impervious surface coverage in the PUD of 65%, or excuse me, 68.7%. It has a 65% max. So at this time, the developer is coming forward to request an amendment to that plan development, that would really only affect lot six. So they're requesting lot six be allowed to be 24 feet, the area be reduced, and the impervious surface coverage allowance to be increased. So, as you can see on the map, it's very minimal change to property lines. Now, while staff would like to see a nice uniform set of lots along North Van Buren, you know, at least 27 feet, in reality, the look and layout of the development is going to remain exactly the same. You know, these property lines are not visible in the real world. One of the main reasons for that lot width requirement of 27, was to provide enough setbacks to be able to meet building codes requirements as far as fire separation between buildings. In the last plan development, we did put a requirement in there that they have at least a 10 foot setback, but it can be reduced down to three feet if they provide a no-build easement on the neighboring lot. The developer has secured that seven foot no-build easement. So there should be no issues with building separation. But, the PUD does have to be amended to allow those reductions that I just mentioned. The three reductions. The one thing I did want to point out, is in that OR district, for single family attached homes, the minimum lot width is only 24 feet, and the minimum lot size is 2500. So if you're using the base zoning, what's being proposed for the PUD amendment would meet that base zoning. The main reason for the PUD amendment, originally, was these are only two single family attached, connected together, essentially a duplex, a two family home.

And those are not permitted in the OR district. The PUD was primarily done for that. It also did some allowances to allow connections with decks and that kind of thing. But with that being said, I guess I'll wait for the next item, since this was just a public hearing. And if you advance the slide one more, you can get a look of what those buildings are gonna look like. Design is gonna be exactly the same, those are the two existing buildings that were built, and you can see the third would go right next to it. That house is either down already or going to be coming down where the proposed two family is.

- [Lisa] Thank you David. So now we'll be taking testimony from interested parties. I guess if there's anyone looking to speak that is in favor of the development. Is there anyone looking to speak who is opposed to the development? And is there anyone else providing information only? All right, is there anyone else wishing to speak? Is there anyone else wishing to speak? Is there anyone else wishing to speak? Let the record reflect that no one came forward. This public hearing is now closed. All right, so now on to the next agenda item. Which is item number five, consideration with possible action on the request to amend Zoning Ordinance 6-20, Whitney Park Townhomes, to adjust lot and impervious surface regulations for lots within the Planned Unit Development at the 200 Block North Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner.

- Thank you Madam Chair. So as I just explained, staff is recommending approval of the amendment, subject to the draft Planned Unit Development that was in your packets. We have contacted the Alderperson for the district, the neighborhood association, and owners within 200 feet. Only received a couple calls of inquiry, no objection.

- Does anyone have any questions for staff?

- I do, please.

- Go ahead, Sid.

- Sorry if I sneaked in there. I just wanna , it seemed to me that the kind of changes that we are talking about here are the sorts of things that would normally go to the Zoning Appeals Board in request of a variance. Can you explain to me, David, why that is not the case here?

- Certainly. So the Zoning Board of Appeals is gonna deal with variances or variations to the zoning code. Because this is a Planned Unit Development, it's its own zoning ordinance, so the authority to augment that is at the council level, rather than the Board of Appeals.

- Thank you.

- Commissioner Miller?

- Sid stole part of my question, but I had a little extra nuance to it. So this is certainly a type of development we'd like to encourage. Just wondering if there's a way for possible future developments that kind of allow a little bit of flexibility on this particular aspect, so we're not adding this additional step of having to go through it for developers. I don't know if that actually makes sense from a legal standpoint. But I'd certainly say we wanna encourage, so I'd hate to put more roadblocks in the way of it.

- Is there anyone else who has questions for staff? Commissioner Daniels? I don't think it's working.

- I'm trying to get him unmuted, we heard him before, he's unmuted here. He's accessing through his phone, I don't know, on your phone itself, are you muted or the microphone muted there? I heard him earlier when he checked in.

- Yeah, I don't see the phone connection any longer.

- Oh, 1906, yeah. Maybe it's not connected to the audio. Because we see him, but I think he needs to connect it back to audio.

- And Jake, I guess to answer your question a little bit while DJ is getting his audio working. Yeah, the underlying zoning does have smaller regulations. Internally, staff has been talking about lot widths, allowable uses in different districts. To make it much more, I don't know how to put it, developer friendly or the ability to have a diverse amount of housing. Our code's pretty good, but we'll be working on that, you'll be seeing stuff.

- Yes, Madison and I are actually working through right now updating our Chapter 14, which is our subdivision code. So we do rely on the zoning code to set some of those parameters, as far as lot size, lot width. But those can be changed within our subdivision code, that then change that section of our zoning code. So we've already had the discussions of minimizing at least lot widths, and then some of the sizes, depending on the zoning district. Or maybe doing away with it being corresponded with the zoning district, specifically, and having it more, like, per development. Like, if it's a single-family, what that looks like. If it's a townhome style, what that looks like. So, with our Chapter 14 update, this should be taken care of.

- Have we got him?

- No sir, we cannot.

- Oh, right-

- The chat's acceptable til we figure this out. If he wants to type in the question, we can read it. Okay, so this was just to me, but Commissioner Daniels wishes to recuse himself from this vote. Just due to a personal connection with the applicant. So thank you for noting that Commissioner.

- Okay, is there anyone that's wishing to speak about this? Or speak to this, that's not part of the commission? All right then. The Chair would entertain a motion.

- Motion to approve.

- Second.

- I have motion by Alder Corpus-Dax and a second by Commissioner Petrouske. Is there any further discussion? All right, hearing none, I'll go through and do a roll call vote. Where am I going here? Vice Chair?

- Yes.

- Alder Corpus-Dax?

- I.

- Commissioner Miller?

- I.

- Commissioner Petrouske?

- I.

- And Commissioner Daniels.

- The thumb works.

- He has to be recused out.

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

- Oh, that's right, duh.

- vote in favor. So that is approved. And then I guess, when does this all go on? When's the next City Council meeting for all of these agenda items?

- These will be in a council next Tuesday the 18th.

- All right, so then on to agenda item number six, consideration with possible action on the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, submitted by Brian Rasmussen.

- Thank you Chair. So this is a little bit different from what we normally look at with easement discontinuances. This is a landscape specific one. This was established once Aurora had built up their campus here to assure that there was a buffer between their campus and then to the south, the Village of Bellevue's neighbors. So this application is actually a little weird because we didn't have any neighbors of our own to notice. So this was actually sent through the Village of Bellevue's planning department to make sure they had a proper notification to those neighbors, as well. And the applicant had already held a public meeting, a neighborhood meeting, with the Village of Bellevue and other city residents to make sure that they knew what was happening here. So just to address those neighborhood concerns, just because it's on the border. They still got proper notification of this. So this is the Aurora BayCare campus that's in the I-43 Business Park. The site plan here shows where the proposed new driveway would be, and that is what they're requesting that easement discontinuance for, for that landscape easement. So on the south side here, you can see the proposed ambulance entrance. They are requesting an entrance only, emergency vehicle only driveway right here. This would be signed and have an emergency arm gate. So there's no exiting on this. There's also no access to regular vehicular access. So they are anticipating only 77 trips per week that would be used in this driveway here. There had been some discussion about lining this up with Sleepy Hollow Court that's in the Village of Bellevue, and they had opted for this because of the grading at that intersection. I believe that with the Village of Bellevue itself or its neighbors. I've only received one request from someone who lives in the City of Green Bay who's a neighbor of this. And they just wanted to see if sidewalks could also been installed, but they are in support of this drive access. So we had notified the Alder, adjoining property owners, the Village of Bellevue, and then any of our reviewing agencies, and we didn't receive anything negative in return. There are a couple conditions as far as our utility providers are concerned, which I'll get to later. This here's a rendering that just shows what it would look like. So again, just a simple drive, emergency arm gate and sign, so it's only emergency vehicles only. I'm not sure what else is next. Okay. All right, so the recommendations here. AT&T came back with this condition. We have the applicant who

is here today. They are in touch with AT&T working through this to get a solution. And we just have that it has to be met and given back to us prior to recording the discontinuance of this easement to make sure AT&T's facilities are taken care of here. And then our Department of Public Works added that in the event that sidewalks do get installed here, that this has to be regraded to our current grading plan at that time. So we are recommending approval of this request.

- Okay, thank you Stephanie. Anybody have any questions for staff?

- I do Madam Chair. Stephanie, I'm baffled by requiring the adjacent owners to do the regrading on any sidewalk that might go through here, when the issue would be caused by Aurora BayCare.

- Adjacent as in Aurora BayCare. So adjacent to where the sidewalk would go, those people are responsible for regrading, not the property owners on the other side of the street.

- Okay, so it is a reference to Aurora BayCare?

- Yeah, that's the language that they use that if it's meant to be adjacent to that public facility. So, if you're an owner, that's adjacent to that. So it would be Aurora BayCare would be responsible for that grading.

- Thank you.

- Are there any other questions for staff? Can you put up, thank you. All right no other, is there any one that wants to speak on this item outside of the commission? I guess the Chair would entertain a vote for a motion.

- Move to approve.

- I second.

- Move to approve by Commissioner Petrouske, a second by Vice Chair Bremer. Any further discussion? All right, hearing none, take a roll call vote. Vice Chair Bremer?

- I.

- Alder Corpus-Dax?

- I.

- Commissioner Miller?

- I.

- Commissioner Petrouske?

- I.

- And Commissioner Daniels.

- I.

- Awesome.

- It's disconnected to my phone.

- You got your voice back.

- All right, so unanimous vote. And we move on to the next agenda item. And the next agenda is a public hearing, so we will now open the public hearing on item seven. Public hearing on a request to amend Chapter 13-1716 Green Bay Zoning Code regarding game day parking.

- [Paul] Thank you Madam Chair. I can just give a real brief overview. So this is an amendment, a text amendment, to our game day parking requirements. So these have been on the books for several years. When you go out by Lambeau Field and you see people parking on the grass on Shadow Lane, and on Kenwood and Thorndale, this is the ordinance that regulates that particular use. So this amendment would expand, currently it's limited to residential vehicles. The amendment would include now an expansion to mixed-use districts, commercial, and industrial districts. So it's more even, so to speak, to account for other zoning districts within the Lambeau field area.

- Okay, thank you Paul. So now with the public hearing, we will take testimony for people first who are in favor of this. Is there anyone wishing to speak that is in favor of this? All right. Is there anyone wishing to speak that is opposed? Is there anyone wishing to speak to provide information only during the public hearing of this item? Is there anyone looking to speak on this? Is there anyone that wishes to speak? Is there anyone that wishes to speak? Let the record reflect that no one came forward, and this public hearing is now closed. We move on to agenda item number eight, consideration with possible action on a request to amend Chapter 13-1716, Green Bay Zoning Code regarding game day parking.

- [Paul] Thank you Madam Chair. I just have the current language up on the screen so you can see what it currently looks like. Then I'll put up the proposed language here. Again, it's to include mixed-use, commercial, and industrial zone properties. And we've kind of done some reformatting to kinda put it back into one paragraph, so. Staff is recommending approval of this request, as proposed.

- Thank you Paul. Is there any questions for staff?

- So I'll just iterate a little bit. If you're wondering, like, . When you possible could have no games, why are we touching day parking? So this is like one of those sacrilegious parts of the ordinance. So I figured like, I'll wait 'til my last meeting to touch it. First, let's get the angry mobs out here. I think what we looked at here is, you know, what's on the books versus what happens in reality. And I think, you know, it's great that we codify, you know, really what's part of our tradition here in this community. But really was blank when it came to talking about, well what about parking at all these businesses that are around the area? You know, it only allowed for specifically residential. So I think just for us to clean it up, to say here's what you can do and here's what you can't do, you know, again, we're just putting into codification, you know, what goes on in practice. And just at the end of the day, you know for the most part, 99% of the time we do not have issues. But it's just good to have this on the books as it's done, just in case there is something in the future that we are able to take enforcement action if necessary. So, you know with that, and I guess a quieter ear, maybe it's a good time to do that. I did not anticipate that when we started talking about this, you know, a few months ago. But ultimately I think this would be, again just kind of shortening up something that, you know, happens and really just making it much more specific.

- Thank you Kevin. So I mean, is there anyone else that's looking to talk about this? Otherwise, the Chair would entertain a motion.

- So moved.

- Second.

- All right, we have a motion by Commissioner Daniels, a second by Alder Corpus-Dax. Is there any further discussion? Hearing none, we'll go ahead and take a vote. Vice Chair Bremer? Sid? Vice Chair Bremer?

- Oh, I, I.

- Alder Corpus-Dax?

- I.

- Commissioner Miller?

- I.

- Commissioner Petrouske?

- I.

- And Commissioner Daniels.

- I.

- And I will also vote I on the matter. And moving on to the text item, which is public hearing. So we will now open the public hearing on a request to amend Chapter 13-522, Green Bay Zoning Code, wait, did I just do it again? Is it on their twice? No, this is a different code. Oh, sorry 13-522, this is a different one, it's just slightly different. Regarding game day camping. So with that, we'll take testimony for the public hearing. Are there any parties interested that are in favor of this, that would like to speak? Oh, I guess, does staff wanna speak about this first?

- Sure, we could real briefly. Much like the previous item, this is related to game day events. So when there's an event at Lambeau field, like a Packer game or a collegiate game, campers tend to come and show up, and they don't always stay in hotel rooms. They sometimes camp in and around the stadium. That's an issue we've kind of noticed in the past couple years, so. Actually, we've had some issues recently with our Fire Department and people doing this illegally almost causing a potential hazard. So, to be kind of proactive, we have developed some language. Again, to deal with kind of this game day situation, where people who are bringing campers have to basically comply with the standards that are proposed here. Again, to kind of have a safe environment, unlike before.

- Okay, so now we'll go ahead and take testimony. Is there anyone in favor wishing to speak about this item? Is there anyone wishing to speak who is opposed to this item? Is there anyone wishing to speak that's providing information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak on this item? Let the record reflect that no one came forward and this public hearing is now closed. And we move on to agenda item number ten. Consideration with possible action on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

- [Paul] Thank you Madam Chair. This is new language that's been added to the temporary use section of our zoning code. So I've got up on the screen. Basically, it's two days before and two days after the game day event that this can occur. Basically, need to, you know, file a site plan with the city ahead of time, the property owner does, and meet those standards that are on the screen. We felt the best control to allow the use and be able to police the use.

- Okay, does anyone on the commission have questions for staff regarding this? Can I get the gallery view please? Bremer?

- Paul, I was wondering how much area this involves. You're referring to, is it mixed-use as well as commercial property, or industrial and commercial property, right?

- Right, so it's limited to commercial and industrial. And there is some of that in and around Lambeau Field. It's mainly the commercial properties.

- Thank you.

- Any other questions? Is there anyone outside of the commission that would like to speak on this item? Okay, the Chair would entertain a motion.

- I move to accept the recommendation of staff.

- All right so a motion by Vice Chair Bremer and a second by Alder Corpus-Dax. Any further discussion? Hearing none, we'll go ahead with a roll call vote. Vice Chair Bremer?

- I.

- Alder Corpus-Dax?

- I

- Commissioner Miller?

- I.

- Commissioner Petrouske?

- I.

- Commissioner Daniels?

- I.

- And I will also vote I on this item. All right, so then moving forward into informational. Starting with land division annual review.

- The most exciting thing that you guys are gonna hear all day, I'm sure. So as you may or may not know. The Plan Commission administrative tasks for Land Division within Green Bay, which means that we have to annually report what we've done as far as platting throughout the city. So last year we didn't have this because we had zero plats in 2019, so we haven't done this in about two years now. And we only have three right now. I'm gonna pass this over to Madison Smith, she's our new planner one, I'm not sure if you all have been introduced to her or not. She's

taking over the land divisions going forward. She's almost done with her training. So, I'm going to toss it over to her if you want to go through the slides please.

- Sure, thank you. I know you guys can't see me, but I hope you can hear me okay. So, this is the first one we have, Bradley Estates. And, this is on the east side, 420 Ontario Road. Right now, this is a proposed 14 single family development. The pre-final was approved and we are waiting on the final. Next slide. I'll just give you a run through on all of them and we can probably go back if anybody has any questions. So this is the second one, Excalibur. This is the fourth addition to this one. And, again, this is a low density residential area. And they have not submitted preliminary, so we don't have the application yet, completed. But, they have sent us, kind of, the mapping and certified renderings. And then the next one is Sitka Heights. So this is over 2900 Block Sitka Street. Zoning R1 again and this is a 22 single family units proposed development. They are just about to submit their pre-final. So those are the three plats that we have so far in 2020. And I don't know if Steph wants to add anything else, because she's been working on them with me, as well.

- Thank you Madison. Is there anything else you wanna add Stephanie?

- Not really. For Bradley Estates, you guys that before 'cause we went to war with them about where they're gonna place that roadway. So we won that battle, so that's a nice little hurrah for Plan Commission. And then for Sitka, that was one that Dave had brought through as, I think it was rezoning, or maybe a PUD for that area because of the lot sizes. So both of those had already seen Plan Commission action and then, this is the final result to getting those properties developed.

- All right, thank you so much. So we move on to director's reports.

- Thank you very much, all right. So, update on the last council meeting. the right document here. So, second meeting for adoption sub-ordinances. We rezoned the property 1341 from general commercial C-1, to varied and city residential R-3. That's that parcel out in front of Goodwill and Harbor Freight Tools. So, that'll make way for additional apartment development out there. And then, on Wednesday the 22nd, after six hours of debate about other items, we got to the report of the Plan Commission. And everything on there was approved as presented. They've seen the place on file and the communication from Alder Lefebvre. About flooding, refer to planning steps communication from Alder Dorff. About Grandview development, seen the place and filed for communication from Alder Wery. About the Lombardi crossing project, authorizing a CUP for self-storage at 1929 Berlin Road, and then amending the zoning code for temporary uses. Those will go up on the next council meeting, next week. As you're aware, this is my last Plan Commission meeting. At the end of the month, I begin a new position as Deputy Director for the City of Richmond, Virginia. As I've said, I'm ready to take the next step in my career, and it's really good opportunity to work. Larger city, deep, deep history, amazing culture and tons of potential. You know, Richmond's been in the news lately, if you've been paying any attention and there's definitely a lot of change happening. And definitely ready to be a part of that. I just, you know, one, I think it kinda goes without saying, you know, I've always fought for what's best for this city and its residents. I'm really proud of what our department and our city's accomplished over the last few years. I think we found a lot of solutions to problems other people thought were impossible to solve. We made a lot of policies and processes in parts of our code more efficient and equitable, AKA parking minimums. You know, we've really enhanced our neighborhood outreach, business assistance, public guards, marketing programs. We got four district redevelopment plans done, as well as a citywide pedestrian and bicycle plan. Which if you haven't been down East Walnut, east of Webster, it's coming to life. Protected bike lines, I never thought I'd see the day in Green Bay. Amazing, right? You know, we established six tax increment districts, a historic preservation district, and facilitated over a billion dollars of high

profile redevelopment projects. And we figured out how to run a Zoom meeting. So you know, well mostly right? You know, brought on board by Mayor Schmitt. You know I really appreciate Mayor Genrich for providing the opportunity to continue to serve in his administration. And I really enjoyed, you know, working with you, Commissioners, on a number of really great projects. So, we got a really great team and employees, and I'm super confident that our Department will accomplish great things, and wish nothing but the best for you and the city.

- Bravo, we are going to miss you Kevin!

- I feel like I only kind of accepted thinking about becoming Chair because you were gonna be here helping me.

- I got you through this meeting. But congratulations, we're really gonna miss you.

- Thank you.

- All right, so on to the next item, the date of the next meeting is Monday, August 31, 2020. And I entertain a motion to adjourn.

- Motion to adjourn.

- Second.

- Motion by Alder Corpus-Dax and second by Vice Chair Bremer. All in favor? All right, well we'll see you guys all then Monday, August 31st, thank you.