



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 22, 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, and Ken Rovinski.

Present: Veronica Corpus-Dax, Sidney Bremer, Lisa Hanson, Jacob Miller, Derius Daniels, Ken Rovinski, Excused:

Also Present: Ald. Barb Dorff

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the November 22, 2021, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion Passed.

Yes- Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 8, 2021, meeting of the Green Bay Plan Commission.

Ken Rovinski and Jake Miller entered the meeting at 6:01 p.m.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve the minutes. Motion

Passed.

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

E. REGULAR BUSINESS.

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

1. (CPA 21-04) Public Hearing on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).

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

2. (CPA 21-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to approve the request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses. Motion Passed. Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Ken Rovinski, No- None, Abstain- None.

3. (TA 21-06) Public Hearing on a request to amend Chapter 44-769: Table 44-1 I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.

Chair Lisa Hanson opened the floor for the Public Hearing on a request to amend Chapter 44-769: Table 44-1 I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.

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

4. (TA 21-06) Consideration with possible action on a request to amend Chapter 44-769: Table 44-1 I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.

Moved by Jacob Miller, seconded by Sidney Bremer to approve the request to amend Chapter 44-769: Table 44-I I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district. Motion Passed.

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

5. (Site Plan 3388) Consideration with possible action on a request to approve the site plan for a residence hall at 3390 Walter Way as part of the UW-Green Bay campus, submitted by University Housing, Inc., developer (Ald. Dorff, District I).

Moved by Ken Rovinski, seconded by Sidney Bremer to open the floor for discussion. Motion Passed.

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

Moved by Ken Rovinski, 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, Ken Rovinski,
No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the site plan for a residence hall at 3390 Walter Way as part of the UW-Green Bay campus, subject to approval of the request and Resolution for the student housing project of University Village Housing, Inc. Motion Passed.

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

F. INFORMATIONAL.

I. Director's Report.

Neil Stechschulte presented the Director's Report.

David Buck stated that Commissioner Autumn Linsmeier had resigned from the Plan Commission.

2. Date of the next meeting: December 13, 2021.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to adjourn. Motion Passed.

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

VERBATIM MINUTES

- Oh, sorry. Roll call Lisa Hanson, present. Vice chair, Jacob Miller. Do I see Jake on here anywhere? All right, maybe he'll join us shortly. Alder Veronica Corpus-Dax.

- Present.

- Commissioner Sidney Bremer.

- Present.

- Commissioner Derius Daniels.

- Present.

- And Commissioner Ken Rovinski. And it looks like he's also not present. All right, and then moving on to the approval of the agenda for the November 22nd, 2021 meeting of the Green Bay Plan Commission.

- I move approval.

- Second.

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

- [All] Aye

- Any opposed? All right. And then moving on to the approval of minutes from the November 8th, 2021 meeting of the Green Bay Plan Commission.

- Madam Chair, I see that Vice Chair Miller has joined us.

- Yep, checking in. Thanks.

- Oh, perfect. I see a Commissioner Rovinski as well, so.

- Commissioner Rovinski.

- So my apologies.

- Roll call on that Vice Chair Miller.

- Present.

- Commissioner Rovinski.

- Present.

- Perfect. Awesome. All right, and then going on with the approval of the minutes.

- Second.

- Second.

- Motion by Alder Corpus-Dax, seconded by Commissioner Bremer. All those in favor.

- [All] Aye.

- Any opposed? All right, and then moving on to regular business and starting with a public hearing. This public hearing has been properly posted and public notification has been published in the Green Bay Press. The Plan Commission is interested in hearing public comments on the subject agenda items. We invite your comments

and ask after your name has been called, you state your address, whether you represent a group or a , whether you favor, oppose, or are only providing information in this matter, and your comments and concerns. You can find your testimony to facts related to the proposal at hand and avoid repetitive testimony. You must be recognized by the Plan Commission in order to speak and please address your comments to the Chair. Comments will be limited to three minutes. We will now open the public hearing on item number one, public hearing on a request to amend the city property located in a 700 block of University Avenue from future land designation of general industrial to other public or semi-public uses submitted by Paul Davis, Kingdom Agenda Ministries on behalf of Church of Living God International Inc, property owner.

- Would you like to give me just, want me to give a real quick overview?

- Yeah, if we could get just a brief overview before we open the public hearing.

- Certainly, let me share a screen quick. All right, can everybody see the screen?

- Yes.

- Okay. So what you're seeing here is basically the 7, 6, 7, and 800 blocks of University Avenue. You can see the large building in the center is the transit center, over to the left on the west side of North Quincy is the paper mill, to the east is the rest of the transit center, and the firehouse and then Webster Avenue. So this block itself, prior to 2006, kind of had a mix of land uses. In 2006, the transit center was developed, however, and the zoning was changed, however, the comprehensive plan was not. The petitioner had come in, you can see the two sort of green and red stars. They own these two properties on the corner of Harvey and Quincy. They came into establish a religious institution on those properties, which facilitates the need to change the comp plan and then subsequently to change the zoning. So tonight what you'd be talking about, what we're taking a public hearing on, is changing the comprehensive plan from that general industrial to an other public or semi-public, which is suitable for a church. Expanded areas, just to do a cleanup.

- Okay, perfect. Thank you so much, David. So now with this public hearing, we're looking to hear from parties who are wanting to speak in favor of this item. If you can go ahead and state your name and address for the record, and then go ahead and speak please.

- Kevin Heemstra. My address is 734 Chapel View Rd, apartment 3, Green Bay, Wisconsin, 54301.

- And did you have any comments on this item?

- Yeah, I'd like to see this past. I think the neighborhood in the area that benefit from the church that we would like there, changing the zoning would help us do that. We're a church that believes very strongly in community and that really is our passion, community. And so reaching out, help to meet what needs that are identified and to basically just provide a place where people can come and do whatever they, you know, whatever they, whatever they do at church, you know. It's just a regular church kind of activity, but, we're all about people. And we really want to make a difference in the lives of the people that we interact with. And so I would be in total agreement with changing the zoning.

- Thank you so much for your comments. Was there anyone else wishing to speak in favor of this item?

- Yeah, I am Paul Davis. My current address is, oh, there's 20. I just know how to get, 2982 Clifford Court, Green Bay, My family and I've been a part of the Brown County and Green Bay area since 2001. Originally, was located at 621, 623 Pine Street for several years. And we moved to the outskirts of Brown County and we have completed and helped so many organizations along with ourselves, helping to develop not only the worshipers, but also community as well as Kevin . And so we found that the location that we were and for the last several years, wasn't conducive for what I believe that our ministry is able to do. So when we found this location close to the Greyhound and Metro bus station, we believe that it can help us accomplish more of the

things items that we like to do. The community is wonderful. And we want to make sure that we have the, I won't say the blessing, but I want to make sure that we are doing things appropriate to complete our ministry within the guidelines of the commission and the city itself. So I'm Paul Davis, and of course I affirm that it should go through. Alright, thank you.

- Thank you so much for your comments. Was there anyone else wishing to speak in favor of this item?

- Hello, my name is Emily Cesane. My address is 936 Christiana Street, Green Bay, Wisconsin, 54303. And I support this item. I think it being at that location, close to like a neighborhood, and also close to the bus station would really be a good facility that would help to support those that go in that area.

- And thank you so much for your comments. And I did forget to mention, you are calling in on internet audio, it is star six to unmute yourself. Was there anyone else looking to speak in favor of this item?

- I'd like to speak. Can you hear me?

- I can hear you.

- Oh, hi, my name is Paula Jackson. I am also a member of Kingdom Agenda. I am in support of this as well. Just that commute to the drive, it's such, the area that it's in, it's an awesome area. As a few other spoke to say about being, you know, about how it was about is community and the love for people. And we need a place, of course, being in assessable to public transportation. I think again, it's a wonderful location and people being able to just escape, that people that does not have transportation, again, it's great. It's a place where we can all come together and worship God and feel the love. And I'm sorry, I didn't give my address. Let me kind of rewind and give that again. My name is Paula Jackson. I reside at 1681 Bond Street, Green Bay, 54303.

- Thank you so much for that, Ms. Jackson. I was just about to remind you that, you weren't caught me ahead of time, so.

- I'm sorry?

- No, you're good. I was about to ask you for that, but you remembered before I did.

- Okay, thank you.

- All right, is there anyone else wishing to speak in favor of this item?

- Yes. My name is Barbara Davis. My address is 2982 Clifford Court, Green Bay, Wisconsin, 54311. And I do approve. And affirm that this be in our favor for this zoning. It's a perfect place, where ministry to go. We love people. We are about relationships in the community and to being in a place, you know, that location gives us access to other things in the area. So yes, I'm totally, totally, totally for it. All we need is the yes, so we can be legal and keep moving.

- Yes.

- Alright, thank you so much for your comments. Is there anyone else wishing to speak in favor of this item?

- Me. My name is Jackie Davis. It's 2982 Cooker Court, 54311. That's what I say, right?

- Yeah. Correct.

- And I asked, so I think it's a really good idea to have a place that's easily assessable, that can help support others and what they need and what they're going through because some people don't even have that.

- Imagine.

- Thank you so much for your comments. Is there else wishing to speak in favor of this item? All right. Is there anyone looking to speak in 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? Let the record reflect that no one came forward and this public hearing is now closed. Sorry, that's my three-minute timer. All right. Actionable item, item number two, consideration with possible action on a request to amend the city's comprehensive plan for property located in the 700 block of University Avenue from the future land use designation of general industrial to other public or semi-public uses, submitted by Paul Davis, Kingdom Agenda Ministries on behalf of Church of Living God International Inc, property owner.

- Okay. Thank you, Madam Chairman. I'm going to share my screen again. Okay, so as you saw before, this is sort of the red line is the outline of the property that the city is against the plan change. The two stars here are the petitioner's requests. So as I had mentioned just before Pastor Davis had came in and we discussed rezoning the parking lot and the building, changing the comp plan designation, and then following up with a rezone, which will actually be on December 13th at your next meeting. But when we did some exploratory analysis, staff-wise, we realized that the larger area, and that is about five acres of area needed, also the comp plan needed to be cleaned up. So that kind of gives you an idea of where this is the zoning for the property. You can see the two properties of the petition and then some additional properties along Quincy, two southern ones, being the driveway for the transit center, and then the center property being a auto service center, our zone general industrial right now, but the rest of the, pretty much the rest of the block, with the one minor exception here, has been zoned public institutional. And again, this is the transit center, and then also the firehouse. The longterm or future land use plan shows the original fire station and transit center or transit stop at that time, I guess, as other public and semi-public when you can see everything to the west had remained this green rule industrial future land use. And I do want to point out, and I did mention this to Pastor Davis as well in our conversations, that the neighborhood to the north is designated in the future land use for general, and then light industrial uses. Sort of an expansion of the industrial area that's along Quincy, that continues all the way up to basically Radison. And then as you go further east, there's sort of this screen, which is a buffer, it's a part to Webster. And it falls back into that neighborhood. Now I want to make it clear that the north there, there is a mix right now of housing, singles, two families, some multi, some commercial, some industrial, but again, this is long-term future land use, so, but I did want to point that out. This is sort of that line superimposed over an aerial photograph of the site. It's a little bit dated. This was Kimmer's Bar at one time, that's now gone. And there is a driveway that comes all the way out to North Quincy from the transit center. But you can see the transit center was built and expanded right into that area. This property on the corner was at one time a tavern. It had changed then to a couple different businesses afterwards, and I believe it's vacant currently. And then these are just some pictures of the, site from different angles. So this is from the northeast, looking down from North Quincy and Harvey. So you can see this is the building itself. This is from the southwest. So this is the corner, this is where Kimmer's Bar was at one time. It's the driveway. The building that we're talking about for this petition is right up here, where the hand is. From the southeast, you can see the transit center and then from the northeast, this is the back of the transit center. And then way far at the end of this block is the structure that we're talking about in parking lot. So with that, staff is recommending approval of the comprehensive plan amendment from general industrial to other, and semi-public, and I do want to point out, and I love that we had all the testimony tonight and that's great. The zoning, the actual zoning will come back December 13th. The reason that we have them staggered is the plan amendment takes a lot more public hearings. So by staggering hearing them, the zoning at the next meeting, they'll end up at the council for final approval on January 18th for consideration at the same time. Because of the large area, we did notice all the property owners within 400 feet. We also notice the Alderman Sadle for this district. He's not able to be on tonight, but I did speak with him today and he's in full support of the comprehensive plan amendment.

- Okay. Thank you so much, David. So now again, we're just, we're doing this as the changing and the cleaning up the comprehensive plan, zoning will be at our next meeting December 13th. All right. Was there any, was there any discussion amongst the commission? Do you have any questions for staff?

- You're muted Sid.

- That wasn't the question but I appreciate the answer. Thank you very much. David, how about the auto repair there?

- Correct, the auto repair would be considered a non, well, as far as the future land use goes, would be considered non conforming to the future land use. So obviously it is there currently, and this action doesn't change the zoning. On the 13th, we'll be talking about that zoning, which we will also probably include in the rezone. The site itself would be legal, nonconforming, and grandfathered. They don't have any area to expand anyway. And not only for the church or the religious institution, but that change in future land use and zoning would facilitate an expansion of the transit center. On that block, it's almost all public use right now. I did talk to the transit director. She said there's no imminent plans for any expansions. However, it is definitely in the realm of possibilities that they would need to go that way. And there is really to have all the rest of the blocks, so. But to answer your question in a long breath, they would be grandfathered in with the zoning. The comprehensive plan really wouldn't affect their use at all.

- Has the owner of that property been spoken to about this?

- He has been notified by mail.

- Okay.

- We have not received any correspondence from any of the property owners within 400 feet.

- Okay, thank you.

- You're welcome.

- I had a question for Dave. You showed on that map, there was a portion that was further to the east that was not included in this, that was still in yellow. Is that going to be coming back next time or will that be included at all? Or I guess what was the thought on not including that?

- Well, that was really an oversight on my part. I didn't notice it. If I would've noticed that I would have included it, that would be a comprehensive plan change. So there's really two options. We would include that in a future comp plan amendment, the zoning has been changed on it. No the zoning has not. So we would change the comprehensive plan and the zoning. However, we are going to be starting our comprehensive plan update this coming year and likely we'll fold it in there. That is currently used as the parking lot for the firehouse. So I don't think the negative impact of leaving it legal nonconforming, but yeah, we would definitely clean it up. It was just an oversight. I didn't notice it. It's kind of a little piece there. Another thing that we will be doing as well is if you noticed there were a lot of property lines running around that block, we're going to be consolidating all those lots together, just because it's cleaner. Something that should have probably been done when, in 2006.

- Okay, and then is that, could we include those in this motion here? Or you'd have to then re notify?

- We would have to re notify.

- Okay.

- I would, unless anyone has any other questions, I'd make a motion to approve.
- Second.
- Second.
- So we have a motion by Commissioner Rovinski and a second by Alder Corpus-Dax. You're getting real close, DJ. Sorry. Is there any further discussion? All right, hearing none, I'll go ahead with a voice vote. All those in favor?
- [All] Aye.
- Any opposed? All right, and then that we'll move on to city council. When is the next council meeting? December?
- December 7th.
- 7th, okay.
- But it wasn't. I thought it wasn't moving, going through until January.
- Yeah, for final action, it would go January 18th. So it would, yes. In conjunction with the zone change.
- Right, the moving pieces altogether in January. But this moving on 1st, December 7th
- I would note that the supporters who will want to at least have some of them there for that consideration by the Common Council, but this is a very good use of the offensive right there.
- Perfect. All right. Okay, and then moving on to item number three, which is a public hearing on a request to amend Chapter 44-769, Table 44-1 I, to permit tool equipment rental facility as a permitted principle use within the business park district submitted by Randall J Peterson on behalf of the estate of Kenneth Ward, property owner. And if.
- Real, real brief overview. As you mentioned, this is a text amendment. This would be amending the business park district within the Industrial District in Chapter 44-769. It would simply put a P in the category of tool, equipment, and rental facilities, where it doesn't exist right now. So it would make those, that type of use a permitted use by right.
- Okay. Thank you so much, Paul. So then we're looking for parties who are looking to speak in favor of this item.
- Good evening members of the Plan Commission. My name is Alex Sickel, address 125 South Jefferson Street, Green Bay, Wisconsin, 54301. I am the attorney working with the estate of Ken Ward, the current owner of the property. I'm joined tonight by Randall Peterson, Mr. Randall Peterson and Mr. Brad Premal from Robert E. Lee and Associates. We approached the planning department regarding this as, the property is currently under a letter of intent to sell to the current tenant. Tenant's been there for two years. This property, the property that we're talking about is located at 2030 Coffern Drive. That's zoned business park district. What we've determined was that the business park district did not provide for the allowance of the tool and rental, tool and equipment rental facilities. Currently the tenants, Ideal Crane Rental Wisconsin Company, based out of Madison, but with locations in Oshkosh, Milwaukee, throughout the state, which specializes in renting forklifts and other lifting equipment, tele handlers to different individuals, construction companies, that utilize this. It is our intent to sell the property to Ideal Crane, then they become the owner as opposed to tenant. What we believe is that this is consistent use with the other uses in business park. And in

fact, it's an operating use for other properties that exist that are zoned business park that are actually doing this. We just want to make sure that this is permitted because for our tenant and possibly the buyer of the property, we want to make sure that they don't have any future issues with continuing operation of their crane and equipment rental business. So we've come and requested that the business park zoning district be amended to allow for this as the allowable use. And that's why we're approaching the Commission tonight with that request. Again, I'm joined by Randall Peterson, he's the personal representative of the estate of Ken Ward. And then we have Brad Premal from Robert E. Lee and Associates, who is assisting us with creating a site plan for the property. Thank you.

- And thank you so much for your comments. Was there anyone else wishing to speak in favor of this item?

- Yes. My name is Randy Peterson. Address is 29 Crisino Way Green Bay. I am the personal representative that Alex mentioned for the estate of to Kenneth B Ward. I am very much in favor of moving forward with the amendment. Ken Ward passed away last February and it was decided to sell the property. And in order to, the offer to purchase does have a contingency relative to this amendment being approved. Individuals that are leasing the property, very concerned that they do it right. And therefore, that's why we're moving forward with this request. I would say that business is not a tremendous, but as a former banker, I have had the opportunity to talk to other people about this operation and it is a very, very successful business would make a good business partners in the Green Bay community. I'm in favor.

- Thank you so much for your comments. Is there anyone else wishing to speak in favor of this item? Is there anyone wishing to speak in opposition? 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 onto the actionable item, item number four, consideration with possible action on a request to amend Chapter 44-769 Table 44-11 to permit tool equipment rental facility as a permitted principal use within the business park district submitted by Randall G Peterson on behalf of the estate of Kenneth Ward.

- Thank you, Madam Chair, as you may recall, there's three industrial districts that we have, general industrial and business park. General as is the heaviest, light industrial is just what it says, it's lighter, typically with storage and warehousing. And business park is kind of a hybrid district. It kind of includes some of those light industrial uses as well as some almost kind of commercial overlap. When we talk about tool and equipment rental facility, that's an established rent tools, lawn and garden equipment, party supplies, and other goods, as well as incidental storage, and maintenance of those. In this case, we also have development standards that apply. Really this recount that again, a hybrid between the commercial and the . When you look at the definition, it kind of, maybe initially looks more like commercial. We also apply this as an industrial application. So we're kind of allowing for some of that heavier equipment, maybe to transition into that business park district, which we believe is appropriate. Again, these standards we've adopted for storage will come in handy in the business park. We updated these in 2014, this will kind of limit any sort of outdoor display and storage that'll occur as a result of this, potential change. We did include a copy of the draft ordinance. There isn't much to that draft ordinance, but the staff is recommending approval of the request to include tool equipment rental as a permitted use in the business park district.

- Okay. Thank you so much Paul. Go ahead, Commissioner Bremer.

- Oh, the one thing that I noticed that I was a little worried about, just so we didn't mess anything up, the top line of the table does not indicate the three classes of districts that this would apply to, at least that I could see. I'm presuming those are the three kinds of districts that you referenced earlier. Business park was one of them I believe, right?

- Right, so if we're looking at the table, in the first column, general industrial, and then in the far right column would be the business park district.

- Okay. I would like to presume that that's a part of the material that you're bringing to us for approval, then.
- That is correct, yes.
- Thank you.
- Was there any further discussion amongst the Commission?
- Makes a lot of sense, I would move to approve.
- Second.
- So we have a motion by Vice Chair Miller and second by Commissioner Bremer. Was there any further discussion? All right, hearing that I'll go ahead with a voice vote. All those in favor?
- [All] Aye.
- Any opposed? All right, and then that will move forward unanimously to the next Common Council meeting on December 7th.
- But it'll take two readings of the ordinance. So December 7th and December 21st, would be the second one.
- Right. Okay, great. Okay, and then moving on to item number five, consideration with possible action on a request to approve the site plan for a residence hall at 3390 Walter Way as part of the UW Green Bay Campus submitted by University Housing, Inc, developer.
- Thank you, Madam Chair, this is a request for a site plan approval. Typically the planning commission doesn't see too many site plans. We do that administratively. However, in this case, with the housing project proposed here on the GB campus, the housing entity is using the Green Bay Housing Authority for some funding sources or bonding, I believe. And as part of that, the Green Bay Housing Authority is reaching out to the Plan Commission, make sure this project is appropriate and code compliant. So that's why it's before you tonight. The request is for the construction of a residence hall. If you can see the layout here, this is the Mauthe Center, the Kress Events Center to the south. And this is the location of the new resident's hall. Some expanded parking, as well as expanded parking up in this area here. This is a four story, 232 student residence hall. There's some elevations that are provided by the architects. There's more details that are included in your packet. I'm just kinda gonna scroll through some highlighted areas here, some layouts of the rooms, the interior views as well. We've also included a resolution that's asked for. So we'll take care of that after the meeting or in the future, I guess. The construction is scheduled for spring of 2022, I believe, with hopefully completion by the fall semester of 2023. With that said, staff believes this meets all the standard requirements that we would look at as a preliminary and final site plan. And we're recommending approval of the request for the site plan approval, as well as the resolution for the bite, for the chair, to consider signing at a future date.
- Okay. Thank you so much, Paul. Any questions for staff or special amongst the commission?
- I do have a couple comments. It's a great Berners Schober design, I think, and will really enhance the appearance of the campus and the area right next to the Ecumenical Center there. I think it's well-placed. I would hope that they will strive with the site plan to minimize the loss of trees in that area. I know there are quite a few there and obviously some of the building will have to take those trees away, but to minimize that, and I would hope as well, that they would explore the possibility of additional solar units on that roof, that might provide energy for other buildings on the campus or in that student housing area. Those are purely suggestions on my part, but your report Paul asked for any input that we might have, and that would be the two pieces that I would add.

- Madam Chair, it looks like we have someone from the public like, I would move to open the floor.
- Second.
- Motioned Commissioner Rovinski, seconded by Commissioner Bremer to open the floor. All those in favor?
- Aye.
- [All] Aye.
- Any opposed. All right, and if there's someone from the public looking to speak, if you could just state your name and address for the record, please.
- Yes. my name is Keith Pamprin. I reside at 1499 Rockdale Street in Green Bay. I am a volunteer member of the University Village Housing Incorporated, which is a not-for-profit that develops and owns residents halls on the University campus. I, by the way, was with the planning department for 38 years, the housing and community development administrator. So this is a old home we coming back and seeing Paul and the staff. I also have Steve Srubas, our architect from Berners Schober is also with us this evening if you have he have any technical questions? The uniqueness of this project is that the Green Bay Housing Authority would be issuing housing mortgage revenue bonds to finance the development. They have done this over the years. I think we have over 17 properties that have been developed so far. This was by far the largest and I think one of the best. The financing allows us to have a lower rate of interest, which allows us to keep the resident hall fees for the students more competitive and lower. And of course, the more students we have on campus, the more the University can grow, which is their goal. So I would request that you approve this request and forwarded onto the Common Council.
- Thank you so much for your comments.
- There was a question regarding the solar panels, Steve, you might want to handle that.
- Yeah, absolutely. So I'm Steve Srubas. I'm representing Berners Schober, 310 Pine St. Ms. Bremer, you can, you could just do that all day long. Thanks so much. The, we had the roofs covered in solar, at least for the concept. The guys that actually designed that system, it's for solar preheat on the water system, domestic hot water, dialed back cause that will tend to all of this building and then potentially a future phase two. So there are plenty of solar panels up there for the domestic hot water for the building. More where there's a little bit of redundancy in the design is the best way to phrase that. So as always the University and certainly of high as at a node to sort of that Eco-U and that's part of the design components, including the solar thermal domestic hot water up on the roof. And to your question regarding preservation of as many of the trees and landscaping as possible, this development's in the middle of a parking lot. So we'll have to expand that east parking lot a little bit like Mr. Neumeyer had mentioned to accommodate the loss in parking, but we are trying to make as minimal of a footprint as we can.
- Excellent. Thank you.
- All right. Thank you so much for those comments.
- I might have a quick question just on parking since we're talking about it. In regards to the one that looks like it's in the larger expansion, that just seems like a lot of space that's all being covered up. I would usually expect to be a little bit more of a break in there of landscaping. I dunno if that was just not possible or considered, but that is a very, very large parking lot up there with very little ways to get that water runoff and maybe it's being addressed otherwise, but that just looks big for what I would consider.
- No, can I keep going? Is that okay?

- Take it Steve.

- Yeah, Jake you're absolutely right. We did pursue a variance last week just for those few exceptions on landscaping within the parking lot itself, the argument was, and approved by the board of appeals, was that we could expand that parking lot to keep the parking lot the same and include interior green space, but by doing so we'd just be removing green space. So in the sense of a whole campus of however many, 1300 acres or whatever crazy size they have, it was about keeping that footprint minimal and keeping the campus as green as it could stay. So they approved it. Mr. Neumeyer, was that last week Monday or so, but you're definitely not lost on you. That is a huge parking lot, we're.

- Yeah. Understood. It'd be cannibalizing from some other areas of green space eventually, it just, it was a little shocking to see it quite that big, but yeah.

- Most of it's existing parking lot that's getting turned back in and got of course, but just expanding on the loss from the west side. Thanks.

- Thanks for that clarification.

- I didn't see it on the site plan, but is there a talk of like pervious pavement or is that something that's just out of the budget?

- Well, so one of, the budget right now reflects is minimal of a hole as possible. And then, essentially resurfacing the two lots. So as much as we love, I'm not quite sure that we've got quite the dollars to entertain some of the newer systems that are out there.

- Were there any other questions for the petitioner?

- I'd make a motion to close the floor.

- Second.

- Motion by Commissioner Rovinski, seconded by Commissioner Bremer. All those in favor?

- [All] Aye,

- Any opposed? All right, and the floor is now closed.

- I guess I would just like to add one. I don't think enough people say this to city employees, so Keith, thank you for your service. That's a long time to put in at City Hall so good work there. Paul, I think you're probably catching up on years there, but otherwise, no, I think the design is great. I would make a motion to approve.

- And I would happily second, having spent many, many years of my professional life on that campus. I'm glad to see such a handsome building go in.

- Having spent many less years than said getting my degree at UBGB and living on campus, I know how important it is to have updated, good looking campus facilities, especially for the living quarters. So it's definitely important, especially when I see my , so yes, definitely behind it as well.

- Perfect. All right. So a motion by Commissioner Rovinski and a second by Commissioner Bremer. Any further discussion? All right. All those in favor?

- [All] Aye.

- Any opposed? All right, and then that will move forward then to the Common Council meeting on December 7th. Moving on to informational, to report, Mr. Stechschulte.

- Evening everybody. How are ya? So nothing too super detailed reports from our previous meeting. We do continue to see quite a few projects here, trying to kind of make the mad dash towards the end of the year here to try to get done. We've actually had to have two RDA meetings here this past month to kind of get through everything. So we are proceeding on a couple of projects that we're moving forward here again. Most notably the Legacy Hotel Project over in the Legends District has come forward, essentially after almost a kind of a year delay for that project. Essentially, the project has actually increased from 77 rooms to 100 rooms and is actually adding an additional story to the project. So that for once a delayed project actually came out, worked in our favor a little bit. We got a little bit bigger project. Dave Block, has been working from staff, has been working with them on making sure that they meet the design requirements really for the Legends District. So assuming that will, that they're able to do that, that will not be coming forward back to this body, assuming they mean that Dave, that correct?

- No, I just discovered today they will need to come back. They'll be back December 13th for the height exception for the use and height exception.

- And again as from staff's perspective, good problem to have a little bit bigger projects, so we're good there. So good there. The TWG, the Fort, the rail yard project, has come back and is that we'll be coming back to this body here in a little bit of a rollercoaster for that developer. They lost an investor. This is the site that has the elevator shafts standing over there on Broadway. So they have been working to try to bring that back. They are changing that project from a market rate project to more of a affordable project with a mix of what 80/20. The design itself is largely the same. Essentially, it's actually, I think it's entirely the same. So those issues were, are that way. The one key issue that will be kind of coming back to this body I think for some discussion, will be the actual mix of uses on the first floor. I think both this body council and actually and staff was had, was very, very intentional about trying to maintain a level of activity on that first floor. They are looking to try to maybe convert some of those uses into either residential uses or none. They have maintained a reduced commercial, essentially as part of the building on that first floor, but not to the intent that was originally planned. So they have made some other items and trying to move some things around like their community room for the building has been put down in the first floor, they're working on actually having some, I think maybe some first floor entrances along the Kellogg Street entrances to actually have some degree of activation, but it's certainly not to the level that was originally proposed on the site. So they're going, certainly gonna need to be some discussion and we'll be bringing that forward here. I don't know David, if we have a date when we think that might happen, which meeting? Your muted, buddy.

- Thank you Lisa. Deruis, I didn't get the sign from you? December 13th.

- Thanks to DJ. DJ got that for me.

- It'll have a nice full meeting on December 13th. So yes, we'll be back.

- We'll be come back as well, so. So we are seeing some against a good level of projects. Most of the, again, these are ones that have been actually in the works for awhile but are coming back, hopefully to get restarted and focusing on. We have a couple of other ones that will be coming back in the future as well. I think one is the most new, a newer one, is the 222 Cherry Street Project here. Folks that's where the boss, I think the shop, the single level of commercial building that's right downtown here on Cherry Street. They originally, that was apparently the old Masonic Temple Lodge building that actually had multiple stories on it. They've done an architectural study on that and realized that they lost those floors due to a fire, obviously that architecture still could support additional floors so we have a developer looking to come back and actually add at least three stories back to that building. So very exciting, probably residential use. We'll be asking for some TIF assistance as well to kind of help make that happen, but kind of an excited reuse. And we're really, really excited because

they won't be any environmental issues we have to worry about on this one. Cause it's already, also, we won't have to do too much there.

- That's so random. Like how do you even come across that?

- That was, I think finally the building, the current building owner either knew about it and another developer approached them and asked them about it. So yeah, so obviously, and I certainly that's, I wouldn't want to be the architect responsible, just making sure that that building could hold those stories of building. Whoever they're paying that individual, whoever they may be, God bless them. Cause that's a big, your math better be pretty on before you start making those kinds of promises, so. What an exciting project for downtown, not one that certainly that was anticipated by any stretch of the imagination, but excited to be moving forward with that one as well. So we were seeing those types of projects moving forward, both one or two new ones, as well as kind of hopefully getting a couple of these older ones back to the finish line again, so. We're planning on keeping you folks busy probably through the end of the year and probably into the beginning of next year. So happy to answer any questions.

- You know, I do have one quick question, with that rail yard project going, changing, going to more affordable units, that fits in with some of the other units. I think, even Broadway Lofts, or I think that current best fits in to that area, correct?

- That's absolutely correct. Good question Daniels. That's the, I think the Broadway Lofts is actually, if I remember what the actual unit mix is there, it's mostly 60% I believe. So this isn't exactly at that same level, mean 80 20% mix. There is staff did have some degree of concern, at least initially thinking about making the switch in terms of the concentration in one particular location, basically being right next to each other. Because they are kind of holding them at that 60% level, so that lessens the concern a little bit, but still this assembly, we want to be very sensitive to in that area. We know there's been a lot of other changes in this immediate neighborhood where that's been certainly, and we don't want to be too concentrated with those types of uses or without, you know, kind of eyes wide open. The issue is the building is going to be excellent and the architecture has not changed. We think the value of this building will certainly be, from a construction standpoint, will be the same. But you know, certainly, eyes wide open a little bit in terms of, we think if this ends up being approved here, we need to be very, very intentional, I think, with trying to distribute more affordable units really throughout the area and especially in downtown. So it was a point of concern, but we believe that that can be addressed largely through any concerns regarding the management of the property. Again, we all kind of try when staff has reviewed this guide. The fact that somethings an affordable unit does not mean it's going to cause trouble. That's not a direct, that's not a fair statement. That's not something we really want to perpetuate in any way, shape or form. It does really come down to the developer and the owner of the project and how well they manage the property. So TWG has been very amenable to what sitting down and working with staff to add some additional language into the current development agreement to kind of maybe help bolster that a little bit, to put the city and the community in a little bit better position, so.

- Awesome. And quickly, sorry, to follow up on that then. What is, does that change any kind of concessions that were made to the higher end homes or the developer there's in front of that? Does that change anything, what concessions that were made for that developer?

- I think the really, the only ones that I think were really from the first floor mix DJ, in terms of the, kind of in terms of land use, which obviously that needs to come back to this body so that's, what's coming back to you folks. The rest of the project is largely the design is essentially the same. It's really just the target, affordability of the unit with the design, the rest of the billing structure should be the same, except for that first floor. And we are..

- No, I'm sorry

- You mean the floor itself?
- No, no, I was the clarifying, was there any concessions that were made to developer for like the, I think the base company of the higher end homes that are, or condos, that are right in front of the..
- Yep.
- Yeah.
- I think the one..
- I see David waving his hand.
- Yeah, I'll give him here. There will be some issues. The ones, certainly we're looking at it, in terms of what I'm looking at DJ, is from a land use standpoint is not as much, but really from what the impacts to the TIFF requests and for that entire, the entire fort project, I think they were counting on a market rate project would have been considerably valued, considerably higher than that. So I think there are some concerns in terms of how we get all the rest of the public infrastructure for that area, the sidewalks, stormwater, everything else that's still yet to be developed in there. So we do have some concerns and we're actually meeting with base companies and DDL Properties tomorrow, in fact, to talk about where we kind of go from here in terms of how we would do that. And David, you got something else you wanna add?
- Yeah, good luck.
- Yeah, I was just going to make the statement that this has, it's not on the agenda. It hasn't been noticed. You probably shouldn't be discussing details at this meeting, should wait until the next one. But say that. No.
- Oops. Thank you, Dave. Thank you Neil.
- It's exciting.
- I was just going to add, I listened into that RDA meeting and there was extensive talk and it seems like city staff has a pretty good handle on what's going on over here. So I'm excited to see that coming forward. So it was exciting to see that start and now it'll be exciting to see it finished, so.
- Keep going, absolutely, Ken.
- And I don't know, can I add one more thing? Before we sign off, you'll notice Autumn is not with us today. She handed in her resignation, she's taken a job in Madison and is therefore no longer a resident of the city. So we will be looking for and getting a new commissioner appointed as soon as possible.
- Will you convey our congratulations to her please?
- Yeah, I wanted to say something during roll call, but I didn't know if that was appropriate at that point, so, but yeah, definitely thank her for being on the commission with us and congratulations on her move and new job.
- Has she ever been in a in-person meeting with us or she always been online?
- DJ never has either. Or Ken.
- You haven't DJ?

- I've never been chair at a meeting.
- I don't think you've met me in person either.
- We talked about it then we were like, we can stay virtual.
- Well, I'm surprised.
- All right. Oh, I'm sorry. And I'm sorry. The date of the next meeting is December 13th, 2021.
- Motion to adjourn.
- Second.
- Motion by all their Alder Corpus-Dax. Second by Commissioner Rovinski. All those in favor.
- [All] Aye.
- Any opposed? All right. We are adjourned.
- Happy Thanksgiving everyone.