



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 25, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

I. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, and Ken Rovinski.

Present: Jim Hutchison (Arrived at 6:06 PM), Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the July 25, 2022, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the agenda. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-
None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 11, 2022, Meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the minutes. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-
None, Abstain- None.

E. REGULAR BUSINESS.

1. (CPA 22-01) Public Hearing on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

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

Chair Lisa Hanson opened the floor for the Public Hearing to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

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

2. (CPA 22-01) Consideration with possible action on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

Moved by Ken Rovinski, seconded by Jacob Miller to approve the request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No- None, Abstain- None.

3. (ZP 22-19) Public Hearing on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

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

4. (ZP 22-19) Consideration with possible action on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 & 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner. (Ald. Grant, District I).

Moved by Ken Rovinski, seconded by Sidney Bremer to rezone properties located in the 600 Block

of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District 1). Motion Passed. Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

5. (ZP 22-21) Public Hearing on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).

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

6. (ZP 22-21) Consideration with possible action on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).

Moved by Ken Rovinski, seconded by Jacob Miller to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-421-14) from General Commercial (C1) District to the Highway Commercial (C2). Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

7. (ZP 22-22) Public Hearing on request for a Conditional Use Permit (CUP) at 116 and 118 N. Van Buren Street to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties, LLC, property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on request for a Conditional Use Permit (CUP) at 116 and 118 N. Van Buren Street to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties, LLC, property owner (Ald. R. Scannell, District 7).

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

8. (ZP 22-22) Consideration with possible action on request for a Conditional Use Permit (CUP) at 116 and 118 North Van Buren Street (Parcels: 9-139 & 1-140) to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties LLC, property owner (Ald. R. Scannell, District 7).

Moved by Jacob Miller, seconded by Sidney Bremer to open the floor. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

Moved by Ken Rovinski, seconded by Jacob Miller to close the floor and return to regular business. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

Moved by Jacob Miller, seconded by Ken Rovinski to deny the request for a Conditional Use Permit (CUP) at 116 and 118 N. Van Buren Street to establish a surface parking lot use. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

9. (SNC 22-01) Consideration with possible action on request for a street name change for the 3700 Block of Finger Road to Vital Essentials Court, submitted by Lanny Viegut (Ald. J. Grant, District 1 & Ald. J. Hutchison, District 2).

Moved by Sidney Bremer, seconded by Derius Daniels to approve the request for a street name change for the 3700 Block of Finger Road to Vital Place, subject to the following conditions:

- a. 1. The petitioner shall provide a complete legal description(s) for all properties adjacent to the Street Name Change area, including tax parcel numbers. The description(s) must meet the requirements for documents that will be recorded with the Brown County Register of Deeds.
- b. 2. This segment shall be named Vital Place.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of the next meeting: August 8, 2022

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Sidney Bremer to adjourn. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

VERBATIM MINUTES

- Let's get started. Okay. All right, good evening, and welcome everyone to the Monday, July 25th meeting of the Green Bay Plan Commission. We'll go ahead and get started with a roll call. Chair Lisa Hanson, present. Vice Chair Jacob Miller.

- Present.

- Alder Jim Hutchison is excused. Commissioner Sidney Bremer.
- I forgot to unmute, present.
- Commissioner Darius Daniels.
- Present.
- And Commissioner Ken Rovinski.
- Present.
- Moving on the approval of the agenda for the July 25th, 2022 meeting of the Green Bay Plan Commission.
- So moved to approve.
- Second.
- Motion by Commissioner Rovinski, second by Commissioner Bremer. All those in favor?
- [Group] Aye.
- Any opposed? And then the approval of the minutes, approval of the minutes from the July 11th, 2022 meeting of the Green Bay Plan Commission.
- Move to approve.
- Second.
- Motion by Commissioner Rovinski and a second by Commissioner Bremer. All those in favor.
- [Group] Aye.
- Any opposed. All right, and then moving on to regular business, and we do get started with a public hearing. This public hearing has been properly posted and public notification has been published in the Green Bay Press Gazette. The plan commission is interested in hearing public comments on the subject to agenda items. We invite your comments and ask that after your name has been called you state your address, whether you represent a group or association, whether 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 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. And starting with the public hearing on item number one, public hearing on request to amend the city's comprehensive plan for properties located in the 600 block of Woodside Road, tax parcels 21-365-1 and 21-365-2 from low density residential uses to medium high density housing uses submitted by David O'Brien, Bayland Buildings on behalf of Senior Opportunity Fund Investments 2 LLC, property owner.
- Thank you, Madam chair. A brief interjection here for this and for the next public hearing. Both of the parcels here are on the 600 block of Woodside, and then this is Humboldt for reference. So this is an existing facility that is for an assisted living facility. They're looking to do an expansion, which was originally granted under additional use permit. Since then, our zoning code has changed and an expansion would not be allowed without amending that COP, but because it's not an allowed use, they required a comprehensive plan amendment, a rezoning, and then a conditional use permit amendment. So today we'll be looking at both the

comprehensive plan amendment and the rezoning. So both of those are for here basically going from low density, both comprehensive plan and zoning to an R3 zoning district for medium high intensity housing. Thank you.

- Okay, thank you, Steph. And then with the public hearing, we're looking to hear from parties who are in favor, in opposition or looking 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 corresponding actionable item, item number two, consideration with possible action on request to amend the city's comprehensive plan for properties located in the 600 block of Woodside Road, tax parcels 21-365-1 and 21-365-2 from low density residential uses to medium high density housing uses, submitted by David O'Brien, Bayland Buildings on behalf of Senior Opportunity Fund Investments 2 LLC, property owner.

- Thank you, Madam chair. So again, this is the subject area that we're looking at. This is our existing comprehensive plan map, future land use map. So right now it's showing that low density residential as part of this, as we know our comp plan maps don't really have strict lines when it comes to the uses. So what we're intending to do is to amend the map to show this medium high density housing to go over Woodside, to collect these two parcels here. We feel this is the proper buffer for residential uses. Moving ahead, there will be a zoning action that will take care of the zoning to match the zoning that's located here as well. So ideally what this map amendment will do is pull some of this over Woodside and then allow for that expansion of the existing use, as well as rezone the vacant parcel to the south. There will be some more information regarding the zoning on the next item, but as far as the comprehensive plan is concerned, we have those points within your staff report that are listed for all of our comprehensive plan amendments. Not only is this not detrimental to our neighborhood, but this is very in keeping with the comprehensive plan and also our housing market study that was done recently. This is an expansion of those assisted living facilities, and then the R3 zoning district that would go along with this would allow for more housing units to be developed, which is called for in our market study. So with that, staff is recommending approval of this request.

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

- Madam chair, I would just like to point out Alder Hutchison has joined us.

- I did see that as well.

- Sorry, I'm late.

- I do not have any questions for staff. I would make a motion to approve.

- Second.

- So we have a motion by Commissioner Rovinski, a second by Vice Chair Miller. Any further discussion? All right now we'll go ahead with the voice vote. All those in favor.

- [Group] Aye.

- And then that will move on then to the next city council meeting. Is that in August?

- August 2nd, Madam chair.

- All right, thank you so much. All right. All right, then moving on to the public hearing on item number three, public hearing on request to rezone properties located in the 600 block of Woodside Road, tax parcels, 21-365-1 and 21-365-2 from low density residential to varied density residential submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment 2 LLC, property owner.

- I have the same feel, so no, no other staff input on this one for the public hearing.

- All right. And then with the public hearing, again, we're looking to hear from people who are in favor, in opposition, or looking 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 actionable item, item number four, consideration with possible action on request to rezone properties located in the 600 block of Woodside Road, tax parcels 21-365-1 and 21-365-2 from low density residential to varied density residential submitted by David O'Brien, Bayland Buildings on behalf of Senior Opportunity Fund Investment 2 LLC, property owner.

- I feel like most of this discussion for these items are just gonna be reading the titles cause they're so long. Sorry about that. So to expand a little bit further on the rezoning, so we're looking to go from the R1 zoning that exists to the R3, which is shown here as a neighboring. And this is a multi-family development here, so this would be fitting for this portion of the roadway as well. The rezoning would allow us to come forward at our next meeting with the conditional use permit amendment. The conditional use permit was established in 1998. While there's still some good information in there, it's very outdated from how we now write conditional use permits, and then also it would allow for that expansion of the use. Typically we write CUP to require review before the board if there's going to be any further expansions, and we'd like to keep that language, that way, if this rezoning goes through and the conditioning use permit goes through, it would still have to come back if there's any further expansion in any direction for this. So that the neighborhood is still fairly protected with that R3 zoning. Along with the subject parcel that has assisted living shown here, we're looking at that Southern parcel as well. Currently, this is slotted as an outlaw, meaning it can not be developed on, so that would have to be adjusted anyway if somebody were to come forward to develop this parcel, but we find that the R3 is probably the most flexible as far as zoning districts when it comes to either an expansion of this use, doing another multi development, doing something that's more town home oriented. This gives us kind of the most bang for our buck in a residential area. So we find that's the most appropriate zoning for that parcel as well. While not applicable at this point, it's nice to see kind of the visual of what they're looking for. The existing building is here, and they're looking to just kind of expand on that building by adding onto it. So it won't be a brand new building in that facility as well. They're looking to just kind of do some creative architecture to expand the number of beds they have at that facility. So again, we are requesting approval.

- Okay, thank you, Steph. Any discussion amongst the commission?

- Motion to approve.

- Second.

- Motion by Commissioner Rovinski and a second by Commissioner Bremer. Any further discussion. Hearing none, we'll go ahead with a voice vote. All those in favor?

- [Group] Aye.

- Any opposed? All right, and then that will move forward then to city council for August 2nd. Moving on to item number five, public hearing on request to rezone 2296 Manitowoc Road and 2261-2275 Main Street from general commercial district to the highway commercial C2 submitted by Jim Gibner, Holiday Superstores, LLC, on behalf of Michael Boltman and Johnson Family Bypass Trust, property owners.

- Thank you, Madam chairman. So this is public hearing on a rezone request, and I'll just give very basics here. Here we go. So it's three parcels basically on a three-sided corner of Main Street, Manitowoc Road, and ROH-ZEK Street. So it's the three that are outlined in red. We're looking to go from the existing general commercial zoning to the highway commercial zoning, the C1 to the C2, with the overall goal of developing a

convenience store with car wash. However, again, it's the zoning, and so that's the basics. They wanna go to that highway zone.

- Okay, thank you so much, Dave. Now at the public hearing, we are looking to hear from people who are in favor, in opposition or looking to provide information only. And if you're calling in on the internet audio, it is star-six to unmute yourself. 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 corresponding actionable item, item number six, consideration with possible action on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street from general commercial C1 district to the highway commercial C2 submitted by Jim Gibner, Holiday Superstores, LLC, on behalf of Michael Boltman and Johnson Family Bypass Trust, property owners.

- Thank you again, Madam chair. Alrighty, so as I had said just before, it is three parcels at this corner, from the far east side of the city of Green Bay. You can see the gray shaded area to the south is outside of the city limits. I believe that's Bellevue, so it's right at the border. Together, these three parcels equate to about 3.6 acres of property. Kind of just gonna cruise a little bit closer in here so you can kind of see how they're developed now. There's a parking lot, bunch of different retail and service type businesses. I believe this is another service business. And then you have some multis here and also some singles and twos into this neighborhood to the east. To the south, you have a quasi industrial use, it's RV storage lot that's fenced in. So that kind of what goes around that the, this is it from an aerial view, and then just some pictures. This is from the Northwest, looking at the existing strip center, you kind of see the users that are in there. And this is looking from the south, that same strip center, and then just the edge of that RV parking. Shouldn't be on the grass, but anyway. The comprehensive plan recommends commercial land use for this area. Some high density to the east across BROH-ZUH, medium high density residential. Commercial to the north. Commercial primarily to the, directly to the west across Main Street with some low density residential to the south of that. So the request would be in conformance with the comprehensive plan, being that it is commercial. The existing zoning on the site, as I had said, you see, there's basically C1 zoning is that solid red, or general commercial. There is a little bit of highway commercial across the street and adjacent, adjacent across the street anyway. And then this goes up AH-TOH Plaza Way where you see all of the Androids and the other auto sales lots up here. And then as you go to the, I guess to the east and southeast, there's a lot of R3 zoning in that area. Oh, so basically I will kind of stop there. For the desire of the applicant, C2 zoning would be required to allow, to allow the convenience store with car wash. So staff kinda looked at this request. As I had mentioned before, it is compliant with our comp plan, but we also took a look at the appropriateness of that zoning, not just that use, but that zoning in that corner. And we kind of came up with a bunch of criteria, why we feel it is appropriate. One, it is located on that three-way intersection, so to speak. Main Street's the state trunk highway and a US highway, so it does carry a lot of traffic as obviously auto-oriented. I did put in the staff report, some of the equivalent traffic counts that you see out there, not the highest in the city, but definitely on the upper part of the scale. There are no pedestrian or bicycle facilities out in this area, there's no sidewalks. It is an auto-oriented area and it is really kind of separated physically from the residential, any residential components, whether that be a street, well, that's what would be separating, and it's only to the east. So for those reasons, we do feel that a C2 zoning, whether that's this convenience store use or another permitted use in the C2 district would be appropriate. We are supporting the zone change. And I do just wanna remind you again, this is just the zoning, but I do wanna share just as Seth did, if I can find it, there we go. All right, so this is kind of the, can everyone see this? So this is the site plan they're looking to develop. A driveway that would come onto Manitowoc, another onto BROH-ZUH. The main C-store here with the car wash, one lane car wash in the back, and then the auto pumps obviously at the corner. So I just kind of wanted to show you what that looks like, some stormwater retention. They do have, they're in conversations right now with our traffic engineer as well. So again, don't know if it'll pan out, but the C2 request in our minds is appropriate and we are recommending approval.

- Okay, thank you so much, Dave. Go ahead, Commissioner Bremer.

- Dave, my one problem with this is the car wash running 24 hours a day, as far as the application said, is the part of the property that is closest to the residential section. Could you all talk about that and can you give me some advice as to why you're still making the recommendation unless we could at least encourage more buffering?

- Well, as said, as you know, we can't condition a rezone. However, the zoning code itself has noise requirements from the property line, and then from the property line, you have another 70 feet before you would get to the housing. And that car wash is set off, there's gonna be a retention pond in between, and probably looking at their, if this site plan were to go this way, that's there where most of their landscaping's gonna have to be located. That's required by code. So we felt pretty confident, I feel very confident that that buffer would be okay.

- And the code does require the landscaping then.

- It does.

- Some buffering landscaping. Cause of course the retention pond is not terribly helpful since water tends to carry noise rather than buffer it. But okay, that's my one concern and I certainly agree with the staff's notion that this is an auto intensive area, and this certainly fits with that usage.

- Was there any further discussion amongst the commissioners, any more questions for staff?

- Yeah, Dave, on the site plan, it looked as if they were including a portion of what looked like right-of-way. Will that have to come back or will that, like that portion of that gets deeded over to them for a rezone or will that just go into that afterwards?

- Right, well, again, this is just a straight rezone, so there is no site plan, technically. This may be incredibly conceptual. They may come forward and request a right of way vacation. They may not, they may adjust their plan. So I guess I don't have an answer for that right now, but if the right of way were to be vacated, it would attach to this parcel and would get the same zoning. It would get a C2 or a C1, depending what happens here.

- Okay, perfect. Well, yeah, I'm comfortable with this. I would make a motion to approve.

- Have to agree, second.

- Okay, so we have a motion by Commissioner Rovinski and a second by Vice Chair Miller. Any further discussion? All right, hearing none we'll go ahead with a voice vote. All those in favor.

- [Group] Aye.

- Any opposed? All right, and then that will move forward then to city council for August 2nd.

- Thank you.

- And moving on to item number seven, public hearing on request for a conditional use permit at 116 and 118 North Van Buren Street to establish a surface parking lot use submitted by Michael Savolt, properties, LLC, property owner.

- All right, thank you, Madam chair. This is my agenda item and I can just give a brief background on this. All right, so this is the property.' It's on the downtown east side, 116 and 118 North Van Buren. There are two parcels. The applicant is Tax Management Services and they're located right on the corner over here of 828 Cherry Street, and they are looking to make an, or a district, these two parcels combined and used as surface parking lot for additional parking for their employees and their clients, and perhaps even additional businesses

in the surrounding district. So everyone adjacent and these parcels in the red have been notified. I have received no concerns or questions at this time. Here's a street view of the parcels and they would like to put additional parking for their heaviest month, which is usually tax season, from February to April.

- Okay, thank you so much, Madison. So with the public hearing, we're looking to hear from people who are in favor, in opposition or those providing information only. Is there anyone wishing to speak? Is there anyone wishing to speak?

- I do believe the applicant is on the line, Michael. Yeah, so if you do wanna talk, you can.

- Yes, can you hear me okay?

- Yes.

- So, you know, one of the purposes of the lot is because I think that it's not safe during the tax season when we have, we get permission to be able to park on the streets because we have to have a place for our employees to park. And we've been at this location for 30 years. We have other locations, but a lot of my older clients, they want to come downtown Green Bay or they live very close to that. So they're coming to that office, and I believe if we had the parking space, those cars that are on the lot can actually be moved into the lot so it's easier for the elderly clients to come and go.

- Okay, thank you so much for your testimony. And if we have any questions on the next item too, we might have those for you at that time. I actually, I'm sorry, Mr. Savolt, if you could please state your name and address for the record as well.

- Yes, It's Michael Savolt.

- And your address.

- My house address is 3220 TAM-MER Center Court, Green Bay, Wisconsin.

- Thank you so much. Is there anyone else wishing to speak? Is there anyone else wishing to speak? Is there anyone else wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item, item number eight, consideration with possible action on request for a conditional use permit at 116 and 118 North Van Buren Street to establish a service parking lot use, submitted by Michael Savolt, KAZ-AB-NER Properties, LLC, property owner.

- Okay, thank you, Madam chair. I'm gonna jump into our future land use and our comprehensive plan. And as you can see, it's, you know, designated as more of a high density neighborhood commercial. I've got the two parcels starred right here on North Van Buren and then our current land use is OR, which is office residential. And again, the two stores right there. Office residential is typically used as a buffer. So you're, it's a buffer of the edges of the downtown and segments of commercial corridors, where there is still residential and office uses, small offices, service establishments are permitted with, you know, compliance and there's certain design standards, while larger commercial districts such as right here to the south are kind of right on the fringe. So staff likes to keep that buffer and allow for a higher density use, but also a buffer between residential as well. So it's more of a mixed use office/residential. So in order to have a principal use as a parking lot in an OR, you would need a conditional use permit, cause there's no other structures and you are using a paved service, or a paved surface, sorry, to service both of the adjacent businesses and that would need a conditional use permit in an OR district. So I just wanted to make that clear, but this is the current zoning. So you have, you know, currently it's undeveloped, as you saw in the original picture up here, it's undeveloped green space, two lots, two parcels that they wanna combine, and it is office/residential. So just recently, and I apologize, this isn't in your packet, it didn't make it in quite in time, but these were supplied by the applicant, a potential with an easement with the adjacent parcel, and then without that easement, I know this one's kind of turned around,

so you might have to kind of look back on the aerial, but it would be this building right here. So they're illustrating using a driveway through here and using the parking through this. I hope that makes sense. Staff had a lot of deliberation about this and we just felt that because of its nature, being permanent and with the influx, just for seasonal purposes, it goes against the comprehensive plan, and we are recommending denial at this point.

- Dave, did you have something to add?

- Oh, I was just gonna say, we feel that there are adequate parking options for the number of stalls that meet the minimum for our code, and there's also street parking. While we love to see businesses growing downtown and they wanna stay downtown, we also just feel that this is not something that we are in support of.

- Okay, thank you so much, Madison. Go ahead, Commissioner Bremer. You have to unmute yourself.

- Thank you for the warning. Madison, I understand your argument for having the space available for orderly development, and this would certainly get in the way of that. That makes really good sense to me. What I'm missing is any information about the criteria for a permanent parking lot in an OR zone that the staff has determined this does not meet. Can you tell us a little bit more about that?

- Of course, no, this was a very hard case for staff. So there are seven criteria, kind of checklist items that meet for a conditional use permit, and the one that we felt most was in denial was number two, the establishment of a conditional use will not impede the, you know, the normal or orderly development and the improvement of the surrounding property or permitted in the district. So again, we have to think above and beyond the future planning long range, what this parking lot will mean to the surrounding community. Is it usable? You know, when you, and especially in a downtown area, right on that buffer in the office/residential, is this gonna be somewhere that the community will thrive and use or is this gonna have implications down the line? Another one of the conditional use permits is adequate parking and that's why the applicant is coming forward to ask for a principle use on parcels as a parking lot and not a structure. And while we respect and, you know, we love the growth of businesses downtown, we can't, you know, we can't plan reactionary versus future planning and we don't want to impede on, you know, a temporary fix for a long term solution.

- Okay, so the reason that I agreed with is basically the reason that is the criterion that gets in the way of this, and I thank you for explaining that, Madison, thank you.

- Go ahead, Commissioner Daniels.

- So Madison, I do have a question. So, you know, this is my neighborhood. It is a transitioning neighborhood. And so my question is with the available street parking, which as you refer to is a lot, do we know what that number is currently without? I don't know, do we have any studies or anything about the number of cars that can park on the street as permitted currently?

- Right, so I believe I drove past before, before this meeting actually. I feel, and the applicant can also, if you wanna open the floor, speak towards it. But I feel that there is adequate parking along, that's not actually the best image, right here, here and here. The applicant expressed some issues, this is Cherry Street, by the way, with parking.

- Madison, could you share your screen please?

- Oh, I'm so sorry.

- Oh, you're fine.

- Okay, here we go. I know. Thank you for saying something. All right, so Cherry Street, so I feel that they're, well, staff and myself believe that there are adequate parking, and the busiest time of year is when employees typically have to park on the street and they are moving their cars and the clients will typically fill up the inside. They've expressed some concerns with vandalism on Cherry Street. That's why they want to extend their parking across the street. But staff feel that internally they meet the minimum, which is 16 stalls and they currently have approximately 19. They've got two, I know it's hard to see, two little hashed out right here that, I mean, if need be, they could technically use. It wouldn't be code compliant, but we could work with them as well. So, yeah, DJ, did you have any further question. No, I didn't, yeah, I was just--

- The proposed, I just wanted to quickly add in, would only have probably about six to nine additional, and then with the easement a bit more and they would be diagonal as well, which might have some problems with even circulation and just stormwater management. I guess it's a little too preliminary right now for staff to know, but we are recommending denial. So yeah, any further questions is great.

- Yeah, again, Madison, thank you so much again, this is my neighborhood and I can tell you that when there's a wedding in the area, North Van Buren, Cherry Street, they hold probably about 60, 70, 80 cars very, very easily. So I kind of agree with staff. I'm finding a hard time finding justification for the why when we asked the why is this needed just because I live here so I can actually see it from my front door. It's like right there. So, and I do have some other safety concerns as well with this being a transitioning neighborhood. So Madison, thank you so much for that. And I'm assuming this would not be gated parking. It would be open parking from anywhere to use at any time.

- So this would be privately owned, so that's something else as well. I'm not sure any additional information about kind of the accountability for times of day that it is allowed to be parked in and by whom. That's all still very preliminary.

- Yeah, right, thank you, Madison.

- Dave, did you have something to add, like you were raising your hand.

- I did. Am I muted? No. I was. I just, while Madison was talking, I was counting. So there's about eight to 10 stalls on the street. I think where some of the issues might come in is in front of the tax office, it's two hour parking probably to accommodate the tax office itself. And I did wanna make one point, I hadn't seen any of those site plans that were submitted. They have failed to take into account of transition yards so you'd have to remove two more stalls off of that. So rather than the seven, you're probably closer to five. But I just wanna kind of play a little bit upon Madison, what she was saying is that, in our mind, it is really not the highest in best use for the parcel. The parking lot is a long term thing. It actually does hinder the redevelopment of the site. Not really your concern. It doesn't generate any tax base, however, or generate much activity like a housing unit or an office building would. And if it is being requested for only tax season, a specific time of the year, it's sorta like that concept of build your parking lot for the day after Thanksgiving, but have it empty all the rest of the time. So I just put it that way. That's kind of some of the discussions that we've, that we've had internally. So I just wanted to add that.

- Okay, thank you so much, Dave. And you know, well, I certainly appreciate that, you know, businesses are looking for parking, cause I know being a former business owner and wanting to have a business downtown, in Green Bay people don't like to walk very much, but at the same time, you know, making sure that we're using any real estate downtown in a way that's going to be the highest best use for the future.

- that they have also received a variance to use the Green Bay utility, I believe, parking lot, and they've also used the church parking lot. So I feel during that season, when it's at peak, they have been branching out as well. So I can tell that, you know, they do need that parking during that time. But you know, moving the cars has been an issue for the clients and the customers.

- Thank you, Madison.

- I would make a motion to open the floor. I think the applicant did want to speak. I think we should be able to at least give them that opportunity. It's a matter of courtesy, I second that.

- A motion by Vice Chair Miller and second by Commissioner Bremer. All those in favor.

- [Group] Aye.

- Any opposed. All right, and then we will go ahead and open the floor so if the applicant would like to speak again, just state your name and address for the record, and go ahead and answer any questions that you heard from us.

- Yeah, my name is Michael Savolt, 3220 TAM-MER Center Court Green Bay. I guess a couple, a comment and then a question. The neighborhood's a pretty good neighborhood, so when there's a wedding, we allow the church to park in our lot. Kevin, who is the land, the owner next to the parking lot, we allow him to park in our lot at night because he doesn't care to park his cars on the street, and in the morning, it's the early bird gets those spots. So the mortgage company, if they're, you know, they'll take up a couple spots, cause they're looking for parking, and even the tenants will, you know, move their car out there so that they are taking up one of those spots. And yeah, we can chuck people from all over the place, but during the tax season, we've got 16, 17 employees working there all day long. You know, we've added other locations because of lack of parking in Green Bay. But it just means we're gonna have to move more employees to other locations. So my question is, you know, I took over those two lots years ago when they were low income housing duplexes, and one was tore down by a bank and then they sold it to me so that I could make a green space to clean up the neighborhood. And then the next one years ago, Green Bay as a city was getting rid of lots, but it was also another slum lord there that they, they actually had to tear it down, fill it in, make it grass, and then there was an auction, and I was lucky enough to acquire that during the auction process. So I've had those two lots for two, both of 'em together. I guess my question is one of my employees came to me and said that, you know, there's not much else that I can do with those lots, but maybe there is, because you guys talk about the expansion and what the city plans are, but what can I do with those lots that would meet the city's objective besides just cutting the grass.

- Want me to take that Madison?

- Well, I was gonna say, is that a question for staff? We're looking for, I guess something with a higher tax, you know, revenue for the city, something that will add to the community, something that will help with any kind of stormwater management, you know, not as much paved surfaces, but yeah, I would say something maybe recreational, pocket parks or popups, anything like that. I'm not sure, I haven't gone through any kind of a formal site plan for the grading, and you know, just the site plan, the depth of the soil, anything like that, of how developable it is, but it is right on the fringe of commercial so we wanna see something beneficial to the neighborhood in the OR district and staff feel that the parking lot isn't necessary at this time with surrounding parking. So, but I can definitely speak with you and staff can speak with you about other potential options. We'd like to see some kind of a mixed use potentially.

- Well, if I can add to that, the OR district is a pretty diverse district. It allows a lot of type of uses. First thing that jumps out to my mind is maybe town homes. Doesn't take a lot of depth or a lot of width, get quite a few units on there. You could do a, maybe a three or four unit building might fit well again, you know, depending how it's designed. It'd have to be very urban in nature. But that district allows, so those types of residential uses, but it also allows plethora of commercial uses. So another small office, a small retail service business would all be permitted on that site. Obviously you would have to fit them on, fit it on there, but with the two lots together, there's probably options. And as Madison said, you could reach out to her and investigate those.

- Yeah, so mixed use is generally, you know, the retail on the bottom as David said, or residential on top or just town homes in general.
- Okay, I just assumed that I didn't have enough space, that it wasn't buildable, the two lots.
- They are small parcels, but we can kind of walk down that avenue as well if we wanna explore other options.
- Okay, thanks.
- [Ellen] May I say something please? My name is Ellen de Kaiser.
- And your address for the record too, please.
- [Ellen] My name is Ellen de Kaiser, 1250 Cast Street, Green Bay.
- Okay, go ahead, Ellen.
- [Ellen] Thank you. I'm an employee at Tax Management Services, and I just wanted to say, I've heard a couple times that you were saying that this is going to be kind of a seasonal use, but I can tell you that it is not. We would be using that all year round. We don't use our front door facing Cherry Street. We only have one entrance and that is in the back on Van Buren. So our clients and employees are not able to park on the Cherry Street and we use that Cherry Street entrance. And I don't know if you've ever tried to drive down Van Buren street between 9:00 AM and 5:00 PM, but both sides of the street are parked up. And our neighbor, Kevin has had to ask us to come and move cars because he had a delivery and the delivery truck couldn't even get in cause there were so many cars parked on the street. We used to be able to park behind the church. That's been used up by the apartments that went in there. So we're no longer able to use that for parking. And our company is growing. On a daily basis, we have between 16 and 20 employees with only 19 spaces. And so it seems like there's a lot of parking, but there really isn't. And so I just wanted to reiterate that this is not gonna be a seasonal thing, that this would be all year round.
- Okay, thank you so much, Ellen.
- [Ellen] Thank you.
- Was there anyone else from the audience that would like to speak on this item, or does anyone from the commission have questions for the applicant? Otherwise I'd entertain a motion to close the floor.
- Motion to close the floor.
- Second.
- Motion by Commissioner Rovinski, second by Vice Chair Miller to close the floor. All those in favor.
- [Group] Aye.
- Any opposed? Any further discussion or questions for staff, or does, Dave, if you, oh, okay. Otherwise I--
- No questions. Oh, sorry, sorry Lisa.
- No questions. I do feel for the applicant in this case. There's obviously a problem that needs some sort of a solution. I'm not sure that this is a proper solution for everybody involved, and I would love to see some cooperation between the city and the applicant to find something that can work out here. You hear growing business, downtown Green Bay, those are, you know, things that we wanna keep around. So I do wanna make

sure that the city is doing everything they can to find an accommodation in some way, shape or form. I don't personally believe that this is the right usage for these particular lots. So I do wanna make a motion to deny. But I just do wanna put that out there that we need to be, as a commission, as a city, doing everything we can try to find solutions, even if it's not quite exactly the first idea or maybe what we thought of off the bat. So again, motion to deny, but definitely wanna see this, this workout for everybody.

- I second that motion.

- All right, so we have a motion by Vice Chair Miller and a second by Commissioner Rovinski to deny the claim, to deny the applicant.

- Yes, deny the proposal, agree with staff.

- Thank you, I like that wording much better. I appreciate that. All right, any further discussion? Hearing none, we'll go ahead with a voice vote. All those in favor of denial.

- [Group] Aye.

- Any opposed. All right, and then that will move forward then, or I guess it will still go forward to the city council for August 2nd, correct? Okay, and then moving on to item number nine, consideration with possible action on request for a street name change for the 3700 block of Finger Road to Vital Essentials Court, submitted by Lanny VEE-VEHTZ Grant, Alder J Grant district and Alder J Hutchinson district two. Thank you, Madam chair. So this is a street main change request, which we haven't seen in a number of years. So I think there are some commissioners who have never processed one of these before. And they come before the plan commission, and we do a pretty robust review as staff prior to bringing it to the plan commission, which requires a lot of agency reviews outside of our regular ones like at the city. This was included in your staff report, the number of agencies that we've contacted. Most of them had no response or no objection. Our department of Public Works did have some comments that were included with the conditions, but there were in your, staff reported, noted that we did not get a response from the police chief or the fire chief. We heard from both of them today and neither of them have any objections. So I just wanted to add that in prior to giving the rest of my report. As we can see here, this is Finger Road, which extends through much of the east side of town. This is Grandviews. This is pretty far east side. Right here in this grayed out area you can see is where the city limits are. So Finger Road does continue into, I think that's the town of Scott, whatever it is, it's not the city. So it goes Finger Road through this cul-de-sac and then this is Finger Road as well. What the request was initially was to rename the cul-de-sac portion east of Grandview to Vital Essentials Court, to be named after our product from Carnivore Meats, who will be closing on this property here at, I think at end of this month. After review from DPW, it was discovered that that is too long of a street name. We maxed out at 13 characters and that was at 16. So the proposal was an updated to just Vital Way. Upon further review, we realized their needs to be either Court or Place. So the official request from Carnivore Meats is to change this portion of the street to Vital Place. That was reflected in the conditions, and that's the name that they would like to go with. So it would be appropriate to just amend that condition to read Vital Court, or I'm sorry, Vital Place instead. Aside from that, we didn't have any real objections. Initially, we thought it may be confusing to our emergency response or GPS response to have one section of Finger Road not be Finger Road anymore. However, upon for the consideration, we realized that because this is not an approved portion, it may actually be better in the long run, cause it won't run people through trying to connect on Finger Road. Apparently there have been some issues in the past with that happening, connecting people through here, and this has been an unapproved portion of roadway for quite some time. So the idea of having the cul-de-sac with a different name is actually pretty supported by our staff as well as other emergency response people. So with that, we do have a couple conditions, mostly that we just need some more description information from the applicant as far as recording this information, and then again, to either be Place or Court. They're looking to have Place, so if we'd like to amend that tonight, that would be an appropriate action. Thank you.

- I'm assuming that the recommendation is also for it to be Vital rather than Vital Essentials? That wasn't included in your recommendation and I just wanted to call attention to that.

- Yes, so they had originally pulled the Vital Essentials entirely and just responded back with Vital Way. Way was inappropriate, so now going to Vital Place would be the request.

- Got it, okay. As long as that's understood, it's not clear from, from the recommendation that you show this on the slide. And with that in mind, I will move, accept.

- Second.

- So we have a motion by Commissioner Bremer, second by Commissioner Daniels to approve Vital Place.

- Correct.

- Any further discussion?

- I've got a question. Can you hear me okay?

- Yep.

- Okay, good. I'm in the far north Minnesota, just was really traveling fast to get to a location and I'm next to the public library, so that's where I am. There's a little property to the south of this road. Are they gonna be connecting to this and will their address be associated with this new street name?

- The other parcels that are surrounding this are owned by the city and all addressed off of East Mason. So while they could in the future, if they wanted to, they're both currently slotted for access off of East Mason or Grandview instead.

- Okay, so there's virtually no other location that's landlocked that would have to take that address.

- No, everything has another frontage available.

- Okay, thank you.

- Good question, thanks.

- I also have one more question: That last portion of Finger Road that's furthest to the east, is there a reason that hasn't been changed to East Mason at this point or is that not even consideration?

- I believe it has something to do with the jurisdictional transfer that occurred in the eighties or nineties between when something is in the city versus when something's part of the county versus something's the state trunk. We could definitely bring that forward as a cleanup. I think that that makes the most sense since that's the path that it follows. However, it does go into a different jurisdiction. So I'm not sure if the naming would then have to be changed there as well. But it's certainly something that I will pass by our Department of Public Works to see if there's anything we can do on our side of it.

- Yeah, I would appreciate to see that explored cause it's always even kind of confusing when now there's another chunk in the middle of Finger Road that's dividing it up. So, but other than that, I support the motion that we have on the table here.

- All right, and just to refresh, it was the motion by Commissioner Bremer and a second by Commissioner Daniels, correct? To approve, was there any further discussion? All right, hearing none, we'll go ahead with the voice vote. All those in favor.

- [Group] Aye. Any opposed? All right, and then moving on to informational, directors report.

- Evening, everybody. I'll get you out of here within an hour here of your nice summer evening. So yeah, just couple of administrative things. Staff is doing quite a bit of work right now, a couple different projects related to our signage ordinance. We're looking to see some projects come forward, probably for some review with this body and council here in the next, probably 30 to 60 days. So just some cleanup types of things, but also some clarifying types of issues that we're looking for definitional issues that we're working on there. One of the advantages of John starting, he's been doing a great job for us. We're glad to have him on board. Kind of going back and reviewing some of our definitions and how we've done some things procedurally, we are finding a couple things that we were like, Ooh, we should probably update how we do a couple of those things. Mr. Buck identified that there was, we needed to kind of update our temporary use permit as well as our home occupation permitting procedures and documents. So we were in the middle of updating those things. Some cleanup types of things. It is also budget season, so we are, staff is actively reviewing our application fees and comparing us to certainly other areas, and well, what we think our internal finances need to be. So we are reviewing that. So we'll probably provide just an update to you on that as an informational item here in the coming weeks. We are proceeding obviously with several tax increment finance districts, doing a couple of transfers from TID four and TID 12 into TID 22, which is the shipyard to help pay for some improvements that we're doing there. We're also looking at adding some infrastructure projects to TID 10, which is the main in Mason Street project area, so adding some infrastructure work there, just increasing the budget and identifying a couple more projects in that area. We're also creating two new TID districts. One will be for the Cherry Street project that's going up right next to the ramp. We got a couple of, probably about a dozen parcels or so we're creating on there. Then the other one is actually related to the item, the street name changes I said for creating the Carnivore Meats. We're creating our TID to kind of establish our first Grandview industrial park. So that process has begun. We've had our first joint review board meeting and we'll be going to the RDA for public hearing actually on the 8th of October, or of August. So that's coming up here in the next couple weeks. And then we've also kind of have issued our RFP for the JBS site that the city owns and has received as a donation from that. So we're hopefully going to be answering some questions tomorrow. Applications are due this coming Friday, and we may be extending that deadline to try to encourage a few more folks to apply and submit for that project. So it's just a very high level review. Certainly available to answer any questions anyone might have.

- All right, thank you so much, Neil. What was that? I said you went one minute over your promise.

- Sorry.

- Sounds good. All right, thank you so much, Neil. It looks like the date of the next meeting is August 8th, 2022.

- Motion to adjourn.

- Second.

- Motion by Commissioner Rovinski, second by Commissioner Bremer to adjourn. All those in favor?

- [Group] Aye.

- Any opposed. All right, thanks everyone. We'll see you on the 8th.

- Thank you everybody.

- Bye.

- Bye everyone.