



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, DECEMBER 20, 2021, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

1. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. ROLL CALL.

1. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Don Carlson, Jim Hutchison, and Tom Hoy
Alternate: Vacant

Present: Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, Excused:

2. Does anyone need to abstain from voting? Was anyone out to see any of the properties? Did you speak to anyone regarding this variance request?

Chair Tommy Everman asked the following questions:

Does anyone need to abstain from voting? All stated no. Was anyone out to see any of the properties? All stated no. Did you speak to anyone regarding this variance request? All stated no.

C. APPROVAL OF THE AGENDA.

1. Approval of the Agenda for the December 20, 2021, meeting of the Zoning & Planning Board of Appeals.

Moved by Noel Halvorsen, seconded by Thomas Hoy to approve the agenda. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the Minutes from the November 15, 2021, meeting of the Zoning & Planning Board of Appeals.

Moved by Don Carlson, seconded by Thomas Hoy to approve the minutes. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

E. REGULAR BUSINESS.

Moved by Noel Halvorsen, seconded by Thomas Hoy to open the floor for discussion for the remainder of the meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

1. (Appeal 21-040) Jim Anderson, Anderson Basement Repair, Inc., on behalf of Michelle Kumbalek, property owner, proposes to install an egress window in a Low Density Residential (R1) at 508 Victoria Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, front yard setback (Ald. B. Galvin, District 4).

At this time, since the applicant was currently present for the meeting, Board members asked if there was anyone present who wished to speak.

This item was then moved to the end of the agenda to allow for the applicant to join the Zoom meeting.

The applicant / homeowner were not present for the meeting. This item will be rescheduled for a future meeting.

Moved by Don Carlson, seconded by Thomas Hoy to hold the variance request to the next available Board of Appeals Meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

2. (Appeal 21-041) Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner, proposes to construct a new Arby's restaurant building and parking lot in a General Commercial (C1) District at 1640 West Mason Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. J. VanderLeest, District 11).

Agenda Items E.2 and E. 3. were discussed at the same time and will be voted on separately.

Moved by Don Carlson, seconded by Noel Halvorsen to grant the variance as requested for the new Arby's restaurant building and parking lot. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

3. (Appeal 21-042) Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises II, LLC, property owner, proposes to construct a new Scooter's restaurant building and parking lot in a General Commercial (C1) District at 1640 West Mason Street. The applicant requests to deviate from the

following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. J. VanderLeest, District 11).

Agenda Items E.2 and E. 3. were discussed at the same time and will be voted on separately.

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested for a new Scooter's restaurant building and parking lot. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

F. INFORMATIONAL.

Moved by Noel Halvorsen, seconded by Don Carlson to close the floor. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

1. Discussion on procedural items related to the Board of Appeals.

Moved by Noel Halvorsen, seconded by Don Carlson to close the floor and return to regular order of business. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

A small discussion was had between staff and Board members.

2. Next Meeting Date: January 17, 2022

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Don Carlson to adjourn. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

VERBATIM

- Thank you for coming to my... I even got a notice that it's recording. First meeting, thank you all for the opportunity to be chair and let's see how this goes. But we've got all of our members here. I see one, two, three, four, five, so thanks for coming everybody. Before we jump into it, we should then jump to item... I don't need to do roll call since I see everybody or should I always do roll call?

- You surely could do roll call. I think that might be right.

- [Jessica] You should always do a roll call.

- Great, okay, thanks guys. Again, this will be a little bumpy ride for those that are calling in, but it's my first go at this. Obviously I'm here, Noel?

- Present.
- Perfect, we've got Don Carlson?
- Here.
- Thanks buddy, Jim Hutchinson?
- Here.
- And back into the fray again, Tom Hoy, what's up buddy?
- Here.
- Welcome back.
- Thank you.
- Perfect. So we'll start with the question. Well, first of the question, anybody get to abstain based on the three that we have on the agenda?
- [All] No.
- Nope, okay, good, thank you. Has anybody spoken to anybody around any of these variances?
- [All] No.
- Has anybody been out to visit any of the properties in person?
- [All] No.
- Okay, perfect. All right, so then the next thing on the list is we need to approve the agenda for tonight. So a motion is in order.
- So moved.
- Thank you Noel.
- Second.
- Thank you, Tom. And there's no adjustments upon that. No discussion, so we'll take up a vote, all those in favor of approving the agenda, aye.
- [All] Aye.

- Nice, we're done with C, we're onto D, good. All right, so the minutes from last meeting, is there any questions, concerns, changes, comments on the minutes? Great, I see not. So a motion is an order for approval of the minutes.

- So moved.

- Thank you, Don.

- Second.

- Thank you Tom for the second. All those in favor say aye.

- [All] Aye. Any nay, I didn't see any nays. Cool, we'll move forward. Okay, so onto our normal business. We will jump in, first thing before we move forward, we should have a motion to open the floor for discussion for the participants and then we'll close it at the end of the meeting if that's okay with everybody.

- So moved.

- Thank you, was that Tom, Noel?

- Yeah.

- Noel.

- And second.

- And then Tom, thank you, Tom, second, perfect. So all those in favor of opening the floor?

- [All] Aye.

- Great, okay, so floor is open for discussion. We'll close it if we need to or at the end of the meeting. So let's jump into regular business. Number one, for those that gonna call just a bit overview, kind of what we do is we'd go through the different items. Paul Neumeyer from the city is here to tee it up. So he'll basically give us an overview of what it is we're discussing, why we're discussing it, what the variance that's being requested is. Not necessarily here for city input, unless the board asks for it, but just more of a context of what it is we're talking about. And then what we'll do is have the applicants present their case. And we'll ask if there's anybody here for or against that variance. And then what we'll do is we'll thank everybody for comments in the portal discussed and we'll make a vote. Majority wins in this situation. So in this case, a three, two vote gets to the variance approved and you can move forward and work with the city to get that done. A two, three vote means it's not gonna happen and back to the drawing board. All right, so we will start with number one. Jim Anderson Anderson based repair on behalf of Michelle. This is where you are gonna be significantly better Don is the names. My California brain isn't gonna be so good at some of these Midwest names. Anyway, at 508 Victoria street. Are you on the call? And if you are on mute and jump on. Anybody on the call here for that?

- Doesn't look like it.

- So in that case, Don
- [Speaker 2] I'm the neighbor.
- Neighbor, okay, thank you for being here. In that case Don, do we normally move forward without an applicant here to present order we punt and leave it to the end to give them time to log on?
- We table it for the next time?
- Yeah, I think we can go to the next one and hope that somebody shows up.
- I think Paul, as I recall, we can actually make a judgment if we'd like without any input from anyone here. But we may wanna think about that.
- Lets try and push it if that's okay.
- Yeah, I'd prefer to hear from the petitioner before making a decision.
- Because we approved the agenda, do we need to have a motion and approval to move that to number three or we can just do that?
- I think you can just hold it pretty much.
- Okay.
- But I don't know that the absence of the next two on the agenda are the same applicant and I don't know that they are here either.
- Hmm, we have the neighbor Madison. And forgive me, is that a city staff member?
- Yes.
- Okay.
- And we had the neighbor for the first item.
- Yeah.
- Well, maybe we could take their feedback on item one and just remember it when we have the petitioner in front of us so that they don't have to be maybe on multiple calls.
- Sure, yeah. Thank you Madison city of Green Bay. I see that you came there, thank you. All right, well, let's go back to one then and let's go ahead and hear from the neighbor. Neighbor if you could state your name, do we need address Jessica as well name and address?
- Yes, yes.

- Okay, great. Neighbor, if you could speak your name and your address and then your thoughts on this proposal.
- [Bradley] Okay, it's Bradley Bouche B-O-U-C-H-E, 512 Victoria.
- Okay, so Paul, this is basically egress window for this applicant here. Should we just hear from the comments without teeing it up?
- It's solely up to you.
- [Bradley] So, it just says egress window, but it doesn't state the location of the egress window.
- Right, it would be in the front of the home, just left of the garage door. I can bring it up real quick. Mr. Chair.
- He's on the phone.
- I'm on the phone. So yeah, so that's already in. So I don't have a problem with it if that's the spot that it's going, because I would just be worried about it between my driveway and the side of their house as there's just a couple of feet. If it's in the spot that it's already located, I'm fine with it.
- Yeah, they're just retroactively seeking approval 'cause they didn't get it approved at the front end.
- [Bradley] Yeah, I have no problem.
- Thank you, sir.
- Okay, great, thank you for the comments. Feel free to stay on the call if you'd like, or you can jump off, we'll note your comments. All right, I will-
- [Bradley] I'm gonna get up off the call, sorry, excuse me, one more thing. I'm going to get off the call, but if something else changes, if they get on, can I get the notification?
- Yes.
- [Bradley] Okay, thank you so much.
- Thank you Don. Okay, boys, I will take your guys' thoughts here. What are we thinking we wanna do here?
- Well, we're almost 10 minutes into the start of the meeting. I'm almost ready to table the entire three items and end the call.
- Oh, and just like that we have Mr. Leroy from Mt. Associates jumping on, I think. So we can go over at least the following two. Yep, there he is. Hello, Mr. Leroy, you made it. You made it by like a two minute window we were talking about punting, so that's good. Thanks for being on.
- I apologize.

- No, no, no worries, it's all good.
- It's queuing up my motion to table everyday. At least I'm feeling good about it and I didn't move. Wasn't considering a motion to just reject all the appeals because of lack of petitioners.
- Yeah, that's what Noel does. You gotta be on your toes.
- Let's go.
- Do we want to start? We'll start with the second item first If you wanna go over that, item number two.
- Sure, yeah. Let me just bring it up quick. A couple of the property at 1640 West Madison street.
- That one, I think they're both it's the exact same address being listed. They're both kind of developments at the front, I believe of the Mason street there. I think they're toys with us, right?
- Yeah, these are sister developments, west basin street 1640, right in front of the plan fitness building not far from Michael's. The proposal is again a kind of sister developments where one side of the east side would be the RVs. The west side would be a scooters. These are zones C1, these are commercial areas. Both of these will need conditional use permits, but what's before you tonight is a variance for before the FAR, FAR calculation. And again, that's the relationship of the building size to the lot area and both of these are under that minimum standard of 0.1 that are required. This is a new development, of course. There are some land divisions that'll be going on here creating lot two and lot three. Lot two is the location of the future scooters. Lot three is the RV site. So again, what's being proposed is variants for the FAR to be under that 0.1 FAR calculation.
- They're currently just like surface lot right now, aren't they?
- Yup, yup, I'm sorry. I had a few more, maybe another picture here. Right, so this is a Google street view of what's out there currently. It's just basically a parking lot. So these are what we call outlets basically to the major commercial anchors that are there. They are currently on one parcel, but they're proposed to be on two separate parcels. They will have separate addresses. So that's the reason we treated them as two separate requests tonight.
- And is the need for the conditional use dependent on the board's approval of this? Or is it just horse cards?
- I think they're independent. I think they're strictly looking at the billing itself. The drive-through the nature of that is handled by the plan commission. So I think they're independent things.
- Okay, all right. Is there any questions before we have Mr. Leroy present his case? All right, Mr. Leroy.
- Do we wanna look at this as a case by case as far as RVs and then scooters, or just want to approach as appropriately?

- They're both, they exist... Say that again, Noel.

- I said I'm okay with discussing them together and then just taking action on them separately.

- I agree with you.

- I'm okay with that too.

- Yeah, I agree.

- Appreciate it. So with the developments of both of these fast food chains right here, when it came down to the shape and form of the area, you'll note west Mason street, the south you'll note to the east the extension of Mitchell. The north side would be the existing drive lane that connects all the way from Goodwill over to this site back towards Cellcom and Northshore Bank back over towards BP and connects back around that to the business of our military. Finally, the drive entrance that comes off of Goodwill. So essentially the land area has been formed by those four hemmed in existing drive lanes for the properties. So with both intact dimensions of the site came to where they're at now, when it comes to the actual sizes of the buildings themselves, these are still, we experienced buildings like this before. I'll start with the RVs, this is approximately a 2,600 square foot building. Might recall in the recent past year, over on main streets, new build-out out there all sort of quarter far out there. The size of that building was about 1800 square feet, so this is about 800 square feet larger than that building. And this is what RVs and the folks from HA Martin thought was the best appropriate to go ahead and meet all of these without creating another variance for green space or parking or things of that sort, or to go ahead and mess with the safety of the existing traffic lanes that occur on the four sides of the property. Same again for scooters, with the separation. Scooters, this is actually a larger size than the existing one over on east Mason, not by much. Still the same format that they have out there or to drive through base to only. But to try to go ahead and reach the arbitrary number, it's make it larger. We feel at the size and form of this meets what the rest of the existing block has throughout the sites, sorry, throughout the west Mason frontage corridor out there. And that's the sides of the buildings that's come out to meet the market needs right now.

- Okay, board members, any questions on discussion points, questions for the applicant? Is there anybody... Go ahead Tom, Jim, go ahead.

- I got a question. So what is this ratio we're talking about the square footage of the building and compared to the square footage of the lot?

- Right, so it's the floor area of the building, just the building. It doesn't include payment or anything like that. So it's that area divided by the lot size.

- Okay, and that ratio is one or more?

- 0.1.

- 0.1, so what does that mean? 10% or is that mean 0.1%.

- 10%, generally speaking.

- 10%, so generally we want the buildings to be 10% of the lot area or larger.
- That's correct, right.
- Ane then there's the maximum too.
- A maximum of two?
- No, no, there's also, Paul, what's the maximum floor area ratio?
- I don't know if there's a maximum in this case, but there's other dimensional issues that would limit the height and lot coverage and stuff like that. So this is like really the floor, I guess we're trying to establish for commercial buildings.
- And in terms of the philosophy underlying that as a zoning practitioner, what's behind that Paul?
- I think it's part and parcel maybe tax space. It's creating substantially sized buildings that are functional. That's not to say that this will not be functional or taxable, it's just I think we like to see larger developments put together on one lot. In this case, they're gonna be on separate lots.
- Once the lots are divided, is this ratio gonna change or is there one big lot they're being divided by?
- Well, I think it's an anticipation of that. So we have a certified survey map into our office for that land division that has not been completed, I don't believe. So this is in line with the proposed development and the future lot line, basically in anticipation.
- Okay, so even when the lot is sub divided and these buildings are on smaller lots, they still don't meet the 0.1.
- Correct, right.
- Okay, I see.
- If they were not divided and they remained on their parent parcel with their anchor uses, so to speak like a planet fitness or Michaels, we wouldn't be having the discussion so to speak.
- Okay, gotcha, gotcha, okay.
- And Noel?
- I think I get the minimum floor area ratio. If you're gonna have a productive property, you wanna see a building on it that's substantial enough that it's consuming at least 10% of the land area and that's why you're creating this ratio. At 0.07, it's pretty close to 0.1. And I think one of the things is that that ratio might not reflect the auto dependent nature of these uses here. I mean, we've got double width drive through lane requirements and a whole bunch of other things that are required on these types of properties with drive-throughs and then you've got the parking in addition to it. It's not I think just a matter of what the developer is wanting to do. I think it's also a matter of if they're gonna comply on the other fronts. I think John, you were saying that if you arbitrarily added to the

building dimension, then you're gonna have a variance some other area that's required because now you've pinched the parking or the drive lane or something else. So, I mean, it's one of those things where I think it's reasonable for a municipality to set that bar and say, this is what we want, but I think there's a degree of where that's arbitrary as well I think in terms of does it work in every circumstance? And I think certainly in some auto dependent drive-through heavy sorts of applications maybe it doesn't.

- I think to a degree too, we're becoming more and more a drive-through nation as opposed to a stop in and dine one.

- Right, especially after the period we're going through right now, right?

- Yeah.

- I agree too. I think you've said it well Noel. The goal here with that kind of floor area ratio is to have proper development of that site. And I think that if we were to reject this variance request and hope that that site gets developed with something closer to on FAR of 0.1, we're whistling up the Creek. I think that this is a good way to develop those two lots, it's right along the street. And it preserves the business behind it all around. This is good and it's a good application of the variance process.

- Yeah. I mean, from a traffic standpoint, as somebody who's used that existing Hardy's near that location, anybody who's ever tried to leave the drive-through and turn left can tell you it's a nightmare. So being able to drain out onto the traffic pattern in that commercial development and get to a signalized intersection to go either left or right after you've got your jalapeno lights or your half combos sandwich, for example, that would be easier to use there. And also looking at the traffic that loads up at the Starbucks nearby. I mean, there might also be maybe they split the customers or something and we end up with maybe slightly less snarls related to the drive-through. I think overall, this is a useful add to that commercial space. And I think the framework with the road access and everything like that is probably pretty useful. And I don't see, when I look at those overhead plans that development to me that looks that it's underdeveloped, which is what a below minimum floor area ratio would seem to indicate. 'Cause there's all the traffic pattern and the drive-throughs and kind of things there. I think I would support both of these variance requests.

- Thank you Noel. Before we get to that, I should've asked, is there anybody on the call that is for or against an alderman or a community member that wants to speak on this? Okay, hearing none then I will also point out Mr. Leroy, well done on your application. I think that's a work. No, man, I love always jumping to the three-step test question because ultimately that's what we should be using. And I felt that both responses were to the point of exactly what we should be considering. So I would like to highlight the thoroughness in your application. It's a lot of time you put in there and thank you for that.

- Appreciate it.

- Are we ready to have a motion then gentlemen? And we'll take two motions and two votes on this. So we'll start with the item two, which I believe would be the RVs location. Thank you, Jessica for the thumbs up. She does that well. So the RVs is number two. Do we have a motion and a second?

- Don you join it?
- Regarding the first one, I'll make a motion that we approve that variance.
- Second.
- Okay, so we got a motion by Don and a second by Noel, thank you. So any further discussion? All those in favor, say aye.
- [All] Aye.
- Okay. All those opposed? Hearing none, the variance carries. So that's item two. We'll jump to item three, which is the scooter location next door on the west side. Do I have a motion and a second for that one?
- I would move approval as requested.
- Okay.
- I'll second it.
- I'll give it to Jim this time.
- All right, so a motion by Noel and a second by Jim. I'll get you next time, Tom. Any other discussion, comments, concerns before we vote? Right, so all those in favor for approval of the variants, say aye.
- [All] Aye.
- All those opposed? Hearing none, the motion carries, the variance is approved. I guess the motion is carried and the variances is approved is correct. Okay, great, we are done with those two. Mr. Leroy, it's always good to see you. Thank you again.
- Thank you everybody. We'll say it one more time. The thoroughness on the application, it was a lot of time spent, so we appreciate that, thank you.
- Have a good night.
- Yep, all right then gentlemen, I will kick it back to you. Do we wanna consider this item one with no comments from the applicant? Or do we wanna punt to next a month? I'll leave it up to you guys.
- I'm fine with punting.
- Anybody else have any problems with us moving it to next month, so we can hear from the applicant? Paul, if we do that, is there another email sent out saying, hey, we missed you at the meeting, we'd love to consider this way to your comments?

- Yeah, I think we'd go back. Jesse can confirm, I think we can go back and notice again, just like we did for this meeting.

- Yeah. And if they don't come next month, we can just keep punting because it's more of an infraction versus a... So we do need to take action at some point, if it's something that's already done.

- Right, right. I guess it depends how long you wanna delay it. If we can give them a little time here, certainly. But it's only up to the board at what point you have to make a decision.

- Okay. do we wanna hear, since we moved fairly fast and we're all here. Gentlemen, do we wanna at least hear what this is so we can consider where we're at within this and then make the decision? Or let's just kill it right now and move it to next month?

- I kind of figured it out reading through it, I don't need to go through it again, I think.

- In that sense, you still wanna-

- I still think we should. I just think as a matter of practice, we should try and listen to the petitioner. If they don't show up next month, then I might have a different perspective on it. But I think we should give them the shot even if they miss this time. They could be mashing keys on their keyboard right now trying to get into zoom or something. Have a problem. We don't know, I think we should give them a shot.

- Absolutely, I agree.

- Okay, so it looks like we're in agreement. So I'll take a motion for that to move it and delay it to the next meeting.

- So moved.

- Thank you Don, second?

- I second. Nice Tom, you're in there, very good. All right, we'll take a quick vote. All those in favor say aye.

- [All] Aye.

- Perfect, we'll table this for next month. Thank you everybody. So then we will motion to close the room for discussion.

- Moved.

- Second.

- Noel, second Don, thank you. So we'll take a quick vote on that. All those approve that say aye.

- [All] Aye.

- Great, nay, all right it's okay, good. Look at us, we're so fast. All right, so adjournment . We are here next meeting January 17th. Does anybody see any issues with not being able to attend that as of right now, are we all queued up, got that on our calendars? Great, I don't have any procedural items right now. Does anybody have anything that they'd like to talk about for this month?

- Anything pop-up Paul that we need to know about?

- Not that I'm aware of, nope.

- Greg is officially out of Green Bay, so he's not a part of us anymore.

- Nice, and do we have any... I mean, not nice, that's horrible. Meaning, good for him. That's what I meant. Not nice, see you later, no. And then do we have any line of sight on an alternate that's being queued up for our board, Paul?

- Not at this point, no. Usually we reach out to the mayor's office. It's a mayor's appointment. So we'll kind of coordinate with them and see if there's someone in the bullpen or someone who can come online and help out, sure.

- There was some of that I ran into last year at the state of the district here in the Broadway district that told me they were joining our board, but then I never saw them.

- They might've gotten redirected to another board. I mean, certainly if you know somebody pass the word along, but we usually can start with the mayor's office on those technical things.

- Okay, great, I will plant this seed not for today. Obviously it's the holidays and we've all got lots of things going on, but I do want to talk to everybody. It doesn't need to be a long winded thing, but at the end of one of these meetings, I still have this indirect goal of getting the alderman more involved with what it is we do. Whether that's setting up a thing where we go and represent five minutes before the city council to say, hey, this is who we are. Especially pending some of the things that we had to deal with last year that got a little, let's see, dicey. I still think there's a lot of work we can do as a board to one, make sure people know what we're doing. And then also get a lot more alderman input so that we have a better feedback loop in terms of if we're seeing the same things over. We talked about exactly something that I think that city council should be considering tonight is that we are as a society moving away from dining areas. And you're seeing this in bigger cities where smaller footprint restaurants are going up. And if that means they need to change the way lots of tax all the time, it has nothing to do with us, but this is where we should be that feedback to those alders. So they, as a city council should be considering the future of Green Bay as developers come in and try and do stuff and they run into roadblocks. And I just think that feedback loop could be significantly more improved. So I'd love at another time to schedule out some time to just discuss that, how we wanna approach that as a group here. it could be a lunch thing, I don't know. It depends on what we think. But I think that's really important for what we're trying to do.

- Agreed.

- Sounds like a good idea.

- Thanks guys. Okay, anything else anybody has?

- Yeah, the holidays.
- Before that, I wanna say, Mr. Chairman, you did a bang up job, good job.
- There you go.
- Thanks, I learned from the best.
- You got that up, Tommy.
- Thanks, man, I appreciate it guys. And again, thanks for the opportunity. And we'll keep working on this. So happy holidays, everybody and-
- [Speaker 1] Can we get a motion to adjourn?
- So moved.
- Second.
- Speaking up Jess.
- Meeting just gonna keep recording for the whole holiday season. So let's take a motion to adjourn. Who said so moved, Noel?
- Yup.
- And seconded?
- I seconded.
- Don, thank you Jessica for that reminder I was doing so good.
- [Jessica] No problem, you did well. You did very well.
- Yeah, and thanks for jumping on. It's always good to hear your voice.
- [Jessica] I like to hide, so.
- Yeah, you get a little thumbs up thing going all the time. All right gentlemen.