



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 9, 2021, 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: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels, Autumn Linsmeier, and Ken Rovinski.

Present: Veronica Corpus-Dax, Jacob Miller, Lisa Hanson, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Sidney Bremer (arrived at 6:04 p.m.), Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the August 9, 2021, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Autumn Linsmeier to approve the agenda. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 26, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Ken Rovinski to approve the minutes. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

E. REGULAR BUSINESS.

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

1. (CPA 18-04) Public Hearing on a request to amend the Comprehensive Plan for the property located in the 1420 Block of S. Huron Road from Business Park to Medium and High Density Housing and Business Park to Wetland & Private Open Space (Figure 22-6) (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to amend the Comprehensive Plan for the property located in the 1420 Block of S. Huron Road from Business Park to Medium and High Density Housing and Business Park to Wetland & Private Open Space.

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

2. (CPA 18-04) Consideration with possible action on a request to amend the Comprehensive Plan for the property located in the 1420 Block of South Huron Road from Business Park to Medium and High Density Housing and Business Park to Wetland & Private Open Space (Figure 22-6) (Ald. V. Corpus-Dax, District 2).

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to amend the Comprehensive Plan for the property located in the 1420 Block of South Huron Road from Business Park to Medium and High Density Housing and Business Park to Wetland & Private Open Space. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

3. (ZP 21-20) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a duplex (RI) district located at the corner of 3105 Sandstone Court and 1413 Sandstone Place, submitted by Bart Rynish, The Barton Corporation, property owner (Ald. J. Brunette, District 12).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a duplex (RI) district located at the corner of 3105 Sandstone Court and 1413 Sandstone Place.

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

4. (ZP 21-20) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a duplex (RI) district located at the corner of 3105 Sandstone Court and 1413 Sandstone Place, submitted by Bart Rynish, The Barton Corporation, property owner (Ald. J. Brunette, District 12).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Jacob Miller, seconded by Sidney Bremer to approve the request to authorize a Conditional Use Permit (CUP) for a duplex (R1) district located at the corner of 3105 Sandstone Court and 1413 Sandstone Place, subject to the following conditions:

City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may also be required prior to commencing grading, excavation, filling, or other land disturbing activity.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

5. (ZP 21-21) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a school addition for NEW Lutheran High School located at 1311 S. Robinson Avenue, submitted by Chris Nelson, N.E.W. Lutheran High School, property owner (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a school addition for NEW Lutheran High School located at 1311 S. Robinson Avenue.

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

6. (ZP 21-21) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a school addition for NEW Lutheran High School located at 1311 S. Robinson Avenue, submitted by Chris Nelson, N.E.W. Lutheran High School, property owner (Ald. V. Corpus-Dax, District 2).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve the request to authorize a Conditional Use Permit (CUP) for a school addition for NEW Lutheran High School located at 1311 S. Robinson Avenue, with the following conditions:

- a. Any additional expansions will require an amendment to this Conditional Use Permit.
- b. Compliance with all the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
- c. The new lights for the addition shall be pointed downward and have zero footcandles past the property lines.

7. (ZP 21-22) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a shelter

use in an Office/Residential (OR) District at 315 S. Jefferson Street, submitted by Cheryl Detrick, Newcap, Inc., George A. Thorne/Gordon Mullen, property owners (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) District at 315 S. Jefferson Street.

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

8. (ZP 21-22) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) District at 315 S. Jefferson Street, submitted by Cheryl Detrick, Newcap, Inc., George A. Thorne/Gordon Mullen, property owners (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Jacob Miller to open the floor for discussion. Motion Passed. Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Ken Rovinski to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) District at 315 S. Jefferson Street, subject to the following conditions:

- a. A maximum capacity allowable under the International Building Code (IBC).
 - b. If the shelter facility use at 315 South Jefferson Street is discontinued, the operation is dissolved, or if Newcap no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
 - c. At the discretion of the Common Council, Plan Commission, or the Planning Director, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house but not limited to:
 - 1) Police calls and other documented safety concerns.
 - 2) Inadequate facilities.
 - d. Conformance with the submitted operating plan submitted by the applicant.
 - e. Compliance with all other regulations of the Green Bay Municipal Code.
 - f. A site plan be reviewed and approved by the Community Development Review Team (CDRT).
- Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

9. (ZP 21-23) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a dormitory use in an Office/Residential (OR) District at 932 Cherry Street, submitted by Cheryl Detrick, Newcap, Inc., NAMI Brown County, Inc, property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a dormitory use in an Office/Residential (OR) District at 932 Cherry Street.

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

10. (ZP 21-23) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a dormitory use in an Office/Residential (OR) District at 932 Cherry Street, submitted by Cheryl Detrick, Newcap, Inc., NAMI Brown County, Inc, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the request to authorize a Conditional Use Permit (CUP) for a dormitory use in an Office/Residential (OR) District at 932 Cherry Street, subject to the following conditions:

- a. A maximum capacity of 10 individual residents within the dormitory. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the rooming & boarding house facility use at 932 Cherry Street is discontinued, the operation is dissolved, or if Newcap no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Planning Director, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house, but not limited to:
 - 1) Police calls and other documented safety concerns.
 - 2) Inadequate facilities.
- d. Conformance with the submitted operating plan submitted by the applicant.
- e. Compliance with all other regulations of the Green Bay Municipal Code.
- f. A site plan be reviewed and approved by the Community Development Review Team (CDRT) with appropriate and code compliant lighting and enhanced landscaping for the site.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

11. (TA 21-05) Consideration with possible action on the review of updates to Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal Code.

David Buck asked that this item be held over until the next Plan Commission meeting.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to hold over the request on the review of updates to Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal

Code. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of next meeting: August 30, 2021.

G. ADJOURNMENT.

Moved by Sidney Bremer, seconded by Derius Daniels to Adjourn. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

VERBATIM MINUTES

- You're still trying to get logged in, but she was present on the call.
- All right, Commissioner Sidney Bremer? How do we set? Okay, I'll assume that she's not here for right at this moment. Commissioner Autumn Linsmeier?
- Present.
- And Commissioner Derrius Daniels?
- Present.
- And Commissioner Ken Rovinski?
- Present.
- Moving on to the approval of the agenda for the August 9th, 2021 meeting of the Green Bay plan commission. Motion by Vice Chair Miller second by Commissioner Lynns Meyer. All those in favor.
- [Members] Aye.
- Any oppose? And then moving on to the approval of the minutes from the July 26th, 2020 meeting of the Green Bay plan commission.
- I should approve.
- I've got a motion by Alder Corpus-Dax. I couldn't see who the second was from. Oh, by commissioner RovinskAye. All those in favor.
- [Members] Aye.

- And then moving on to regular business. Item number one, which is a public hearing, and with the public hearing, it has been properly posted, it has been published in the Green Bay Press-Gazette. The plan commission is interested in hearing public comments on the subject agenda items. We invite your comments and as soon as your name has been called you state your address, whether you represent a group or association, whether you favor oppose or are only providing information in this matter and your comments or concerns. We also ask that you can find your testimony, two 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. Comments will be limited to three minutes. We will now open the public hearing on agenda item number one, public hearing on a request to amend the Comprehensive Plan for the property located in the 1420 Block of South Huron Road from Business Park to Medium and High Density Housing and Business Park to Wetland and Private Open Space. And if, I guess if planning could give us a brief overview for the public hearing portion of this item.

- I can do that, thank you Madam chair. This is a comprehensive plan amendment. This is near the city limits on the south side, join the village of Bellevue. Hopefully everyone can see this map that we have up here showing the property. It's roughly about 30 acres in size, and it comes down to two major portions that are being proposed for amendment here. The one portion along Huron Road, I would go from Business Park to Medium or High Density residential, that would long for future development for multi-family. There's also a portion in a watercourse and Wetlands to the South. This area would go from Business Park to Wetland or Private Open Space. They both would be candidates at a later date for a rezoning that would come back for the plan commission. And this is just South of the Business Park, not part of the Business Park, but just outside of the Business Park again, to join the ability to Bellevue along South Huron Road.

- Okay, thank you Paul. And so then I will go ahead and open the public hearing on this item. Again, if you can state your name and address for the record and then can confine your testimony to three minutes, looking for people who are in favor of the proposal. And also if you're calling in on internet audio, it is star six to unmute yourself. So looking for parties who are looking to speak in favor of this item.

- Hi, my name is Paul Kosmoski with Moski Corporation, 1270 Main Street, Green Bay. We are the owners and we're obviously in favor. I shall reserve any comments for later on with the questions.

- I would actually, that would probably be recommended that when we go to the open item versus the public hearing portion, that we'll probably have questions for you.

- Thank you.

- Thank you. Was there anyone else wishing to speak in favor of this item? Is there anyone wishing to speak in opposition to this item? And is there anyone wishing to provide information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the associated agenda item, item number two consideration with possible action on a request to amend the comprehensive plan for the property located in the 1420 block of south Huron road from Business Park to Medium and High Density Housing and Business Park to Wetland and Private Open Space.

- Madam chair, before you proceed. My apologies, I was too late for the roll call. This Sidney Bremer joined it three minutes after six. I did see that you had joined commissioner Bremer. So thank you for doing that, thank you.

- Thank you.

- Thank you, Madam chair. I can kinda pick up where I left off. Again, the property here on road within the city limits. It's a 30 acre parcel, but we're only looking at really kinda two components at this point or maybe three components I guess. One would be the 15 acres multi-family, medium to high density residential. By roughly

five acre piece to the south adjoining the village of Bellevue. But again, it's mainly a watercourse, Wetlands and ponding down there. There's also a strip of property that the city of Green Bay owns about roughly two acre piece that's just north of this property, that's also being considered for medium high density residential. Looking at the comprehensive plan. Again, this is the Future Land Use that shows as Business Park, which makes sense. We have the I43 business center. We do show us a medium intensity retail or office or housing opposite or on the east side of south Huron relative kinda compatible with the west side here that those land uses we'll be doing similar. From a zoning perspective, it's currently is on rural residential as well as the adjoining property on the east side as well, I43 business centers is part of a plan unit development to PUD. Sorry, some graphics provided by the applicant is showing kinda breakdown of lot two here, which is multi-family location, the outlaw with the watercourse and ponding, the city lie to the north, and a lot one which may have a benefit in the future for an addition to the business park. And that might be part of a later discussion with plan commission. As you notice from this identification number the CPA 1804, this original request was made back in 2018. Some of the hurdles in developing this property mainly had to do with the Wetlands. And as you can see from this graphic here, there's quite a few Wetlands here of the developer, along with the city, participated in a Wetland delineation to kinda clarify the boundaries of the Wetlands and to kinda free up some billable space on lot two and lot one. There's also some outstanding assessments, some other issues going on with the exchange of property, with the parcel to the north. And that's all being handled as part of a developer's agreement with the EDA, Economic Development Authority. So that's a kind of a sidebar note about the activity on that property. We did notify affected property owners within 400 feet. We didn't receive any calls or questions related to the amendment itself. It met all the criteria that the Comprehensive Plan and the staff is recommending the approval of the request for the amendment as proposed.

- Okay, thank you Paul. Is there any discussion amongst the commission or any questions for staffs?

- I do not, I would make a motion to approve.

- I'll second, I'll second.

- No, I guess Paul you had said that you hadn't gotten any emails or anything. I know we've got the petitioner here, but we've got a motion in a second. Do you think, is there anyone else that's wanting to speak on this item? I'm just trying to just, we need to open the floor enough.

- Not that I'm aware of now. Again, we haven't received any calls or questions or emails. It's not unusual, but nothing for this one.

- Okay, all right. So we have a motion by Commissioner Rovinski, a second by--

- Yes, I did have a question, if we can quickly.

- Oh go a head.

- Maybe it would just missed in the right meant here Paul, but I forget. Is there a sidewalk that's already in place along that, along here on, or does that, is that at part?

- I think it's almost more than a sidewalk. It's almost a small trail that runs along that west side of South Huron.

- And that's already in place, right?

- That's already in place that makes a connection with the village of Bellevue. It's pretty seamless at that point. And then the applicant has assisted for elementary eligibility.

- Oh, okay all right.

- Thank you.

- So motion by commissioner Rovinski, second by Alder Corpus-Dax. Any further discussion? All right, hearing that out, go ahead with a voice vote. All those in favor.

- [Members] Aye.

- Any opposed? Okay, and then that will, I guess that we'll move on to city council and what does say the ninth? So is that the 17th is the next city council meeting?

- Yes.

- Tuesday the 17th, okay.

- Yes.

- I assume that you joined in that vote, the Madam chair to make it unanimous?

- Yes, Oh yes, sorry. And that unanimously moves forward to the council on the 17th. Thank you, commissioner Bremer.

- I thank you very much.

- All right, and then moving on to item number three. Public hearing on a request to authorize a conditional use permit for a duplex, District Corner of 3105 Sandstone Court and 1413 Sandstone place, submitted by Bart Reinish the Barton Corporation property owner.

- Hey, that's my item by the way. I'm Madison, I'm one of the planners of the city if anybody was wondering, and I've dog hair flying at my face right now. I did want to just say that there was two inquiries. John Gardner on 376, West Point Road. He was calling an inquiring this afternoon, and he didn't get back to me but. And then Tavi ver Hagen on 3089 South Sandstone Court, also had some inquiries and was not in favor. I can give a brief overview if that's helpful too? One second. Okay, can you see the screen? I hope you can. Okay, all good. All right, so this is located on the west side, I actually didn't even know if it was in Green Bay initially, but it's very far out west. And it is undeveloped, this is a corner lot. So it's right on the corner of Sandstone Place and Sandstone Court. And they would like to put a duplex on this lot. They, as in the developers, keep going here, Future Land Use. And it's pretty much the same as what it is right now. All low density residential, they wanna keep it like that. The current zoning is are one, low density residential, as you can see to the left, there is some conservancy and rural residential but again, where the pink star is it's mostly all residential kind of an odd corner lot. I had to get graphic evidence of this because it was extremely hard and I'm sorry for the low quality photos, but it was very difficult to put the sign in. So this is the corner lot, and they would like to put a duplex in, they would need a conditional use permit. This is the site plan that was provided. Staff believes that it actually fits the neighborhood and keeps that single family low density residential aesthetic look, as well as the visibility around the corner. It's not an intersection, it's not high traffic, it goes into a cul de sac. This is, but staff believes a very nice, fitting duplex. And this is the front and side view. So on one side, you're gonna have one garage. And then on the other side, you're gonna have two garages. They're really trying to make it look like it's two separate places. And the Building Inspection Department as long as it meets safety utilities, zero lot line are fine with this development. But we should keep in mind that they should construct it accordingly. So I will stop sharing.

- Thank you, Madison. Alright, so for the public hearing on this, we're looking first for parties that are in favor. And again, if you're calling in on internet audio at star six to unmute and just state your name and address

before your testimony, and please confine it to three minutes. So looking for people in favor of this development?

- [Shane] Jamie Tomczak and myself Shane Renard from Renard realty, we have this duplex and developers and we are in favor of this.

- Thank you so much. Was there anyone else wishing to speak in favor of this item? Is there anyone wishing to speak in opposition to this item? I'd like to speak on behalf of the email that I got of someone who was in the opposition. Just to reflect, let me read this. I'm not able to attend the meeting but I wanted to convey my concern to you. I'm strongly opposed to this for two reasons. Number one, the neighbors in the area would like to keep this section of Sandstone Place, Sandstone Court family friendly, constructing a rental unit creates a revolving door of unknown neighbors. Number two, this will negatively affect property values. So I just wanted to share that. And that was from Javi Varun Hagen, 3089 Sandstone court.

- Thank you. Was there anyone else wishing to speak in opposition to this item? Is there anyone wishing to provide information only?

- [Shane] Yes, Jamie Tomczak and myself would like to give some insight to this. This is gonna be a higher caliber type of duplex, an executive duplex.

- I'm sorry, did you say your name was Jamie?

- [Shane] Jamie Tomczak and Shane Renard, we are the developers of a project.

- You just speak before though? I just wanna make sure.

- [Shane] Yes, I did.

- Okay.

- [Shane] Yes.

- And honestly, I think at this point, right now we're dealing with the public hearing portion of this. I'm sure that we'll probably have questions for you during the actionable item, which is item number four. So if you have any comments, absolutely. But really with a public hearing, you're able to speak once and then you know someone else would be able to speak. So if the other person with you would like to speak then that's certainly fine. Or we can wait for the actual item to, it's up to you.

- [Shane] Now we'll wait.

- Okay, all right. Was there anyone else wishing to speak? Was there anyone else wishing to speak? Was there anyone else wishing to speak? The record says no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item, item number four. Consideration with possible action on a request to authorize a conditional use permit for a duplex district located at the corner of 3105 Sandstone Port, and 1413 Sandstone Place submitted by Bart Reinisch, the Barton Corporation property owner.

- Okay, me again. Staff is recommending approval with the following conditions that any kind of rendering, development meets the zoning and building approvals. It is important to note I did notice, I mean, aesthetically, staff feels it fits the neighborhood and it will not cause a disturbance, the layout, everything kind of fits that low density residential neighborhood. And I did want to also note that Barton Corp also owns over here as well. So I think they have good intentions to develop a really nice neighborhood. So staff is recommending approval.

- Okay, thank you so much Madison. Was there any discussion amongst the commission or any questions for staff? I know, I can think of a duplex off the top of my head that looks just like an alleyway on the corner of Derby, where it looks like a house from one side, and then you go around the corner, and it looks like a house from the other side. I don't know, I've always thought that that actually was a very smartly built property. And, it definitely fits and it's an old out, definitely fits that neighborhood. I mean, did you have something Commissioner Daniels?

- I do have one question. Madison did read the concern from the neighbor. So I guess one of the questions I have for staff is that, is the intention to be a rental, or is intention for it to be homeowners, two different homeowners.

- At this time, staff does not know we have the layout of an L shape. So I can't answer that, I would refer to other staff potentially if they know or perhaps the developer.

- Thank you.

- I think we can ask a question, but that shouldn't really hold variance on whether we approve this or not. I understand getting context but that should not matter whether it's rental or owner.

- Correct, thank you Christian Miller, you beat me to the punch, thank you.

- So I'd like to make them to open the floor so that I might ask a question of the owners.

- Oh, my goodness. We getting a motion by Commissioner Bremer and second by Alder Corpus-Dax. All those in favor of opening the floor.

- [Members] Aye.

- And proposed. Alright, go ahead, Commissioner Bremer.

- Okay, if the owners would be so good as to introduce themselves again with their names and addresses. I know that our chair needs that for the record. If we have you at this point. Are you still there? Yes Paul, Isn't it Paul Kosmasky and Jamie?

- No, Paul.

- Nope, that's different item.

- Shane Renard is the name it was on before.

- Jamie was the gentleman that was speaking earlier.

- [Shane] Excuse me, guys. I was on the phone with Bart Reinisch the builder for our project. Bart is unable to he's on the call but he does not have a microphone on his computer. Bart owns all the lots in that subdivision currently. Jamie Tomczak and I are gonna be developing almost all of those lots of single family homes, higher-end homes. Okay, we're gonna do this right, we want this to look really really good.

- And you are Shane Renard?

- Yes ma'am.

- Okay, just to make sure, thank you very much. I think we need your address as well.

- [Shane] 1255 Shering Road.

- Thank you so much.

- So it was interesting to me that you do own some conservancy land across the street from this corner lot. And I'm wondering whether the building on the corner lot, are there any ways in which that is going to be tied into or seen in context of the Conservancy? But you can tell us about your general plans for this area.

- [Shane] Sure, the Conservancy is primarily a pond right now for water retention and runoff. Our street is in our curb and gutter is in, our lights are in our streetlights. All our utilities are there. We are now starting to slowly build out house by house by house. We had to lots segregated for rental units, which we're gonna be duplexes. We chose to only go one instead of two, because the one closest to the road have not Sandstone Court but is Ferndale drive 3101. We're gonna leave that as a single family home. So as you enter into the new subdivision, you're welcomed by residential homes, and then what looks to be like two residential homes connected, which is gonna be our duplex a higher-end duplex, mind you.

- And is there intended to be any connection between the duplex and the homes either side of it and the conservancy across the street?

- [Shane] There is no connection to the conservancy, or to any other homes. There are all gonna be single family homes.

- So that conservancy will just be open green space?

- [Shane] Yes, that conservancy cannot be built on there's Wetlands all around the conservancy and we have easements for the city of Green Bay to come in and service any utilities or the conservancy at best.

- Thank you I appreciate that information.

- [Shane] Sorry, you're welcome.

- Did anyone else from the commission have questions for the applicant?

- I had a question regarding the design, looking at the front porch and this doesn't have bearing on this UP. Just wondering if they're going to be front porches attached onto this and any type of railings or anything?

- Good question.

- [Shane] With do not plan to have any front porches just concrete steps going into the home. I'm sorry Bart Reinisch the shipbuilder keeps calling me because he doesn't have a microphone. Okay, Shane Renard here again. We're on the phone with Reinisch and he says on the large units gonna have a covered concrete porch, facing Sandstone Place.

- And the smaller unit that is also intended to look like a home? And it's facing Sandstone Court is it also gonna have any kind of porch entrance?

- [Shane] If the smaller unit facing, Okay, I'll put them on speaker.

- Great.

- [Shane] Hey Bart can you tell them what's gonna be facing Sandstone Court please? If that's gonna have a covered porch as well?

- [Bart] This is much like one we did before on a corner and on that small site then we matched code with a cement porch and then the sidewalk went down the driveway. If you look at the other side you will see a line all across the front, that's where the trusses were then to give you a full covered front porch. The elevations are there just painted with siding, we haven't gone into design yet. I mean they're not pretty as far as I'm concerned, will look nicer.

- [Shane] Okay, can you guys hear him?

- Yes we can thank you.

- Yes we can.

- [Shane] Okay, good. Bart we need to get you a microphone. Okay, that's nope, that's all he's got.

- Wonderful Bart, thank you. That was one of the questions I had written down but wasn't gonna ask because I don't think it had bearing but yeah, that's good to hear that the curb appeal will be a little more than just what looks like why vinyl siding so that yeah, thank you.

- And could I please get Bart's full name and address for the record? Right, we have his name but his address for the record, please.

- [Shane] Bart can you state address for the record?

- [Bart] Yes, the Barton Corporation, with P.O Box 125 Swarmable.

- Anyone else from the commission have questions for the applicant? Okay, I can see someone named Courtney has their hand raised to speak, if you could just state your name and address for the record, please.

- Hi, my name is Courtney Kar 1330 Sandstone Place. I'm calling just more as a concerned homeowner, I can see where he wants to do the building. And I actually just found out by taking a walk that there was a zoning commission sign. So sorry that I didn't send any but, I do have some concern with the amount of revolving neighbors. We have a very quiet neighborhood back here. We're all friends back here. And we don't wanna our property values to go down with that. And my concern, is it just one duplex or does one do everything into duplexes back here? And then, there's a lot of children back here as well. There's gonna be a lot of added traffic and it's just calling as a concern, mom's parents, owner.

- [Shane] Courtney, thank you for your concern. This is Shane Renard, Renard Realty Bart Reinisch on the phone the builder.

- Shane point of order, please, actually speak. Okay, so I appreciate your trying answer questions. All questions and answers get addressed to the commission directly. Was there anything else that you had to say, Courtney?

- Um, no, it's just like, the biggest thing is just the concern of the traffic and unknown neighbors and renters and I've seen where some of the duplexes few streets over have really decreased the value over there. And I don't wanna see that happen over here.

- Okay, thank you so much for your concern Courtney, I appreciate it.

- Thank you.

- Is there anyone else from the public wishing to speak on this item? And I think, I don't know if you had missed the applicants talking earlier, but he they had stated that they were looking originally with all the properties that they own in this area, possibly do two duplexes, but then they changed their mind. This is the

only duplex that they said that they were planning on putting in for this area, is what they had said just a little bit earlier. So hope that answers that question. I guess if the applicant had any more information that they wanted to share, you can certainly do that at this time.

- [Shane] Commissioner, can Bart Reinish speak?

- Absolutely, yes absolutely go ahead.

- [Shane] Okay, Bart go ahead.

- [Bart] Okay, I just wanna say, we appreciate Courtney's concern. But if you look at that entire subdivision, the first home we built was on the top of the hill and it is quite an expensive home. And we are pretty much obligated not to make the subdivision, a place for rentals. And if you will look at the distance from this lot to any other duplex, they're out on West Point and I don't think I found any other ones. So we're not looking at making this subdivision or rental subdivision. I think we, I own all the lot, and I have to sell them. So my concern is the same as Courtney's concern. That's why we tried to make this one, as you folks said, look like two homes, so it'll fit right in and we don't have to worry about the rental situation. Also notice, that it is designed so that it can be condoded when we build that there'll be a line right through the middle of that mao couldn't force. We've done this before so, good might be a good way to go. So Green Bay, in that area only allows duplexes within so many feet of one another. So, we're kind of person that adds to that. But if we maybe pick the other line, maybe not, I don't know. So we're just trying to pick this thing off a little more. We built tavey house, and we built the one on the top, and we're probably gonna put a foundation and a cross on this lot, about the same time, so that, and that's gonna enhance the whole situation. So and I appreciate concern of the neighbors. But appreciate that with somewhere between a million and two invested my concern is more hurt by doing this than any neighbor. So we just wanna be forthright and that you probably heard enough, I'll be quiet. Thank you.

- So a follow up question. You said it was going to be constructed in a way that it could be condoded, do I understand then that you haven't decided whether the two sides would be rented or whether they would be sold as condominiums?

- [Bart] On or not?

- [Shane] You are on Bart.

- [Bart] It would be up to Shane who is buying the lot. But we always prepared a situation like this to simply go to a title company and say condo it. So for 2000 bucks, it could be to individual residents instead of rental. But Shane would be deciding on whether he wants to do that.

- And Shane you just muted, but I'm wondering Is that still an open question for you?

- [Shane] Well, right now I wanna keep it as a duplex.

- Thank you.

- Was there anyone else from the public wishing to speak on this item?

- Then I would move that we close the floor and return to regular order of business.

- A motion by Commissioner Bremer, second by Alder Corpus-Dax. All those in favor?

- [Members] Aye. Any opposed?

- Madam Chair, since the issue about renting has now come up several times, I would appreciate it if our director Mr. Stechschulte could speak to that issue and explain why it is something that we cannot take into consideration.

- Absolutely, Commissioner Bremer, it is essentially, if I could just very briefly obviously this commission's purview and legal stitch essentially authority is to review the land use specifically related to the situation. The actual nature of whether or not the ownership whether it is an ownership or rental, is really not applicable to the zoning rules, and actually can be, in some cases, a constitutional issue in terms of housing, depending on the outlook. So we certainly always just strongly recommend is just for information purposes, certainly that aside, but it is really not a factor that the commission is really allowed to evaluate in terms of the specific land use, the density, the architecture, the placement on the lot, absolutely all very valid points and we in this commission does an excellent job of reviewing those things, which is just again, just a word of caution that is generally something that is not an allowable land use related factor.

- Thank you very much.

- Was there any further discussion amongst the commission?

- No discussion but would move to above.

- I'll second that.

- Okay, so a motion by Vice Chair Miller, second by Commissioner Bremer. I guess I'll just add my two sense. I certainly appreciate when property owners are concerned about people moving in. As, sorry I was getting, oh, shit. Sorry, I just got a phone call, which I did take me out of my meeting. I just know as a landlord, I'm always looking at when I'm looking for tenants I'm looking for people who aren't going to be completely destroying my property. And I'm looking for people who are good neighbors. We owner occupied a duplex for five years and we still are friends with our tenants. If down the line, there were ever an issue that was something that was enforceable by code. That is something that you could certainly call the city and contact the city inspectors if there were issues, but I think everybody is out here just looking for what the vacancy rates so low, people are looking for places and we need more places in Green Bay, we need more variety. So a duplex in a neighborhood like this, I really, I know that there's concern I personally would feel very comfortable if this was my neighborhood and that was being built because renters can be good neighbors too and I know that so. That's just my two sense on it. Like our director Neil said, we can't this is not something that we can have any say over whether it's a rental or a condo. But that was just my two senses of the landlord that I'm sure that someone is renting their property, they wanna make sure that someone's taking care of it. So, but if there are issues, that's where our inspectors come in. So we have a motion by Vice Chair Miller and a second by Commissioner Bremer. Is there any further discussion? Hearing none, I'll go ahead with a voice vote. All those in favor?

- [Members] Aye.

- Any opposed? And then that will move along unanimously to City Council for August 7. Moving on to the public hearing on a request to authorize a conditional use permit for a school edition for N.E.W. Lutheran High School located at 1311, South Robinson Avenue submitted by Chris Nelson, N.E.W. Lutheran High School property owner.

- [Steph] Thank you, brief introduction before we start our public hearing. This is on the city's east side near Wilder Park side and Wilder Elementary School. So the location is here for the school along the south side of the property. They're looking to do an addition on the east side of their building here. So it'd be in the back lower corner of the property. Since this is in the RI, single family residential zone, it does require a CUP to have that expansion area.

- All right, thank you Stephanie. Looking to hear from those who are in favor of this item? Looking to hear parties who are in opposition?

- It looked like we had somebody who was coming forward and person--

- Yeah.

- Oh, sorry.

- Yeah, I'm sorry I didn't jump on it right away when you asked. Yes, my name is Chris Nelson. My address is 415 East West Capital Circle. I represent, I am the applicant and I represent N.E.W Lutheran High School and I am speaking in favor of the project.

- Thank you very much Chris.

- I would also like to speak in favor of the project. I'm Jim McClellan. My address is 116 South Street. And I'm the principal at the high school. I have been I've been at high school since 1995. And the addition will be well used at our facility, and is something we really need to continue to offer the high quality education that we've been offering at the high school.

- Thank you so much, Jim.

- You're welcome.

- Is there anyone else wishing to speak in favor of this item?

- Yes, my name is Nathan Shoalz. My address is 2800 Coachmen Court. I'm speaking in favor of the project, thank you.

- Thank you, Nathan. Crystal to speak in favor of this item?

- Yes, I am Crystal Laatsc. My address is 4638 Gift Street. And I am the president of the board of directors for the N.E.W Lutheran High School, and also a parent of students at the high school and I am in favor.

- Thank you so much Crystal. Is there anyone else wishing to speak in favor of this item?

- [Ken] Hello, this is Ken Weinaug. My address is 1260 Benjamin Court. I am a neighbor of the project as well as a parent of a student. And while I have some concerns that I have addressed with the board, I am in favor of this project.

- Okay, thank you so much for your testimony Ken. Is there anyone else wishing to speak in favor?

- [Jay] Miss Hanson, my name is Jay Dolezal, address is 372 Southern Star Lane. I am also a member on the board for N.E.W Lutheran as well as an alumnus of it. And I would like to voice my in favor for the project.

- Thank you so much. Is there anyone else wishing to speak in favor of this item? Is there anyone wishing to speak in opposition to this item? And is there anyone wishing to provide information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the actionable item, item number six. Consideration, possible action on a request to authorize a conditional use permit for a school edition for N.E.W Lutheran High School located at 1311, South Robinson Avenue Nelson N.E.W Lutheran high school property owner.

- [Steph] Thank you, Madam Chair. So again, this is first school edition. The way that our zoning code reads is that, educational institutions are allowed within our RI district if they were established prior to 2006. So as this building has been here for quite a while, this isn't allowed use with that conditional use permit. For our Future Land Use, this is for school or other public or semi public institutions. And then the zoning again, is the RI surrounded mostly by RI. And that's some conservancy and some public institutional zoning to the west. This is how the building looks from the roadway. So the back is a ravine that's a natural area, very large parking lot the front and then the brick building that's located here. So the addition would be on this backward cursor is right now. This was also included in your packet, which is a little bit more clear of how it's going to look design wise. These are the design elevations. And we do have some specs for the one in this presentation to show you the materials that we'll be using. More importantly, the site plan and Robinson Avenue, the parking lot where I took the photo from, so this is the existing building and this is the location of that addition. So the addition has some stonework, but it's mostly this, like wall of stucco. I think that's the best way to explain, it's a very large stucco panel. So here's some of the color schemes against the existing brick. I believe that they chose this one, which is the same as this here. So that kinda cream color to go along with the brick mortar. For any other site additions, I'm not really sure, there's all about expansion area, there are few. I believe that this is for a classroom edition, but I think that some of the applicants who are on the call could go a little bit further on the design that they chose, 'cause I'm sure they put a lot of thought into it. We did not hear from any of the one who did not wish to participate in the meeting. She said that she was generally in favor, but had some concerns just about some of the site design that they currently has some dusted on lights that are basically like 24/7 floodlights, and that there's a lot of pollution that they're experiencing as neighbors. So they just wanted them to be considerate of additional lighting back here, even doing motion sensors instead of just on from dusk to dawn. It's not really part of the conditional use permit. It's more of a site plan that is to be taken to consideration if you all feel strongly enough about it. Since the light can impact the livelihood of the neighbors there. We've seen that before it's over all their applications. So something to keep in mind to maybe ask the applicant about. But generally we are recommending approval of the request. The addition falls within our regular standard regulations, so seven conditions for our CUP request. And then just with our normal conditions that they have to meet regular site plan and other things within our municipal code.

- Thank you so much Steph.

- Go ahead Ken.

- Yeah, sorry to interrupt. I just my internet connection, I'm actually in Ohio right now is kind of going in and out. We've got some bad weather coming through. So just my apologies if I drop out again here.

- Okay so, may I get the gallery view please. Thank you. Alright, go ahead Commissioner Bremer?

- Thank you, I did want to ask Steph, if you could address the aspect of the CUP that asks that the new addition not be injurious to the existing structures. And I'm just thinking about the stucco up against the brick to my way of thinking, that does make it a kind of two building structure. And I'm wondering if you had any conversation about the appropriateness of that combination, and whether you could address my concern about that?

- Sure, I think that they might have better renderings that I got in the initial application. There are a lot of different ways you can do addition on bill, I work with historic preservation too and we require that they don't look similar to the same building so we can tell when the addition was made. It kinda gives that distinction of what's new and what's old. So it's not unheard of to see something that's completely different materials. Usually you're just looking for similar color schemes, similar scaling, making sure the window placement is the same, I would obviously refer to something like this. But when it comes to the conditional use permit, it has to be like pretty egregious of an offense in design for us to recommend denial. We can ask them to make certain adjustments, if we feel that there's a particular spot that is especially offensive. But generally with that CUP, we're pretty bound by state statutes on what can be considered injurious, impeding on somebody else's ability to have stable property values, that kind of stuff. So if you're putting up a metal shed on the back, we might

have more of a stake to claim 'cause we can point to how bad that is for a residential neighborhood. I'm not so sure that the stucco really qualifies for that. But I'm hoping that maybe Todd, who's on this call might have a better rendering or the ability to kind of show us a little bit better on scale, how that's going to work against that brick building.

- Thank you.

- If I may add on to that question, too. Just wondering about 'cause it just says stucco panels. I'm curious what that material is, what it's made of, 'cause stucco panel, stucco in our climate can deteriorate quickly. And then I think at that point, then it could be detrimental to the property values.

- Sure, let me pull up the building elevations that they sent over, I try to maximize them a little bit, so you can see them a little bit closer. They were in your packet, but I understood it much better when I could see it more up close. So give me a moment while I open that. But if you want to do that and open the floor to ask them for more information too, I don't have as much on the building design 'cause it really isn't, if it's not super offensive, it really isn't part of our reasoning for a CUP at this point, so.

- Well, Stephanie is doing that then I will ask to have the thought and maybe make a motion to open the floor for public.

- Second. Did we lose our chair?

- She just messaged me that her WiFi died. Jake, you're on?

- You're up.

- That's what all of us share. I'm sorry, so I think it was the first on it on the motion?

- Motion Bremer.

- Okay, thank you. Motion by Commissioner Bremer, second by Alder Corpus-Dax, to move into open session. All those in favor, please say aye.

- [Members] Aye.

- All right, we are now in open session. So who had the question I'm sorry from staff, for the applicant?

- We were asking about the appropriateness of the stucco added to the brick exterior of the current building, and what they felt about how that would look.

- And Steph he directed us to who from the applicant?

- [Steph] I actually said Todd, if Todd is on this call, I think it's doing the design work. But I could be wrong about that.

- Todd, if we gotcha, go ahead and speak up. Or anyone from the applicant that might have some insight into that.

- So this is Jim McClellan. I'm the principal at the high school. Todd is doing the design work through Columbus construction. And this building is a metal framed building and then the wall panels inside and outside our metal with a styrofoam insulation or an insulation in between. And then that stucco exterior is adhered to that metal panel. So from what we've been told, that's a very durable, very long lasting exterior finish. So, we're very confident that that's not something that's going to in any time soon, need any major work. The

upkeep on it should allow it to last for a really long time. So as we looked at that exterior finish, we were looking at budget of course, but we were also looking at the R factor that that provided for the ease of construction that it provided. This wing is going to be used as a classroom wing. So it will house seven classrooms that will include a music room, a room for 3D printing, two new science lab rooms, a new classroom, there'll be one storage space for the science equipment between two rooms and then a room for our tech ed class. So that's the main use for it. But I think that exterior finish is durable and like was pointed out earlier, when we picked out that exterior color, we were looking at that color as it compared to the brickwork and to the grout work in between the brick, trying to make something that was compatible in that way. So that's where we kinda got to this point. And that, like I said, that exterior finish was very much something that would give us something durable and also be very good with the installation that we were looking for.

- I was wondering if I could ask a question, please?

- I'm not sure who's popping in right--

- My name is Thomas Fay, I'm at 2615 Teresa Drive through the ravine right behind N.E.W. Lutheran. I don't really--

- Just a second please. I wanna take care of the commissioners comment here first before we move on to something else. Sid did that answer your question? I apologize if somebody else had a question attached that. Does that answer your question in terms of what the applicant had to say?

- I'm just a little bit leery about how this is going to look. As I look at it, it looks like a metal building with a bunch of stucco stuck on front of it. And the original N.E.W. Lutheran looks very, very handsome and this does not. And I guess that's my bottom line question. If I any of the applicants who wish to address that, I would be happy to hear further.

- And Sid to go on, or Commissioner Bremer, sorry. To go with that, I was just wondering if the applicant could provide like the brand of material being used, 'cause just with a quick Google search I was looking at a few different metal panel types that actually do look pretty nice with the stucco on it. And I just looking closer when we pulled up that elevation, as you know, it shows a two and a half inch IMP. But without knowing the actual type, I agree with you that if it is just metal with stucco. So if that's a question I could ask if they have a brand name, or manufacturer?

- That was not supplied to me, but I don't know if maybe Chris has that answer.

- I'm looking through my folder right now. I believe I have a catalog for that product.

- Thank you.

- And just to note Chair Hanson is back, so I will cede control back over to her.

- I was just saying, well Jim is getting his information together. I'm a little discombobulated from my WiFi jumping out on me. So I missed a little bit here, but I 100% understand us trying to fit the neighborhood and trying to fit the building. Is the specific materials, is that something that as Planning Commission stuff, is that something that we get to say in?

- Sort of, so Sid brought to our attention the one of the points of a conditional use permit for our guidance and approving is if the building edition is I think it's the term is injurious to original building is. So that we look at that is like is it something that really negatively impacts the initial building? Is it something that really negatively impacts the property values to neighboring properties? When I did the staff review to not feel that this was stucco is usually a pretty good material to offset brick, I see that a lot on historic homes that have

both materials. for it's totally fair to ask which type of stucco panel it is because it's the same as a metal panel. Some look really nice and some look like garbage. So we do have a little bit of say on that, but not too much. So I would just tread lightly.

- Okay, thank you.

- I do have the information. So the building is being provided by Butler, so Butler building system, and they're out of Kansas City, Missouri. And then the texture product that we're looking at or the wall panel system is called texture wall all one word.

- Thank you, let's see if Ken can cross reference that with what he said.

- I can, of which though I think like Ken is probably your go to on if this looks good in real life, he's pretty good at that kind of stuff.

- Great.

- [Chris] And actually, I just heard from our builder, Todd Wendt, this is Chris Nelson the applicant, and his internet connection is very poor, but he is trying to call in, so I'm not sure if there's a way to open up that call for him to provide a little bit more information.

- [Steph] Sure.

- [Todd] This is Sir Todd Wendt calling in, and I lost all audio so I apologize for that, I didn't hear the question because there's information I can provide, I'm happy to do so.

- Um, we were just discussing the type of stucco paneling that's going to be used. So they gave us the builders name and that being. So we were just wondering if you have any additional information on how that stucco will look on that metal panel in comparison to the brick building.

- [Todd] So the panel is factory finished, and we refer to as kind of a stucco finish. So it's from the outside, it's seven cementitious, it looks like masonry. So I think it's gonna have a similar, the field texture wise is gonna be similar to the brick from a texture standpoint, and we went with this contrast in complementing color to hopefully not look like a near miss mistake to complement the building, and yet provide a kind of a the standalone, complement to the existing school facility. The finish again, is, if you were to look, I feel it feels a lot like masonry or stucco, but it is a paint coating that factory applied over 26 gauge steel. So the warranty, I think on that is somewhere around 20 year warranty for finish. And then if the school was to need to do any service work, or if they want to enhance the finish does take paint well, it's not like trying to paint some like vinyl or steel, that type of thing, it has a good characteristic as far as field applied finishes.

- [Steph] And I did pull up some specs from Google from Butler's website if no one else has done that yet.

- And I think what we're looking at, I was wondering if when you go through, I think it might be the third picture there, second or third on that website. Take a look here. It's the I mean, I have it on my screen. But it's I can see the structure paneling in contrast to the brick building, that's what we're looking at. I can send, I don't know a way send you the site, send you the link. Stephanie, she can help me bring it up on, wondering if that's similar.

- Was it what Stephanie had on the screen before but a later picture in that sequence? Veronica?

- Yeah, later picture on the sequence.

- [Todd] I can appreciate the concern about stucco and storability, because sometimes on older buildings, we, in our climate especially we get freeze and thaw and cracking and the lamination of stucco, but because this is actually a field applied paint system that isn't a concern with this product.

- It is helpful information to know that it is factory applied.

- [Todd] That doesn't really help for this meeting, but we have a panel sample that we can drop off at the office and have it available for the board members to be able to look at this prior to the next step in the in the process here, but be happy to drop that off make it available.

- Well, yeah, we appreciate that. I honestly, I don't think that is necessary looking at the examples from that company that were pulled up, and I was able to get some on my phone. It does appear to be a product that looks like it's made for our climate, it seems like it's a decent product. And I do think yeah, the colors do you compliment the building, or at least go with the building so, and really what we're talking about durability for the long term detriment to the neighborhood, I think I'm comfortable with this material. I was not at first looking at just the elevations it did look like an automotive shop to me, but looking at those examples, I am comfortable with this.

- Ken has express my opinion as well. I think if we vote in favor of this and it moves forward to the Common Council, you might want to bring that larger sample along to show people.

- [Todd] We'll make that available, thank you.

- Were there any other? I'm sorry, go ahead. I was just gonna say, are there any other commissioners that had questions or comments or any discussion with the applicant? 'Cause I know we've got another person from the public who also had a question or had some not questions had some comments as well. No okay, was Thomas were you looking to speak.

- Yes Thomas Fay. I'm at 2615 Teresa Drive directly through the ravine from the school. In the summertime, I have no troubles with the lighting but I really don't have a lot of troubles with the lighting but I'm concerned about if there's two or three or four fixtures put up that are dusk to dawn, when the leaves are off the trees I stool lighting at night, very pronounced. So I guess my only comment was if something could be taken into consideration for that, limited lighting, more downward lighting, rather than shining out into the ravine when the project is done. They put the baseball diamonds in there. I welcome those. I hear the kids playing baseball and smile you know what I mean? But I do have to say when the leaves are off the trees in a winter, the lighting is coming through the ravine pretty heavy. So that's my only comment. If they could take that into consideration for their neighbors on the backside by the ravine I would appreciate it.

- Okay, thank you so much Thomas. I'd certainly appreciate the work that light pollution and that can be definitely a little bit of a hindrance sometimes. Was there anyone else from the public that wish to have comments on this item?

- Make a motion to close the floor.

- Second

- Motion by Alder Corpus-Dax a second by Bremer to close the floor. All those in favor?

- [Members] Aye.

- Any opposed?

- Just cut out but I was in favor of going back sorry.

- I have a question.

- Go ahead.

- Stephanie, what have we done in the past when it comes to outdoor lighting concerns from surrounding neighbors?

- Um, usually we see it more with like heavy commercial uses, drive throughs that kind of stuff. You can do lighting types of lighting, anything that's basically allowed within our zoning code we can do as a condition if you think it is injurious to the neighbors which with two complaints, I think that's a valid concern. As a condition of approval or make a recommendation. It's really your with that, but lighting is one of those things with the CUP we do take into consideration 'cause it spills over normally.

- Okay, so what would be, I guess, going in your expertise? What would be like a good recommendation because it's not a big commercial area but we do have residential concern, would it be more of the hours of operation or?

- I would say either hours of operation, doing motion, censored instead, or probably the easiest to enforce would be zero foot candles past the property line. Something like that, so it's not spilling over to the conservancy area or the residential area from their property, which may be if Paul Neumayer if I'm not right on that. I think that we can allow that through a condition through our zoning code.

- We can and he could also have the lights directed downwards as well.

- Yeah, yeah.

- So I guess I would make a motion to approve with the additional condition of having the lights pointed downward and not extending. How did you get you-- There you go.

- I would second that.

- So just to clarify, that would be the only added condition?

- I believe so.

- Correct, for my second yes. And I sold a Corpus-Dax not as well, that would be the only condition.

- I just wanna make sure without a conversation about the just area if there wasn't anything that I had missed 'cause I was cutting out a little bit, sorry. So I just wanna make sure didn't miss anything on that.

- Alright, so we have a motion by Alder Corpus-Dax and a second by Commissioner Bremer to approve the request with the additional constraints on there as far as the lighting with a downward and to the lat line. I'm paraphrasing, you'll have prettier words, I'm sure so.

- Much prettier.

- And I would add by way of comment that I'm seconding this in part because I think my concern about the exterior finish was fully resolved, based on the photos and other things that we were able to see in here.

- Question in regards to the lighting aspect though, is this going to be for the property as a whole or just for the area that's affected by the addition, 'cause that's probably a little bit more of a burden for the applicant, if

they have to apply this for the entire property versus just this area near the treeline and where the extension is gonna be.

- My intention was for the addition.

- That's all right with me for purposes of the second, but I'd certainly like the school to consider adjusting the lights around the entire property. Just not as a condition.

- I was just gonna have the same thing on that, thanks.

- Ken you and I are on the same wavelength tonight. And thank you for letting me get into the weeds on that finish.

- Just to clarify, 'cause I just want to hear the affirmative from staffs but, so the lighting thing we are just doing for the addition. That is what the motion is, it is just for the addition with the suggestion that they might wanna do something for the rest of the school.

- Yes, so we'll have a break as the new lights for the addition.

- Correct okay. Okay, was there any further discussion amongst the commission? All right, hearing none, we've got a motion by Alder Corpus-Dax, second by Commissioner Bremer. All those in favor?

- [Members] Aye.

- Any opposed? All right, so then that will move forward unanimously to Common Council on August 17. And moving on to--

- I just wanted to say thanks again, to the applicant for clarifying those things and just bring that sample to the council.

- That's a very good recommendation.

- You're welcome and we'll make sure that the samples there.

- All right, thanks Jim.

- Yep.

- All right, moving on to item seven. Public hearing on a request to authorize a conditional use permit for a shelter use in an office residence district at 315 South Jefferson Street, submitted by Cheryl Detrick, Newcap Incorporated, George a thorn, Gordon Molan property owners. And if we can get a brief overview from staff on this public hearing item, please.

- Thank you, Madam Chair. This is a request for a conditional use permit at 315. South Jefferson. Property is highlighted in Red small parcel along South Jefferson Street, between Stewart and Kruk Street. Definitely the downtown area here we've got the YWCA, some surface parking, professional offices, the Green Bay Police Department is right across the street from this particular use. So this is very much part of the downtown. And I can share more details as we move on.

- All right perfect, thank you Paul. So with this public hearing item, we're looking for parties who are looking to speak that are in favor of this item? And looking for parties that are looking to speak in opposition?

- Oh, Cheryl Detrick just had her hand raised. I believe he can favor.

- Okay, Oh, I see. There's little hand raised. You can if you want to go ahead and say your name and address for the record and whatever statement you'd like to make, please.

- Thank you, Chairman. My name is Cheryl Detrick. I'm president and CEO of Newcap. My address is 1881 Short Street, Green Bay, Wisconsin 54313. I'm obviously speaking in favor, but wanted to make sure that I got that on the record.

- Thank you so much. I also have staff on the line are on the call with us but I thought that we're obviously all in favor of it or we witness submitted. So didn't want to put everybody on there. So I just wanted to let you know that some of those other names are us.

- Okay, that sounds good. And certainly when we have questions probably in the open item that we will probably call you ahead as well. But thank you for stating you're in favor for the record. Is there anyone else wishing to speak in favor of this item? Is there anyone wishing to speak in opposition to this item? Is there anyone wishing to provide information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item, item number eight. Consideration with possible action on a request to authorize a conditional use permit for a shelter use in an office residential district at 315 South Jefferson Street, submitted by Cheryl Dietrich Newcap Incorporated, George J. Thorne, Gordon Mollen property owners.

- Madam Chair, this request for conditional use permit has been described as a family shelter facility at 315. Let me just scroll through some of the obvious questions we always get the Future Land Use shows us areas downtown, has an office residential zoning to necessarily compliant with the current Future Land Use of the property. Here is an image of the zoning of the area office residential this kind of this light tan color I guess we'll call it, there's public institutional zoning as well as D1 and D2 zoning in this particular neighborhood. This is an image of the property at 315. There is a shared driveway with the adjoining property with driveway access and garage to the rear. This appears to be a former residential property but I think more recently has been used as a commercial property. What's been provided as part of this application is an Operations Plan or Policy Procedures Manual provided by the applicant. That's kind of a standard requirement that we have with these types of uses and CUPs. We've also received a preliminary building analysis or feasibility analysis on the building. It's maybe something fairly new that we've been requiring. We are trying to make sure that the use matches up with the building itself that there's future remodeling needs for the building. So that analysis is provided within your agenda. A lot of times we do have maybe a density number or a number of occupants provided in this case, we do not. I think that's still an ongoing discussion with the applicant and the architect involved with the feasibility analysis. But there'll be perfect condition of our approval. And there's also two letters of support that have been provided as part of this application. We notified affected property owners within a couple 100 feet, we didn't receive any calls or questions regarding this request. The applicant did conduct a neighborhood meeting regarding this request back in the end of July. Staff is recommending approval of this request, we've got a few conditions that I can run through quickly. The first one is the maximum capacity allowable under the IBC. And that's kind of an ongoing discussion with our chief building official and the architect and ultimately, the capacity in the building. Item B, if the shelter facility at 315 is discontinued, or Newcap is no longer involved, the use would cease and they would have to come back or another user have to come back and apply for a conditional use permit. Item C as some kind of standard language that we have regarding CUPs. If there's any questions or concerns about the use of the property long term, please call zoning violations. That makes it a candidate to be brought back to the Planning Commission for further review and consideration. Item D, conformance with the submitted operating plan submitted by the applicant. Item E, is simply all the other requirements that you might find it is part of review of the site plan or billing plan review. And the final one would be that a final site plan we submitted to our CDRT for review. This is a commercial building. So a site plan and billing plan will be required for its approval and ultimate occupancy.

- Okay, thank you so much Paul. So just I mean, so this CUP if it gets approved is specifically only for Newcap?

- Correct, yes. And directly tied to their operating plan, which has kind of been a past practice we've had with a shelter or similar type uses.

- Okay.

- So if I might ask Paul, what's the difference between this item number eight and item number 10?

- They're kind of sister requests and the way they've been presented to us. 315 is more of a family shelter, and I guess I can leave that to the applicant to maybe get in more detail about the programming that was on the streets been described as more of a dormitory. And that's simply with four unrelated individuals, four more unrelated individuals in one place. Ultimately, from a zoning perspective, they all kind of fall under the same umbrella. They're ultimately a dormitory. So a lot of times you'll see the requirements that are kind of spelled out in the staff report as far as size of facilities and parking those are all very similar. It's just how it's defined by the application and how we try and apply it to the zoning code.

- Anyone else on the commission have questions for staffs?

- I don't have a question. I was just gonna say with the conditions that are put on here by staff, it seems like it's been thoroughly vetted and the city is pretty well covered on all of its bases here. I mean, I'm gonna vote in favor of this, I think it makes sense in the cities protected from any detriment, so.

- Do we have any further discussion otherwise, do we want does commission have questions for the applicant? Should we open the floor?

- I would like to move to open the floor so we could hear from the applicant about the populations they intend to serve.

- Second.

- Motion by Commissioner Bremer, second by Vice Chair Miller. All those in favor?

- [Members] Aye.

- Any opposed? All right, if you could just state your name and address again for the record Cheryl and give us any information that you'd like to give us.

- Certainly, my name is Cheryl Detrick, and I am president and CEO of Newcap My address is 1881 Short Street, Green Bay Wisconsin 54313. Newcap is the federally designated Community Action Agency serving 10 counties in Northern and Northeastern Wisconsin and including Brown. We have been doing this work for 55 years coming up on 56. So this project is we call it CABA, the Center for Advocating, Believing and Achieving. We ran this same shelter, same short term housing. So that's one of the things stuff make sure that I say 'cause that's my word as well. Many people when they think of a shelter in quotes, think of places where people sleep at night warming sites, or cooling sites where they have safe sleeping. What our model is, is we are a Housing First agency, which means that we house people first and then work on their other issues to then try and get them to move on. So we don't think of this, we don't operate from a model that we give folks a place to sleep at night, and then they go out in the daytime to figure it out and then come back. We intake people, we get them stable, we deal with whatever issues they may be having to help them deal with the trauma that is caused by homelessness, especially when we're talking about families with children. And that's what this site is set to do. And it's the same work that we did over at a site on North Taylor Street that used to be the the site of the former Marion house, that is currently owned by Freedom House, and they were good enough to rent it to us for \$33.33 a month, during the winter, when great ran if you can get it right, when we as a community identified that we had far too many homeless families heading into winter. So, we worked with Freedom

House and we ran this site for six months, while Freedom House was going through their own strategic planning process. And then at the end of April, we moved those families who were still at the location on North Taylor Street over the Hoppy the former residents in an alleyway where we've had and where we've been operating as a location since under the same model. We have full time case managers who are on staff we set up at two days a week. And we've been moving families in and through our process and then moving folks out into housing, since we started this work last year November first. We currently have 52 families on the waiting list for shelter for our site. And the other shelters other two family shelters in town, which our freedom house and House of Hope maintain additional waiting list. We do coordinate our wait list with their wait list to make sure that before we intake a family that they can't be served there, we wanna make sure we take advantage of offices in our community rather than just shuffling people around. And the other family shelter in our community is Golden House, which is a domestic violence center. I used to be on Golden houses board and Golden House is exclusively for those who are fleeing immediate violence or are have been the victim of a sexual assault. So that's felt while Golden House is a family shelter there are some requirements that are specified there. So why I don't list them earlier. So currently, we have 52 families on our wait list. 14 of them we aren't currently this week in contact with. I will tell you that that is not unusual. When the schools are out, it's difficult to find families. Once we get schools back in, we're confident we will be able to get back in contact with those families again, and we have been in contact and then not in contact with these families over the last many months. Many times they have prepaid cell phones that they use their minutes up on and then when they get minutes again, then they re-contact, so this is an ongoing unfortunately kind of dance that we have to help our families through. Of those 52 and then the 14 we can't contact, there are nine families sleeping in cars. There is one that is outside, another family identifies themselves as anywhere possible. There are two shelters out of the county currently, we were able to get two families into abundant life just across the border up in Menominee, Michigan, they're looking to get back to Green Bay especially before school starts. We have 18 families staying in motels and they are paying for those motels currently themselves. What we're very concerned about as a homelessness and housing community is that, as we head into football season this year, we have a football season in Green Bay this year. And last year, we had families who were in motels and paying for those rooms themselves, they weren't looking at blackout weekends and they weren't looking at no two and three night minimums and they weren't looking at \$300 a night and here in about a week and a half that is all gonna change and those 18 families at least on home game weekend or street or trying to get into one of the shelters. And then we have seven additional families who are in overcrowded situations or who are out topping couchsurfing, which makes them naturally very susceptible to being on the street very quickly. Because if the landlord comes in and sees there's more people than there should be, they have to leave more than the other family can join them on the street in homelessness as well. So, we're very concerned about those families. Of those families that we identified, we have three, six, eight of those families. So eight of the 38 we've identified are unable to go to the other two family shelters in town for a variety of reasons. But so we're dealing with a gap here. I do wanna be 100% transparent, that the Oneida tribe is opening, they have been planning on opening a family shelter up in the Walmart West Mason Larson area. Right now it's slated, they tell us to open on September 28. However, they were gonna open that shelter last year November first and because of various reasons, it's not open yet. And even when it does open it's going to have 18 rooms, which sounds great, except that they're currently running the Oneida, which is a great thing they're doing, they're running what they call safe parking, so that people who are living in their car can have a place where they can go and sleep, they won't be bothered by anybody coming and knocking on their windows or telling them they have to move or having them be unsafe. And they have bathroom stations there for them as well. But will sleeping there on any given night and so when the safe place opens, the first ones are going to be those. So we're not gonna be impacting our waiting list of 38 who we are in contact with today by 18, what's gonna be somewhere between, six might be available. In addition to this, we have currently seven families one moved out today, at our site at Hofmeyr in place that we will then move to this new permanent location, meaning that won't be in a motel for a few months. So we will need to move those seven families over. So just wanna give a bigger picture of what this situation is. So in addition to case managers, we will have our mental health and AODA alcohol and other drug addiction, counselors on site, they will come and they will do groups and they will do meetings, just like they did when we were over on North Taylor. Our Community Health Clinic can come in and do vaccinations or do physical exams or whatever and they also can come to our office. So we wrap families in services, and Newcap we do everything from basic needs, which is

food, shelter, and transportation, all the way through hope getting people to a point where hopefully we can help them buy a home or start a business and then they come back and help other people through the process. So we sit with people for a long period of time and we have a lot of programs there in the middle. We just do and we bring all of those programs to the location and we wrap people in services. This will all be done through a family centered coaching model. We have as an agency started our journey towards a whole family approach, which means that we meet families and individuals where they are, and we find out what their dreams are, what their goals are. We help them put the plans in place to make those dreams and those goals a reality. We hold them accountable to their plan. They hold us accountable to what we're wanting to help them with. We walk this journey other, we know that families who are in crisis, all they can think about is where am I and my children gonna sleep tonight? They can't begin to think about how to get a job or get a better job or any of these other needs that they have because shelter is the only thing they can think about safety is all they can think about. So but our model is to wrap them all in the services and the support that they need and then walk with them through their journey, get them house and get them the next the thing and then the next thing and the next thing. So we're happy to answer any questions, but thank you for the opportunity to talk about what we do and why this is so important.

- Thank you so much, Cheryl for all that information. And it looks like Commissioner Bremer, you do have a question?

- If I could follow up. Cheryl, thank you for your eloquence in talking about the importance of resolving the housing issue before you go on to the next. I am somewhat familiar with Housing First. And it's my understanding then or am I understanding correctly that this shelter as well as Freedom House and House of hope all are using the Housing First approach?

- At Housing First, they receive federal funding. Freedom House uses, I don't wanna speak for Freedom House, I would say Freedom House uses a bit of a takeoff on Housing First. But Freedom House also does wrap families in services. And they work to get folks what they need well does operate on slightly different mindsets and slightly different models. But I know that Freedom Houses model is also to help people help families get what they need, so that they can move on. And they're also a short term housing model, so that they house people 24 hours a day, each family has their own room, and then you'll combine cooking and eating facilities. And then I know they do groups, and they have those things as well. But I think they do a kind of a modified Housing First model, one of my staff probably can answer that a little better than I can.

- But just to make sure I'm understanding that the shelter for which you are applying for the conditional use permit now, does use the Housing First model?

- Absolutely use Housing First. And I've always said, even if it Housing First wasn't a thing, and even if Newcap wasn't because a lot of our funding a Housing First agency, we would be Housing First. I can move no one from poverty, I can help no family even think about dreaming and having goals and getting their kids all the things they wanna do for their kids and helping their kids, have great childhoods and move on to be successful, just you can't do any of that unless people are house. So we would always be Housing First, even if it wasn't a thing.

- Thank you.

- Was there anyone else in the commission that had questions for Cheryl?

- I guess there is one other question, I'm sorry. But the report that Paul made to us indicated that you still had some work to do on the number of persons who would be served. Am I right in imagining that has to do with the variety of sizes and shapes of families and adjustments that you would need to make depending on your applicants?

- It does, it has to do with that, it also has to do with this is 100 and something year old house, it's really a cool, very cool house and we wanna make sure we do everything we can to maintain the integrity of this beautiful old building. But there's just some things that we have to figure out, we're still figuring out, what will the occupancy be just on bedrooms, and figure that out and we need to get another emergency exit out of the back of the building. So we're we're still working on those things. So some of it is code and some of it is this, where does this fit? And then earlier this year in our architect is on the call as well. But earlier this year, there were some changes made it at the state of Wisconsin from the fire sprinklers and what has to happen with fire alarms and fire sprinklers. And we are 100% wanting people to absolutely safe as we can absolutely get I mean, the utter nightmare scenario would be something terrible happens and we can't get families out. Or that they don't know there's a reason they have to get out. So we absolutely wanna do everything we can. I'm probably the softest hearted person in my organization, well not about 95% of the time. So I'm always about we have to do this right. So we're just working to figure out what those are and trying to get through that process. While we're going through this process on the conditional use at the same time.

- Thank you very much.

- And Cheryl, I certainly appreciate all the information that you've given us. It hurts my heart to hear about how many houseless people there are in Green Bay and then but I know of someone that I'd talked to today and acquaintance who has a, she's young mom and her child's father's with her too and they've got an eight month old they're living out their car. The two shelters that are family are full and it's not violence so they don't qualify for that shelter. So, knowing that there are all these different little things and that there are gaps out there and I see them firsthand from people that I know, so I really appreciate the work that you do with this organization and I wish that there wasn't this me but I appreciate that you guys are there helping these people that because I mean you're right you know Housing First if your house and secure how can you think about anything else? I just, appreciate you for all the work that you do.

- Thank you, we were hard people. We're in this to make a difference. And we're also currently investigating doing some affordable housing development down here in the Green Bay Area. We have one under construction right now a 45 unit in Marin. So we're looking to, we know we need to the other end places for people to live, ultimately, and we are absolutely 100% on board with doing that. Unfortunately, that's a two to three year process on the affordable development side. So we're trying to work the elephant, this is a bite of the elephant.

- Absolutely. Was there anyone else from the commission that had questions? Otherwise, I don't know if there might be other people that still wanna speak on this item from the public. Was there anyone else that wanted to speak on this item, if you can just unmute yourself, and state your name and address for the record. With any comments that you might have. Otherwise, if I don't see anyone else, and we don't have any more questions for the applicant, I'd certainly entertain a motion to close the floor.

- So moved.

- Thank you.

- Motion by Commissioner Bremer and a second by commissioner Rovinski. All those in favor?

- [Members] Aye.

- Any opposed? Okay, so back to regular order.

- I would like to make a motion to approve this. I believe, Paul, that for dormitories will be enforced here as appropriately modified to to deal with families, correct?

- Correct, yes. And we're still exploring those options.

- Very good. I did work on an Ad Hoc Housing Committee some years ago and I've been tracking Housing First for some time, and it does have a national reputation as being the most successful model for dealing with homelessness. So I am delighted to hear that Newcap is pursuing that in our community.

- All right, we have a motion by Commissioner Bremer and a second by Commissioner Rovinski. Any further questions or comments from the commission? All right, hearing none, I'll go ahead with a voice vote. All those in favor?

- [Members] Aye.

- Any opposed? And that moves forward unanimously then to the common council meeting on August 17. And moving on to the public hearing for item number nine. On a request to authorize a conditional use permit for outdoor use in an office residential district at 932 Cherry Street submitted by Cheryl Detrick Newcap Incorporated and AMI Brown County Inc. property owner.

- Thank you Madam Chair I can give a real brief overview of the property conditional use permit for dormitory years at 932 Cherry Street. That would be the southwest corner of Cherry and North Webster Avenue. Just outside the downtown area I guess. Whitney schools to the north here. We've got some commercial uses along Walnut. My family and some single family uses kind of strongly this series is a quite a variety of mixed uses here. The property actually sits on two lots but it's treated as one site for our purpose here up.

- Thank you, Paul. Alright, so what's the public hearing? We are looking to hear from interested parties speaking in favor of this item.

- [Garret] Good evening folks Garret Vader 300 North Van Buren Street. So presenting today is both Whitney Park neighborhood Association, president Whitney Park neighborhood troublemaker one. So I'll admit I have some reservations and yet another server saying we have several already that are in our neighborhood immediately around it. And I think that has some reasonable pause to consider and well point is another to many. However, I know Cheryl well I've known her for years she and I had the chance to talk with need and this is not you know anything against helping people. But I do hope that if this is approved what is required as part of the approval are the same documents that I would need to submit and doing any development that of course, I've done on the neighbourhood here, namely building elevations, lighting and landscaping. Unlike the earlier discussion about maybe they'll be moved through and I want as much lighting as possible. Anyone who's gone through my neighborhood now at night will see every development I've done is bathed in architectural lighting. I think that is key to improving the appearance and perceived safety of a neighborhood which has not always had the most stellar reputation. And visual key to that, I begged this commission to require that. It's not that I don't think Cheryl wanna do it, or that her crew wanna do it, but it's always the what if that happens if what's done is not maintained, or if UCAP in this case, were to go away. So that is why I'm asking I hope that will be considered very strongly by the Commission, thank you.

- Thank you Garret. Is there anyone else wishing to speak on this item?

- [Victoria] I will, my name is Victoria Foxworthy. I live at 142 North Webster Avenue in Green Bay. And I'm in favor of the dormitory, except for the lighting and things like that and the safety issue that would need to be. Can you hear me?

- Oh, I can hear you.

- [Victoria] Yep, and just what the previous man mentioned, just to have those safety issues and make sure that it's safe for the people that are in there and the people that are around. Thank you.

- Thank you so much for your testimony. Was there anyone else wishing to speak in favor of this item? Was there anyone wishing to speak opposition to this item? Is there anyone wishing to provide information only? Is there anyone wishing to speak? Is there anyone else wishing to speak? Does anyone else wish to speak? Let the record reflect that no one came forward in this public hearing is now closed. Moving on to the corresponding actionable item, item number 10. Consideration with possible action on a request to authorize a conditional use permit for a dormitory use in an office residential district at 932 Cherry Street, submitted by Cheryl Detrick Newcap Inc. ANMI Brown County Inc. property owner.

- Thank you Madam Chair, let me just run through a few more graphics here. Future Land Use our City's Comprehensive Plan recommends medium intensity retail officer housing. The current zoning is compliant with the Future Land Use and immediate neighborhood, how the zoning itself office residential, again, compliant with the comprehensive plan. We've got some commercial long wall out here but majority of the area is office residential. I just got a couple of images to show off the structure. This is a Cherry Street looking south at the front of the home. And then a side view from North Webster looking west. There is parking to the back. There's no garage that I'm aware of but there is a surface parking lot to the rear here. Much like the previous request the same information was requested and received operating plan policy procedure manual is provided within the agenda. Preliminary billing feasibility analysis also provided the more clear and this perspective I think the occupancy is about 10 individuals in this case. And again, there's letters of support from different departments and agencies. Recommendation will I get I should back up. A neighborhood meeting was conducted regarding this we've notified affected property owners we dint receive any calls or questions regarding this as of today. The recommendations we are supporting the request again very similar conditions that were are on. First one is limiting the occupancy to 10 individuals in the dormitory. Second one has to do with the operation by Newcap if they cease operations, any future approval or a new tenant or occupant has come back for the plan commission. I'll see it that has to do With issues related to complaints on the property, giving the Planning Commission and council a chance to review any outstanding issues or complaints. Item B, conformance with the operating plan as provided within the agenda, compliance with all requirements in municipal code. And again, final site plan approval and building plan approval submitted to our CDRT for review. Those are recommendations tonight.

- Thank you so much, Paul. So now, I mean this is a house. I know that lighting has come up. I guess are they had, is there talk about putting lighting in what the parking area? I mean, that's the other part of this lot. It's just that parking area behind that correct?

- I think it's a good point, I guess lighting consuming be a good asset to a neighborhood, I guess would have to defer to the applicant about their willingness to provide some of that. And there's also a balance between providing sufficient lighting and too much lighting. So we wanna make sure it's code compliant as well. So I think if the applicants open to adding more lighting, we'll start to work with them on code compliance.

- Yeah, 'cause it's a little bit different 'cause it's not a business building, it's a house and it's right on Webster. So I mean, that's a pretty busy corridor there.

- Right, so that's the building in the site itself without being tacky looking right? It should be aesthetically pleasing.

- I know what Mr. Vader was talking about as far as the fancy lighting on the siding. I know what he's talking about in like the town homes look. But with this being a house, I didn't know that's something a little bit different. Okay, sorry those are my thoughts. Any other commissioners have questions or comments for staffs?

- Just to follow up on the point you raised Lisa. Paul, would that be an automatic part of the site review that site plan review that you would be doing with the applicants?

- Well, I quite honestly on this scale we may not require some sort of lighting plan or if it's not suggested, we wouldn't look at it. But I think it's a legitimate condition that the Planning Commission could add. And, again, we could work with the applicant and find appropriate lighting for the property. So we could then amend your recommendation on that final point, that include appropriate lighting, appropriate exterior lighting and landscaping, right?

- That is reasonable, yes.

- Okay, thank you.

- Go ahead Commissioner Daniels.

- Yeah, when the packet came out, I found this intriguing 'cause this is actually my neighborhood. I can almost see the house from, if the wedding tapper wasn't there, I can always see the house from my front door, as I look at it now. So I definitely had some reservations when looking through this, and Cheryl thank you so much I will say you eloquently stated the background for Newcap. I would agree with the lighting issue. I mean, for any of you who have lived in Green Bay area for a long time this is a area that is changing. And unfortunately, at night there are still elements in the area that we wanna move out. So I think the lighting and having that presence would definitely help, just from my personal standpoint. So I just wanted to say that.

- Go ahead Alder Corpus-Dax.

- I agree with adding a condition of lighting and appropriate lighting and landscaping and I think there's been a lot of improvements in that area in that neighborhood. So I don't think it's out of line to add that exterior lighting and landscaping to help keep the neighborhood moving in the right direction.

- Yes I add to that too, especially with the way things are now in terms of the options available to lighting I can't speak to electrician, but you're not putting a real hindrance on someone to acquire some additional lighting around the house, very affordable LED lighting can be found how, handsome it may be and what other costs may come along with it. But it doesn't seem like too much of a burden to add on as well. So I think it makes sense for this.

- So I guess, Paul is there a way to, what would you recommend as far as crafting an amendment incorporating these thoughts?

- I think adding some verbiage to the final condition F that lighting be provided that's code compliant, as well as additional landscaping to enhance the property or something to that effect. We can wordsmith for later, but I can incorporate those two elements in that final condition.

- Okay, so I guess we'll-- No, go ahead.

- And just say when would the HOA have any HOA have any input or guns that might already exist that we could apply versus having to?

- I'm not sure I heard that.

- Was that cutting out, I'm sorry. The question was, does the neighborhood association already in place have any guidance in regards to lighting that we could try to apply that verse up at something ourselves?

- I'm not aware of any I don't know if Mr. Vader is or not. But, again, I think we could work with the applicant on appropriate lighting that would fit the age of the structure as well. I don't think we wanna overlay it so to speak.

- Has someone made the motion?

- At this point, we have not.

- Oh, I'll make the motion. Oh, go ahead.

- Well, I'm wondering if we want to hear again from Miss Detrick anything that she would add for this particular shelter, which is somewhat different than substation and the previous one. With that in mind, I would move to open the floor.

- I second.

- Motion by Commissioner Bremer to open the floor. All those in favor?

- [Members] Aye.

- Any opposed? Our eyes open, so Cheryl, if you could go ahead and just give us a brief little, that's a little bit now this is different than the other one.

- Absolutely, this one is, and thank you so much. So and I appreciate all comments. I'm really glad that Garrett's here, Garrett and I've known each other for years. In my previous life before I came here, I was at the Chamber of Commerce with around that appear chamber for eight years, and was Vice President, Government Affairs and Community Health with the Green Bay chamber for five years residential development in Reno submit around housing development for a long time. The last section of our mission says that we do everything we do while enhancing community development. Every building that we've ever purchased, we purchased and then we've upgraded, because we know that if we're going to have improved communities, we need to make sure that we're not doing anything that is to the detriment of those communities as well. And Garrett and I talked about about his concerns. I'm glad he's here and thank you Miss Foxworthy as well. We will, we've already talked about doing some exterior lighting. First, when Paul showed the pictures. We look at the building, it's grown up and mean the landscaping has all kind of grown up around it, we will be cutting that back and making it attractive, we want it to look nice as well. We want this to be a place where our staff is happy going. We want this to be a place that adds to the neighborhood. And we want this to be a building where young people are happy coming for services. This is the Center for Youth. This is specifically for young people who are under the age of 18 and who are unaccompanied. Until I came to Newcap five years ago, I'd never really heard of this other than something you see in movies. These aren't young people who've run away and these aren't young people who just should just go home and stop arguing with their parents. These are young people whose families have literally disintegrated around them. At the end of last school year, the city of Green Bay school or the Green Bay public schools had 92 students they had identified as unaccompany youth and the city, all of the schools in Brown County had 126, there is 126 children would have no place to go at night. We have another program that we just recently received funding from the Department of Justice that is housing for victims of human trafficking. And it's these are kind of tandem populations often. In addition to that, those children who are unaccompanied, and literally homeless. We have what are called McKinney-Vento families, McKinney Vento is a federal act that for educational purposes states that, if a family is doubled up or is living in a motel, or child is doubled up or staying someplace that is not their home, they are considered homeless. And under the McKinney-Vento definition, Green Bay Area public schools had 839 children at the end of last school year. And in Brown County, there were 1080. This site is for, we have it's five bedrooms, there are four bedrooms upstairs are currently five, we're going to take one out and put in a shower. There's a bathroom, a powder room, we'll turn it into a bathroom with a shower. And then there's a bedroom that downstairs right now that is currently a study that will be used as a bedroom, the bedroom downstairs will be for a young girl primarily. So a girl under 18 If she can't go to House of Hope, House the Hope has a site called the Hope Center and this also meant for unaccompanied young women that are primarily they're pregnant and parenting teams. But they also have the Hope Center for young girls who are just homeless. I mean, I just can't. I'm a mom, I can't even think about just homeless when they're

kids. So if Hope Center is full or if some young woman can't go there, then we will have a room for our girls as well. But right now in Brown County, there is nowhere, nowhere for our boys under the age of 18. The girl there on the streets. So this is what we set out to do here. We did submit a letter from WARHY, the Wisconsin association of Runaway and Homeless Youth and they are strongly in support of this project. In fact, they are writing a grant with us for federal basic center funds to help fund operations on this on this site. So this program, this site is meant for young people. We do want the exterior well lit but, well lit for a residential neighborhood. We've got the Whitney town homes across the street, We would not be doing institutional lights. There's also a home right next door, so we have a family of people living next door. So we need to be respectful of that family as well. But we are definitely I agree with Garret that good lighting deters bad acting. So, we will do that, we will also clean up all the landscaping make it look nice and plant flowers, all of that. On the front porch right now is in rather a state of disrepair, we will be repairing, we will be fixing that and bringing it back up to make it look nice. There is a ramp along the side of the house for handicap access that doesn't currently meet the ADA, we will be fixing it making it wider and longer and putting a landing so that it meets those requirements. The site like our center for advocating, believing and achieving, we'll have full time 24/7 staff, this will not be a party house for young people to go hang out at. I've got my mom voice and my mom base and I am not afraid to use them if people aren't doing what they're supposed to be doing. These kids will be in school and if they aren't in school, we will know the reason why. We will have mental health care there. We will have, if these young folks have alcohol or their drugs that we can help them, we're going to help them with that too. We will wrap these young people in services, we will wrap our arms around them. And for the first 72 hours they will be able to stay with us we will let their families know where they are, the families care, and then get that authorization for them to stay there while we will work on a family reunification, if that's possible. If that's not, they can then stay up to 21 days. And during that time, if it's not possible for them to go home, that it's not a safe environment for our young people to go back to or it's just not possible for the family to be together, then we will work on a kinship like a cousin or an uncle or an aunt or grandparent or something. Try and get these young people where they meet where they can be and they can be safe or potentially a host home. Though host homes generally don't work well for young men 16 and 17, they just often don't. But we will have that period of time to work with them and get them someplace where they can now launch to the rest of their life. I know my staff will not let them go after that they will stay in contact and do whatever we can to help them then go on to the next steps. We do have housing programs for them once they turn 18 if they do need that. So we absolutely will be part of the neighborhood and we wanna hear from the neighbors, we held our neighborhood meeting, we had a couple of gentlemen from the neighborhood who had some questions and I said, "If there are ever any things you're concerned about, just talk to my staff, they're gonna be there awake 24 hours a day, seven days a week, we welcome your questions, your concerns." And they say, "What if there's people wandering around?" I said, "Well, if they're wandering around, they aren't there for our site. And we want our young people in our staff safe as well. So we will be making sure that we keep an eye on it too." I also kind of look at this with the neighborhood that you're getting another several sets of eyes who will be there seven days a week watching everything going on, or a bunch of hens watching our chicks. So we absolutely have no problem with writing for landscaping or exterior lighting. We plan on doing all of that.

- Thank you, Cheryl. Sorry, technical difficulties. And I think that answers all the questions that I had. Is there anyone else on the commission that questions for the applicant on this item? Was there anyone else from the public that wish to speak on this item before the floor open? You can unmute and state your name and address for the record. Okay, I don't think I see anyone. If we don't have any more questions for the applicant, I'd certainly entertain a motion to close the floor.

- So moved.

- Second.

- Motion by Commissioner Rovinski, second by Alder Corpus-Dax. All those in favor?

- [Members] Aye.

- Any opposed?

- So I would like to move that we approve this with the addition two point F of including appropriate and code compliant exterior lighting and landscaping to enhance the site. I think it's fairly close to Paul's suggested wording.

- Thank you Victoria.

- Alright, a motion by Commissioner Rovinski and a second by Alder Corpus-Dax. Was there any further discussion on this item? Again, Cheryl, I love what you're doing, 'cause you just don't even think about those gaps. And, man, it hurts my heart thinking about that. All right, hearing no further discussion I'm gonna go ahead with a voice vote. All those in favor?

- [Members] Aye.

- Any opposed? That will unanimously move ahead then to a City Council for August 17. Thank you so much. And then moving on to item number 11. Consideration with possible action on the review of updates. I should remember this from the last meeting. Review of updates to Article 18 of street parking drives and loading Green Bay Municipal code.

- I probably have good news for you tonight. The traffic engineer and myself have not gotten those edits completed. So we are respectfully requesting that you hold this item over to the August 30th meeting.

- Hold this item.

- I will second.

- Enthusiastically.

- Yes.

- You're--

- Still muted.

- Second by alder Corpus-Dax.

- Thank you. Any further discussion?

- No.

- All right, going ahead with the voice vote. Wait, didn't we not vote for number 10? We voted right?

- Yeah, it was unanimous.

- Okay, sorry, so we're on 11. All right, so all those in favor of holding?

- [Members] Aye.

- Any opposed? All right and then that will be held until the next meeting. Moving on to informational directors report which I received seven minutes before the meeting.

- Yes, so I will read the room and say it has been provided to you via email. And that's certainly happy to answer any questions on any projects listed there in or else wise in city.

- I hate to be the get them back to class. But I do have a question Neil.

- Absolutely.

- Everyone was good, I love the progress on a lot of stuff. I'm a little concerned and actually more than concerned with the format rail yard that they're pursuing. We did tax credits, which we know are very hard to come by these days. I guess I have some concern with that project moving forward. And I certainly understand if there's certain things you can't disclose, but just some general concerns with what?

- Oh absolutely, Commissioner I think it's fair to say staff would share those concerns. Obviously, the project has been stalled for considerable amount of time at this point, just as a refresher that the the applicant or the developer in that case lost there was an opportunity zone funded project. Somehow or another, we didn't exactly get details on it that financing, disappeared on them for some reason. Don't look at it obviously, this is the site that folks are familiar, where the elevator shafts are actually up there in the rail yard. So it started construction, and has stopped for all this year actually. There's a couple things going on. One certainly is this the resetting of the financing, as you said, Commissioner, in terms of switching to EDA, that is a very competitive program, if they're going for the full 9% tax credits. There certainly it is a difficult and very competitive program. So certainly that does raise some questions as to whether they can qualify for their financing through that program. The other aspect that does certainly affect this body is the actual nature of the project in terms of they've been in discussions with David Buck and staff, really, regarding the the actual uses inside the building, we have been trying to maintain an activated first floor to the extent possible in this building, that type of land use does not exactly lend itself necessarily with sweet a tax credits, if they are not actual affordable housing units we did does not generally award points for those. So it does have some of an impact on the financing. Staff has been pretty clear to this point that we would still like to see some aspect of the activated first floor a first level in this area. So we have been had several conversations with the applicant, but have not been able to come to an agreement at this point in terms of what those uses may be. So at some point, they may be coming back towards the Redevelopment Authority and the Planning Commission, with their proposed reset on use and what it may be without a staff recommendation at that point. So we're still working with them. We don't know they have not given us a timetable. Although just in terms of tax credit applications, we would think if they're gonna do a different sort of land use, they would need to get that back before this body fairly quickly, in order to be in time for their applications.

- That's tough and unfortunate. And I hope there's a path out of it. You get excited when you see the elevator shafts go up and then not a lot of movement after the fact.

- Yeah, I can only imagine it's frustrating for the developer as well, considering the amount of money they must have gotten into the project to get this far. And to have it sitting there. They're not exactly getting generating rent, with just the elevator shaft. So it's gotta be somewhat of an issue.

- Great, so two quick questions, I promise. Both on the RFPs towards the end there. I know there was a RFP already put out for the Adams street lot before I think that was 2018. And there was some rework that was done there. I'm just wondering if there's anything that can be shared there. And then second, the 100 Block of East Walnut Street? There's not much on 100 block of East Walnut besides the Belen building, is that right? I'm just interested what that RP is for on that, where that would even be.

- Certainly the first question. Dealing with the answer you obviously get was we were on. We had a couple of projects actually reply that first time but it was not the land uses for late and projects weren't exactly determined to kind of be this city it had been kind of looking at for that particular site. Obviously, this one is tied directly to maybe the future of the bay like building as well, in terms of what sort of uses and adaptations may be made to that building. We've had some ongoing conversations with the developer of that particular

building too, which are trying to figure out exactly what synergies might be available if we actually were able to market them both together. You're still evaluating some options, really specifically on how to proceed with that one. If we don't have an agreement with that particular developer here, really Within the next 60 days or so, we will probably will just reissue the RFP just solely for the cities lot. Certainly with the level of interest we've seen in the immediate area, we are confident that we will probably get multiple projects, mixed use projects, probably some some good multifamily projects and housing for that particular site. But again, we're just gonna waiting to see exactly what would happen with that one. Truth be told, I need to look up the one that, David, do you remember what that one particularly is? I have to actually go back and look at that one. I think that's an RTA owned parcel. But other than that, I can't remember which one that is.

- Should be the 1100 Block Walmart.

- That's what we looking for Ken and thank you. That makes a lot more sense.

- There's still a large vaping site there.

- Yes.

- That explains a block of useful it is not much of anything. So, that makes no sense, thank you.

- That was the problem, there we go. Any other questions?

- I do have a question that this is not in regard to the report, I did have a chance to run through it when I saw it pop up. Last year, I don't know when it was May, June, July, something of that nature. We started receiving information about a CUP that it came up along the salvage yard. We inquired around, should we be getting personal information mail to us? And I think he said no, we have not, we should not. We've been asked for maybe a claiming permission one on one, or some kind of document for us who are newer to the commission so we can know what to add, what to not add. I mean, I'm sure Steve and Lisa into experts in all of this. But I think it would help from a very high level for some of our new commissioners. If we had like a planning commission, one on one for dummies or something of that, someone can have additional training that we can go to.

- That's absolutely Derius.

- Some of that to DJ you all good.

- No I think that will we be happy to do that. I think we keep an eye on agendas and see if we have a lighter one coming up, we could certainly schedule something along those lines. Or if it's enough interest, we can certainly schedule just a separate virtual workshop to do that. That would be more than happy to do that Commissioner, absolutely.

- Yeah, you're more than welcome to come in Whitney Park. In here, come on.

- There we go, could be a field trip. That's not a bad idea.

- Yeah it is good. Many new people on the commission, I support that idea. Thank you.

- All right, so do we have any more questions for Neil? I know I didn't have a chance to read through it 'cause I'm running the meeting.

- You can always email that back if you have other questions. Please do, you don't have to wait for this specific meeting. Happy to answer those at any time.

- I appreciate the update, so thank you.
- Alright, and looks like the date of the next meeting is August 30, 2021. Motion by Commissioner Bremer, second by a whole bunch of people. All those in favor of adjourning?
- [Members] Aye.
- Any opposed?
- Whoa.
- [Members] Have a goodnight.
- Bye.