



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 12, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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, Ken Rovinski, and Michael Poradek.

Present: Jim Hutchison, Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Michael Poradek, Sidney Bremer

Excused: None.

Others present: Ald. Bill Galvin and Ald. Mark Steuer.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 12, 2023, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Ken Rovinski to amend the Agenda, moving items 4 and 5 up to the beginning of the meeting.

Motion Passed.

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

Moved by Jacob Miller, seconded by Ken Rovinski to amend the Agenda, moving item 1 to the end of the meeting.

Motion passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 22, 2023, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Michael Poradek to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

I. Election of Officers.

This item was moved to the end of the Agenda after Item E.II.

Jacob Miller and Derius Daniels nominated Lisa Hanson as Chair. Lisa Hanson asked three times for other nominations. A vote was taken and Lisa Hanson was elected as Chair.

Lisa Hanson and Sid Bremer nominated Jake Miller as Vice-Chair. Lisa Hanson asked three times for other nominations. A vote was taken and Jake Miller was elected as Vice Chair.

Ken Rovinski and Sid Bremer nominated the Director of Community and Economic Development as secretary. Lisa Hanson asked three times for other nominations. A vote was taken and the Director of Community and Economic Development was elected as secretary.

2. (ZP 23-17) Public hearing on the request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., on behalf of City of Green Bay, property owner (Ald. C. Wery, District 8).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on a request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., on behalf of the City of Green Bay, the property owner.

Speakers:

David Buck- Staff

Corey Behnke-1213 Shadow Lane

Jerry Hanson- Staff Counsel for the Green Bay Packers

Paul Hillen- 1229 Shadow Lane

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

3. (ZP 23-17) Consideration with possible action on a request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., petitioner, City of Green Bay, property owner (Ald. C. Wery, District 8).

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request, subject to the Planned Unit Development District Ordinance (PUD).

Motion Passed.

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

4. (ZP 23-18) Public hearing on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).

Items 4 and 5 were moved to the beginning of the Agenda.

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner.

Speakers:

David Buck- Staff

Bill Doyle- 614 S Quincy St

Shane Bassett- 645 S Quincy St

Bern Jacobson- 639 S Quincy St

Angela Steuck- Vice President of Programs for Family Services

Tim Bazett-Jones- 702 S Quincy St

Amaad Rivera- 617 S Quincy St

Greg Gross- 631 S Quincy St

Jenny Jeffers- 625 S Quincy St (a letter of objection was read into the record).

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

5. (ZP 23-18) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).

Moved by Sidney Bremer, seconded by Michael Poradek to open the floor.

Motion Passed.

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

Speakers:

David Buck

Angela Steuck

Shane Bassett

Bill Doyle

Moved by Jacob Miller, seconded by Michael Poradek to close the floor.

Motion passed.

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

Moved by Jacob Miller, seconded by Sidney Bremer to approve the request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), subject to the following conditions:

- a. Any modifications to the building necessary to establish commercial use (per building code) shall be approved by the Green Bay Landmarks Commission.
- b. If the "SELF House" use (as applied for) is discontinued, the operation is dissolved, or if Family Services of Northeast WI no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be reestablished without the Plan Commission and City Council review and approval.
- c. Hours of operation for office use shall be limited to between 8 a.m. and 6 p.m.
- d. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

6. (ZP 23-19) Public hearing on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner.

Speakers:

Jon LeRoy- Staff

Amy Alexander- 1731 DecknerAv

Paula Jolly- Mandolin Foundation

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

7. (ZP 23-19) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).

Moved by Michael Poradek, seconded by Sidney Bremer to approve a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, subject to the following conditions:

- a. A maximum capacity of 20 individual residents within the western, renovated area of the facility (as noted by preliminary plans) if the final plans can meet the minimum standards required by Zoning Ordinance 44-1581. If the final approved plans do not meet all bulk requirement standards for 44-1581, the capacity must be reduced to the maximum required individuals based on capacity standards of 44-1581. Any increase in residents beyond 20 individuals will require Plan Commission and Common Council approval.
- b. If the community living arrangement use is discontinued, the operation is dissolved, or if Mandolin Foundation no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Director of Community Development, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the dormitory, including but not limited to:
 - i. Police service calls.
 - ii. Documented safety concerns.
 - iii. Inadequate facilities.
 - iv. Zoning and property maintenance compliance.

d. Conformance with the submitted operating plan submitted by the applicant.

e. Sex offenders are required to register under §301.45, Wis. Stats., are prohibited from staying in the dormitory.

f. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

8. (ZP 23-20) Public hearing on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, submitted by Michelle and Patrick Skrobel, property owners.

Speakers:

Dena Mooney- Staff

Pat Skrobel- 1600 Dousman St

Alder Mark Steuer

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

9. (ZP 23-20) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).

Moved by Ken Rovinski, seconded by Sidney Bremer to approve a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, subject to the following conditions:

- a. Site plan approval by the Office of Community and Economic Development.
- b. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

10. Consideration with possible action on request from Alder Grant to amend the RI Zoning single family home definition of unrelated and family adult limitations to limit define family as ___ and limit the number of unrelated adults to ___.

Moved by Sidney Bremer, seconded by Michael Poradek to refer to the Law Department.

Motion Passed.

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

11. Consideration with possible action on request from Alder Steuer to look at zoning along Velp Avenue to coincide with the Velp Avenue Plan.

Moved by Sidney Bremer, seconded by Ken Rovinski to refer to the Department of Community and Economic Development.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte provided the Director's Report.

2. Date of next meeting: July 24, 2023

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Michael Poradek to adjourn.

Motion Passed.

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

VERBATIM MINUTES

- All right. Good evening, and welcome to the Monday, June 12th Meeting of the Green Bay Plan

Commission. We'll start with the roll call. Chair, Lisa Hanson, present. Vice Chair Jacob Miller?

- Present.

- Alder Jim Hutchinson?

- Present.

- Commissioner Sidney Bremer?

- Present.

- Commissioner Derius Daniels?

- Present.

- Commissioner Ken Rovinski?

- Present.

- And Commissioner Michael Poradek?

- Present.

- Moving on to the approval of the agenda. Approval of the agenda for the June 12th, 2023 Meeting of the Green Bay Plan Commission. And we will be moving items four and five up to item number one.

- So moved with those changes.

- Second.

- All those in favor?

- [Commission Members] Aye.

- Any opposed? All right. And then moving on to the approval of the minutes. Approval of the minutes from the May 22nd, 2023 Meeting of the Green Bay Plan Commission.

- So moved.

- Second.

- All those in favor?

- [Commission Members] Aye.

- Any opposed? All right. And then moving on to regular business. Starting with item number four, which is a public hearing. This public hearing has been properly posted and public notification has

been published in The Press-Times. The Plan Commission is interested in hearing public comments on the subject 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 confine your testimony to facts related to the proposal at hand and avoid repetitive testimony. City staff will provide a presentation during the public hearing and questions raised by the public may be asked, but they will not be answered by staff until the upcoming actionable item. 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 four. A public hearing on a request for a Conditional Use Permit at 644 South Quincy Street for personal service/office use in the Low Density Residential District, submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc., property owner.

- Thank you, Madam Chair. And I have one comment that I'll read as well, that came by email, but I'll give you just a quick overview. So this property is on the corner of Cass and Quincy Streets, on the northwest corner. It is a single family home. Historically it has been used as a group home, called the Ethan House. Here's some images of the front and the sides. The home itself is about a 3,000 square foot frame house. It was constructed in 1892. It has a two stall garage and a two parking stall driveway. It was listed in the National Register of Historic Places in 1980, the State Register of Historic Places in 1989, and is a contributing property to our locally designated Astor Historic District. So to kind of give you some background. It had historically been used as a group home. Family Services of Northeast Wisconsin, who own the property, want to turn it into a SELF house, where SELF stands for support, education, life skills, and family. This is a program for mentoring, providing life skills and support for families and children, both offsite and within the proposed facility itself. They're proposing hours between 8:00 and 6:00 on weekdays, but with unspecified, limited hours on the weekends. It will always be staffed by a Family Services personnel. Parking would include the four stalls I talked about, and three parking stalls that are passed, have parking passes on the street. Again, it has to follow through with the conditions of the conditional use permit, and also some of the design regulations for allowing an office use in a single family residential district. Alderperson Galvin, the Astor Neighborhood Association, and adjacent property owners within 200 feet of the subject area were notified of the request. And at this time, I had only received one written that asked that you please put it into the record. So it is, "Good morning. I received a letter for a Conditional Use Permit at 644 South Quincy Street for personal service/office use for Family Services on behalf of the Ethan House. My husband and I are unable to attend the meeting tonight, but wanted to voice our objection to the using the house as an office. We live in a beautiful historic neighborhood that people are always looking to live in. I understand this was a group home for years, which was a wonderful way to provide housing needs. It is a wonderful community, and using that space as office space eliminates the opportunity for people to live here and enjoy the benefits of the wonderful neighborhood. There is a lot of office space in the downtown area that could better be used. We also have concerns that would create possible parking issues for residents that own the homes around the property who have guests who at times need to park on the street. Needing business parking takes parking away from them. Currently, we have noticed a lot more cars parked in front of the house on both sides of the street, which makes it very difficult to drive down, especially in the winter when roads are slippery. It also creates issues for snow removal, leaf cleanup, garbage, recycling pickup. Thank you for your time and listening to our concerns. Best regards, Jenny Jeffers at 625 South Quincy Street." So I just wanted to read that in during the public hearing.

- Okay. So now with the public hearing, you're welcome to come to the podium. State your name

and address for the record. Again, you can ask questions, but they will not be answered until the actionable item. So is there anyone wishing to speak on this item? Please step up .

- Actually not here to speak on the item. I'm putting in a request that it be held for two weeks until your next meeting. A neighbor who was not notified by letter because they lived outside the 200 foot limit, just found out about the meeting tonight and he was hoping to get some material together and talk to other neighbors and then make a presentation at that meeting, if you could hold it for two weeks.

- Okay. Okay, so a request to hold it for two weeks?

- Yes.

- The next meeting is in six weeks.

- Right. It isn't until the end of July. I guess the other concern is that all these other people are here for this.

- I'll come back.

- Right.

- Okay.

- Well, we can keep the public hearing going.

- Yeah, it's still the public hearing. We're technically we shouldn't be doing, yeah, the discussion part right now, but I'm just trying to suss out-

- And that'd be fine. I mean if, people have a right to speak, and they can certainly, if this is held, they could come and speak at the-

- Right, I think with the public hearing we still would, we'd go through with public hearing, but we'll talk about your suggestion and recommendation probably on the actionable item.

- All right. Thank you very much.

- Okay, thank you.

- That would be good, because we don't have to re-notice then.

- All right. So again, this is part of the public hearing. If there's anyone wishing to speak, you can come and give your name and address at the podium, and your comments or concerns.

- Hi, my name is Bill Doyle. I live at 614 South Quincy, and my concern is the parking. Sometimes there's four cars on each side of the street, which makes it very narrow to drive down there. I wasn't aware of this until today, 'cause I was out of town over the weekend, about this happening. And I did go to the neighbors and asked them if they are opposed to it, and I do have a list of names, of people

are opposed to it. I will tell you, everybody I talked to on Quincy Street, north of 644, all oppose it for the same reason I do, the parking. They do park in front of the fire hydrant as well. It's zoned R-1. And I agree with the email, that it should be a single family house. There's people that want to live in the neighborhood. And they don't pay taxes. And all the neighbors I talked to, taxes went up significantly. Like mine went up \$1,300. So besides the fact of the parking, it's zoned Residential, it should be left Residential, and I don't think it should be nonprofit, where taxes are not collected. And who do I give this list to? Of the people that oppose it?

- You can hand that to me.

- Okay. Thank you.

- Hi, I'm Shane Bassett at 645 South Quincy. I live directly across the street from the property. You might have to set a timer for me, too, by the way.

- I did set a timer.

- I got a lot of, okay. Excellent. So first of all, it is a residential area, and it's really losing that feel right now. We've already burdened with all the people from Bellin walking. You know, we've got a lot of foot traffic going down there. We gotta keep our sidewalks extra clear. This is already, you know, something we've been dealing with for a long time. I just think adding more business-like facilities in that area is just not going to help that at all. Parking is a big deal. The fire hydrant is right on my corner in front of my house and it's blocked a lot. And I get very angry when I see that, because if my house were to start on fire, that's me who's gonna be suffering, not them. It's really hard to mow around there too when they park on that street. I don't know if you've seen the area, but there's a lot of big trees, a lot of big sticks. Whenever I'm mowing my lawn, if somebody pulls up and parks there, I have to stop, wait for them to leave so I don't hit their car with sticks and trees, you know, sticks and branches on the way. Same thing with snow blowing. They'll park right in front of my side walk and then I can't snow blow. And I really have to keep that clear again for, you know, the Bellin workers and everybody walking through. It brings a lot of extra traffic onto the streets too. Our streets are already in really bad shape. I don't know if you've been down there, I can't even get to the end of the block without spilling my coffee in my car. So I think that's a concern. You know, having said all that, I gotta say the people that have been over there, they seem like very nice people. They keep it impeccably clean, no issues with that at all. But it's really just a burden, I think, on the neighborhood, to have so many people in the neighborhood who don't need to care about the neighborhood. You know, there's no really effort to integrate with anybody who lives in the neighborhood. It's just kind of a house across the street that nobody really knows what goes on. That's all. Did I make my time?

- No, you had a minute left. Very good. Thank you so much.

- Good evening. My name is Bern Jacobson. I live at 639 South Quincy, which is also across the street from the property in question. We've lived there since 1985. It was Ethan House at that time, but it had more of a neighborhood feel to it because there was a gentleman who lived behind me who was a member of their board. I could talk to him if I had questions. I was familiar with the staff. I could talk to them when any problem came up. But since it has changed over to what Family Service is doing now, the number of cars has gone up, the ins and outs. I think you get the idea that the parking is a problem for us. The pickup of trash and recycling is at times a problem for us. I hadn't thought

about the fact that, yeah, sometimes mowing the lawn is a problem for us. So it's a matter of quality of life in the neighborhood, and it has changed. I don't envision it getting better with this conditional use permit. My wife sent an email to Alderman Galvin objecting to it. I don't know if he wants to speak to that or not. But we would prefer that it not be given a conditional use permit. Thank you.

- Thank you.

- Angela Steuck, Program Vice President with Family Services and I am ultimately responsible for the site in question. I would just like to talk in favor of the conditional use permit. This home has been a community icon in our community since the 1970s, as Ethan House Group Home. Family Services took over the group home, in, get my dates right here, 2012, and it became the SELF House in 2017. This is such a critical community resource, and that's why I am just making the plea that we strongly consider the continued use of the home. I would like to say that there might be a little bit of a misconception that it is office space. It is not used as office space. It is used as a community resource for youth and families that we teach independent living skills. It is a place of refuge for kids and adults to go to, to get resources, to get help for their core issues, where sometimes they don't have a different place to go. Staff are always supervising the youth when they are there. And we have tried to give back and be good neighbors. We have never put signage out to call attention. So we do try to maintain it as a family looking home in the community. We do recognize that there absolutely are more cars that are out because staff, if they're not there with clients, they're actually going to and from the home, to the staff's, or I'm sorry, to the client's homes. Would love to talk about opportunities for different parking arrangements and how we can be better accommodating to the neighborhood. But I would just like to go on records for the strong consideration for the acceptance of the continued use of the property.

- Thank you so much.

- Thank you.

- Is there anyone else wishing to speak on this item?

- I'd like to speak. My name is Tim Bazett-Jones. I live at 702 South Quincy Street. And I, this is just across Cass Street from SELF House, and I have a different perspective because I, my daughter attends East High School, and one of her classmates, about two years ago, went through a SELF House and was able to learn skills there and that was really important for her. And I've seen that I do recognize the traffic issues. And I have mentioned that the staff are welcome to park on Cass Street by my house, if there's any, there's a lot of room there, so if there's any way that that can alleviate the issues with parking, I would be open to that and support that. So that's my perspective on it.

- All right. Thank you so much. It looks like, I saw someone else's hand up? If there's anyone else wishing to speak, you can go ahead. Just state your name and address for the record.

- Hi, my name is Amaad Rivera Wagner. I live at 617 South Quincy Street, probably two doors down from the property in question. While I'm really excited about Family Services, I know that their mission is really important and really powerful and they've been a great community partner across Green Bay for a very long time. I'm really thankful for them to have a group home in an amazing neighborhood like Astor, which is absolutely fantastic, incredible. I will say, similarly, I've experienced lots of issues with parking on the street. It's often caused issues with snowplowing and things of that

nature. These are folks that, while also doing incredibly great work are, there's often lots of cars there, and frankly was a bit surprised to hear about this plan change given that we've, I've seen a lot of more use of cars, more than I have since I've moved here about three years ago. And so the other really big important thing for me is that this neighborhood is an incredible neighborhood, where lots of folks are interested. We already have an incredible housing shortage. We would, I think it's wonderful to have a group home in the neighborhood given that that was a place for people to reside and for people to live. But to take some property of this magnitude off the rolls, for people to live in, to serve in a business oriented way, both adds to the physical, more physical traffic, both human and car, but it also just takes away from desperately needed housing in our community. And we would like to see more people being able to live in our neighborhood, whether that's renting, residing temporarily, whether that's being a single family house. They desperately need that in Green Bay, Wisconsin. And so this just seems somewhat unfortunate given that just less than a block away, there's lots of vacant properties that can be used for commercial purposes. And if there was some way, if there are more commercial interests of the Family Services, that there is, within blocks, with completely zoned areas for that. But this is a deeply residential neighborhood where I really appreciate how neighborly folks have been. And I think adding a business in the heart of this part of the neighborhood, or any part of the neighborhood, that isn't already zoned for that, takes away from the character, ultimately, of the neighborhood. Again, thinking that the Family Services, a group home has been in our neighborhood for such a long time. They've been great neighbors as that. But over the last year I have seen the difference in traffic, just from if there have already been some adjustments. So I just would like to note my opposition to this, and looking forward to figuring out other ways that we can work with Family Services in our neighborhood to have people reside there and get the services they need.

- Thank you so much. All right. Is there anyone else wishing to speak on this item?

- [Bill] I'm just gonna ask real quick, withdraw my request.

- Okay.

- [Bill] I was under the impression no one was gonna be here to speak.

- Oh.

- [Greg] Can you guys hear me?

- Oh, hold up just a moment please. Oh, sorry about that.

- [Bill] So, I'm gonna withdraw that.

- Okay. So we're not requesting that-

- [Bill] And you guys move forward as you see fit.

- Okay.

- All right.

- All right.
- [Bill] Thank you very much.
- Thank you.
- Okay. Whoever was calling in, iPhone 34.
- [Greg] Yeah that's, can you hear me?
- Yes, yes. If you could just state your name and address please.
- [Greg] Sorry, I'm at work so I called in. My name's Greg Gross. I live at 631 South Quincy. And I've just gotta say that traffic is getting pretty bad on our street. I'm not big on seeing more traffic. But other than that, I mean I like seeing what they're doing, but I just don't like the traffic. I might have to let you go. It's so noisy in here. I'm sorry for that.
- All right. Thank you so much for your testimony. Is there anyone else wishing to speak on this item? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number five. Consideration with possible action on a request for a Conditional Use Permit at 644 South Quincy Street for personal service/office use in a Low Density Residential District, submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc., property owner.
- Thank you, Madam Chairman. And I kind of gave you the background before the public hearing. I will hit on a couple of items. I mean you're all very familiar with the seven criteria for a conditional use permit. But a lot of times people either request that the city allow commercial activities in residential areas or wonder why it's there. So I just wanted to mention that retail and personal service uses are permitted in our single family districts with a CUP, and they have to meet a minimum four criteria. The first is that the maximum gross floor area devoted to the use shall not exceed 2,500 square feet. The use shall occupy a corner of a property. So it's gotta be a corner lot, which this one is. That no retail or service business shall be constructed and no residential building shall be wholly or partially converted to such a use within 300 feet of another one. No more than one retail or service business shall be located within the same block. And two off-street parking spaces shall be provided, in addition to those required by the residential use. So in this case it meets those criteria. They have two parking stalls within the garage, two outside, and three parking passes, at least that was what was in their application package. So with that said, the proposed use follows the development standards, and it's not contrary to the existing land use in the immediate neighborhood. It does need the standards, in staff's opinion, of the CUP approval. However, we are recommending some additional conditions based on the historic nature of the structure and the change from a residential to a commercial use. And those are, we are recommending approval. The first is that any modification of the building necessary to establish a commercial use, per the Building Code, shall be approved by the Green Bay Landmarks Commission. If the SELF House use as applied for, in your packet, is discontinued, the operations dissolve, or if Family Services of Northeast Wisconsin no longer operates or manages the facility, the use shall terminate immediately. The use operation shall not be reestablished without plan commission and council approval. That the hours of operation for office use be limited between 8:00 AM and 6:00 PM. And in compliance with all other

regulations of the Municipal Code.

- Okay, thank you, David.

- Madam Chair, if I can start with a point of order is-

- Yeah, go ahead.

- For those who are listening in, I think there's an audio issue, so maybe just if someone wants to just say something?

- It might just be that I lost my voice and I'm not as loud as usual.

- I think there was someone messaging.

- Yeah, but he was saying that he can hear really well when people are speaking at the podium, but when we're speaking at the table, he is having a hard time hearing. So maybe just to be extra vocal.

- Thank you. And if I can ask a question of staff. Two questions. First of all, how many people were living in the group home when it was last used as a group home?

- I believe it was eight.

- Eight. Okay.

- So the transition from group home to office use was unnoticed by the city, at least by the Planning Office. It only came to light just recently, which is why they applied for the conditional use. They immediately applied.

- I was gonna say, so there's no change from what's going on right now to what they're asking for?

- Well, from what has been going on.

- Oh right.

- But they technically did not have approval for this use.

- Right.

- Yes.

- A follow up to that. You know, I think one of the big questions that's come up quite a bit is why this particular location and not an office space, 'cause it sounds fairly restricted. I mean, if the office operation hours are between 8:00 AM and 6:00 PM. It sounds like parking keeps coming up, all these issues. Why this particular home?

- That, probably, if you decide to open the floor, you could ask the applicant. It would probably be a more appropriate question for them.

- Okay.
- I have a guess, but .
- I have a question. I have a question that probably won't require you to guess. This is a 3,000 square foot structure.
- Approximately, each floor, when you have the floor. I could not get a good reading on how many, it's exempt, so it's a tax exempt property. So our assessor rated it smaller.
- Oh, got it.
- So I basically took the footprint and then added the floor and a half.
- I was curious, then, about the prohibition of more than 2,500 square feet being devoted to the office related use.
- Yeah, that is something that's written in the code. My understanding that it's written in the code intentionally to keep the commercial use in the neighborhood at a minimum. So it's really what it, so my understanding of that section of the code is really designed for this type of use, an office on the corner or a small grocer or a tax accountant or somebody that could run a commercial use in a neighborhood. So I believe the 2,500 square feet were potentially based so it didn't get very large. That also plays into the parking count. The more commercial space you have, the more parking you need typically. So by limiting it to the 2,500, that has the cascade effect of also limiting sort of the activity on the site.
- But of course your recommendation, then, is overriding the 2,500? In favor of-
- No, they would still have to. I was just stating that that's the largest building.
- Okay.
- Right. So, I mean, if there's an attic, 1,000 square feet or 500 square feet, that would not be able to be used for the office, but you can use for storage or something.
- Thank you.
- And ideally it would be a mix of housing and commercial, right, typically what you seek. I always think of the, if you go far enough back, we don't have a lot of 'em in town, but like the corner store that people lived above, especially in the historic areas, and then ran their business below. That's sort of the same type of scenario that, we established that in current times. Nobody ever knows that, but our code is written that way, and it does allow that. It was pretty progressive when it was drafted.
- So if I can add on to that. I see what you're saying with the additional space. So it's their use cannot exceed the 2,500 square feet?
- Correct.

- But if it was storage for that use, wouldn't that also be part of that use?
- It could be.
- Right? I would think. So to me, I'm just seeing that as exceeding. So it wouldn't meet that minimum requirement for number one.
- Correct. If they were using it, yeah.
- Okay. I guess we'd have to get clarification on how much square footage is actually being utilized for this use.
- Right, well you could put that clarification here. Or it would be the inspector's job when the site plans come in to show the redesign of the interior, if there is any, how much space is devoted and what space is not being used. I mean, you know, a basement could technically be just a mechanical room for the house. Not really being used. So there are ways to kind of deal with that. But again, I didn't have an interior layout, and didn't know the square footage. That might not even be, 3,000 might not even be an accurate square footage.
- Right.
- So a quick question. And it's been a while since we were, yeah, we were saying we replaced it by Google it. So saying that the property met all our conditions, can you align this for Act 67, The Wisconsin Act 67, and does it meet all the criteria?
- Oh yeah.
- It's what we found recently.
- Yeah.
- I don't think it was 67.
- Well, we'll just find it.
- It's 67.
- 67. Sorry.
- Yeah, so basically that is, if there is impact, if the use is not having an impact because of itself, that it's deemed to be supportive, that additional use in the code, if it doesn't have any found impact, whether negative or however you want to determine that impact, you can either do, one, is put conditions on it to mitigate that impact, or it could be denied at that point. And that I did want to mention, I had it on a couple agendas, but I never wanted to make it longer, so that since Act 67 was approved, there've been a lot of court cases challenging it. And the courts have ruled that that proof, that the hard municipal has to prove everything, has been kind of removed. That the proof doesn't have to be as super intense as what the original thought it would have to be. And it just, you just

have, a reasonable person has to see an impact. So not just general opinion, like we don't like it, it actually has to have an impact.

- And as I recall, that came up in partial reference to the party houses, and was a matter of the state saying you can't just say X number of neighbors object.

- Correct.

- It has to be the reasons for which they object and whether or not those reasons are substantial.

- Mm hm.

- Shall be or not, yep.

- Yes, thank you.

- Reasonable, and the way that the courts put it, and I don't have it, but it was a reasonable person would recognize this impact.

- Yes.

- Prior to that they wanted, you know, studies and that kind of stuff. So the courts basically found that, no, you don't have to spend all that money to find that information.

- So in this case, the number of names on the petition the gentleman was so good to bring doesn't count. But the repeated reference to the parking issue would. Correct? Thank you.

- Yes. Just on its own merit. I mean I think you'd have to find out why those people also objected. They may have different reasons that would add to it. So I had heard the parking, I had heard maintenance, traffic.

- The lack of housing.

- Lack of housing. And the effect, the potential change in the character of the neighborhood based on an office. That's why I have for comments.

- Thank you, David.

- I'd like to move to open the floor.

- Second.

- A motion by Commissioner Bremer, a second by Commissioner Poradek. All those in favor?

- [Commission Members] Aye. Any opposed? All right. Do you want to hear from the applicant first?

- Absolutely.

- We have questions for the applicant. If you would come forward please.
- Okay, so.
- Stay. Speak.
- So do you have questions?
- Was there anything else that you wanted to add as far as what you're hearing? I mean you spoke at the end so.
- Can I respond to a-
- Absolutely.
- Okay. An earlier question. Why this house versus office space is a valid question. The things that we do and provide for the kids and families are not conducive with a traditional office space. The home environment allows us to provide a much more relaxed and a true home-like environment, where many of these youth that we have, that we bring back to the house, have a very chaotic household environment and a very unsafe household environment. So we try to role model. We do independent living skills. A traditional office space does not allow us to cook a meal together and sit around a kitchen table and role model how you can have healthy conversations and how you be together, modeling kind of that family environment. We can't do that in offices. We can't do laundry. Teach them independent living skills. We can't teach them how to maintain a home and what it's going to take when they become an adult. We work with some adults that don't know how to do that. Last year I helped an adult plant flowers that she said, "I have never planted a flower before." And we have worked hard to beautify that property, much more so than when it was a group home actually. So that answers the question why, you know, what does the home provide us? Where an office space cannot give us even a fraction of what we are able to do and role model within that home environment.
- Could you say a bit more about the kinds of activities, because now it begins to sound like a homey lab, if you would.
- And that is more, I think what it is versus office space. We do have a room or two in the home that is dedicated to staff as their office to do their notes. All of our kids and families are referred to us by the County of Health and Human Service Department. So these are youth that are troubled, that are struggling with some core issues in their lives. Sometimes they get kicked out of school and need a place to be and need supervision. So we're bringing them back, well supervised, allowing them a space to do their schoolwork and then we get them back into the school environment. We do some talking groups within the living rooms that we have set up that are very trauma informed, is a buzzword in the mental health field. A very comforting home-like setting, very peacefully painted walls and inviting artwork on the walls, where we can give them, that just calms them, and able to talk through some of the really difficult things that are going on with them sometimes. So we can help them regulate and get back into their, whether it's a school environment or home environment or those types of things. Every day I, if I go into the house to drop something off or answer a staff question or deliver something, there are all sorts of arts and crafts activities going on. There is cooking going on. There is a load of laundry in the washer and dryer. There's kids playing board

games and video games, and that's more often the activities that are taking place there.

- Are there any overnight stays involved?

- There are not. Have not been since we closed down the group home as we knew it prior to Ethan House.

- And how many staff members have to be focused on that property, have their office, so to speak, on the property?

- So we have a total of six full-time staff and a couple of casual part-time. We're very part-time staff right now. And then myself, and I may come a couple of times a week, as well as my director who is sitting next to me, Dawn Van Laanen So not more than eight or so staff at the most. And again, they do come and go, using that as their hub.

- You've heard that there's a lot of concern about traffic, and I want to ask two questions related to that.

- Sure.

- Can you give us a sense of how many clients you have coming in and out of the house in any, in a normal day?

- I would say in a normal day, throughout that day, I would say upwards of six, potentially up to about six throughout the day.

- Plus your six staff?

- Yes.

- And so the clients are coming in, basically you spend most of the day there then?

- Not necessarily. It varies. Some might be there just an hour or two hours. Some might be there three, four hours. Rarely do we have a youth that is there for more than four or five hours at the most. That could be a time that there's something pretty significant going back in their home environment or happening in the school environment that causes them to be with us for an extended period of time.

- That's very helpful. And do you have any thoughts about how you would propose dealing with the parking issue?

- Absolutely. You know, a couple of years ago we did have a neighbor knock on our door and express concern with parking. We worked with that neighbor and we addressed that scenario at that point in time. We have not necessarily heard anyone come forward previous to tonight with serious parking concerns. I can understand that the volume of cars coming and going would raise some issues. So you know, up until this point in time we have had staff park in the driveway. I think they tend to veer towards the street because a matter of convenience or if they're coming and going within an hour. You know, someone has to drop what they're doing and go out and move their car if

they're in their driveway. But that is not an excuse and that's just something we haven't considered before. So we could have a car in the garage, we could have up to four cars consistently in the driveway versus the street. So that is absolutely something we could most definitely consider. I have heard concerns with parking on both sides of the streets too. You know, if we parked on one side only that may alleviate some. We heard one of the other neighbors, Tim recently caught us last week and said, "Start parking on my side, on Cass." We could fit several cars there. So that's another option as well.

- That's fine reminding people about not parking in front of a hydrant-

- Yes, that was, that was concerning to me as well. So yes. I had no idea and that does not make me happy as well. And when I come I usually tend to park in the driveway or on Cass, so I don't necessarily look that direction. So I apologize and I am not happy about that either. There's no excuse for that.

- Thank you.

- A question on the hours. It said in the, you said you were proposing 8:00 to 6:00 on weekdays, but then what's being proposed is that 6:00 to 8:00, excuse me, 8:00 to 6:00 sounds like it would be universal across all days, is that correct, staff?

- That's what staff is recommending, yes. We would figure those are business hours.

- Is that problematic for the program or for the weekends? Especially that it mentions that you were saying that you know, flexibility on the weekends, this would be across the board on seven days a week?

- I wouldn't say it's problematic. Currently we go past 6:00 PM on occasion. Sometimes those evening hours are the most volatile for the youth and families that we work with. So you know, consideration even a little bit later would be helpful. But we would make that work, if it was 8:00 to 6:00.

- What are you currently operating or how long are you currently operating time wise?

- I would say there are, there are some days we're absolutely done by 5:00 or 6:00 PM. There might be an evening or two per week that we tend to go a little bit longer, until 7:00 or 8:00 PM. We're typically not working any later than 8:00 PM.

- One final question for me. Do you have other homes like this in the area or other locations that you do the same program at? Or is this your only?

- This is our only home. We have a residential treatment facility that houses youth 24/7, but we do not have a home-like environment.

- Okay.

- And I guess how long have you been operating in this capacity that you've applied for right now? How long has it run in this way?

- Basically since about 2018 is we have run kind of the more of the community based work versus the the traditional group home that it had been.
- Right. So nothing that, how you operate is that really changing from 2018 to today? It's just, okay.
- Just the volume of-
- Getting your ducks in a row? Right.
- Yes. Yeah, volume of cars and comings and going.
- Okay.
- So about 2018 was the last time someone resided on the property?
- Yes.
- Do we have any more questions for the applicant?
- I move we close the, oh, no, we might have somebody else who wishes to speak. Pardon me.
- All right, thank you so much.
- Thank you.
- Does anyone else wish to speak on this item?
- Sure, I would.
- State your name and address for the record, please.
- Shane Bassett, 645 South Quincy. You know, after hearing that, I definitely agree that it is a nice place for that kind of work. I'm not arguing that at all. And I did make a list before I came on some things that maybe suggestions that would make it a little better for us and I could read those right now, if you are interested. One of them would be to maybe make their parking area larger on the Cass Street side, and have the staff park back there. You know, that would at least take half of it off of the Quincy Street side, which is where we all live and where we're really seeing the burden. The parking in that area is already restricted because of the hospital. I know it's no parking in a lot of places because of that. I don't know if it's possible to have parking just for Family Services, you know? That might be something. Another one would be to clearly mark that fire hydrant zone as a no parking zone on the street, maybe even paint lines on the street for parking. So you don't have people put the gaps and you can get more cars in there. And even block some of those parking for, and have them reserved for residents. Might be some ideas on how to make that a little better. So I just wanted to, you know, say that as well.
- Is there anyone else wishing to speak on this item?

- I just wanted clarification from David. Did you say the city or the planning commission is recommending in favor of granting the conditional use?
- The staff is.
- The staff is?
- Yes.
- And how did you guys arrive at that?
- It meets all the general conditions of the conditional use permit.
- So it's like a vote?
- Well, no, we discuss it, and then we draft up our own staff opinion. It's different every time.
- Okay. And then it's zoned R-I, correct?
- Correct.
- So they've been using it basically violating the zoning since 2018 when they changed. So I'm curious why this hasn't come up before, since it's been zoned R-I.
- We were not made aware of it.
- You were not made aware of it?
- Correct.
- So Family Services didn't ask-
- The Assessor software and the Permit software all show it as group home.
- Okay. So basically Family Services didn't ask for permission to use it for this. They just were violating the zoning and this just came up recently?
- I believe they didn't understand that they needed to. And when they did, they came and applied.
- Okay, thank you.
- Is there anyone else wishing to speak on this item?
- Can I go again? It's actually a question.
- Well, , but all right.
- I think I heard you say earlier that one of the conditions of this is that there can't be another zoning

like this within so many feet? Does that mean that if I want to use my house as an office, I would not be able to?

- If you have a corner lot, and you have 2,500 square feet.

- I do.

- And you meet all-

- But there's another condition that said-

- But you don't need 200 square feet .

- Well and there's a different, a home office could potentially be a home occupation as well, which would be permitted. This would be converting to a professional service or retail type use that has coming and going of customers. A home office would not normally have-

- So if I have clients coming and going now?

- Well you'd only be allowed, I believe it's four maximum at a time.

- Okay.

- You can't have any outside employees. You can't do any storage. You can't have any signage. There's a whole section of the code dealing with home occupations, which is different than a commercial use in a residential district.

- Okay. Understood. And then the other one is you did say that if Family Services ever ceases in that building, that this permit would no longer be valid.

- Mm mm. The CUP follows the applicant.

- Nobody could come by and build a new building or anything like that? Okay. Excellent.

- Is there anyone else wishing to speak on this item?

- Motion to close floor.

- Second.

- Motion by Vice Chair Miller, second by Commissioner Poradek to close the floor. All those in favor?

- [Commission Members] Aye.

- Any opposed? All right.

- A point of clarification for the staff, going off of that, that we could revisit the CUP at any time,

correct?

- No.

- No.

- You could revisit it if they change use or it discontinues for a 12 month period. But, yeah, you couldn't open it up.

- You can't just change it up?

- I think it's fair to say there's not much of an issue with the usage that's happening. It seems just to be around parking, which I don't think, while this is a little bit more intensive use than a residential home, I don't think it's the entire reason it's a congested area for parking, and I don't think that's a reason we should hold against this proposal. I would like to see more enforcement within the area if we could pass on a note via the alder or whatever means to maybe have a little more patrols in the area. I believe it is a parking permitted area as well, if I remember, which I live in Astor as well. I know they don't check that all that often, but we could maybe request a little bit more rounds by the parking staff. They love to do tickets downtown. They might as well take a little swing over there. So maybe just pass along a note for more enforcement there. Maybe some more signage. But with all that said, I don't have any issue with the usage and would move to approve.

- And I will second that.

- Is that a motion?

- Yes.

- Okay.

- But I think too, it doesn't sound like Family Services was fully aware of the parking situation before today. 'Cause, I mean, she's shaking her head, I mean, so maybe now that she's made aware of that, then they can work on that as well. But I feel like that's the biggest issue. The whole fire hydrant, I mean, you learned that in driver's ed, you're not supposed to park in front of a, but yeah, I mean that's an enforcement issue. Yeah.

- And legally that's not substantial evidence, as I'm reading the law.

- Oh, I see. I'm just saying for other people, to feel better about their properties.

- I'm just saying the same thing.

- Right. So we've got a motion.

- Another clarification from staff, if I could. On item four here, two off-street parking spaces shall be provided in addition to those required. So those, just that there's off street parking available in the area or is that permitted parking?

- Well, we wouldn't call it permitted parking. I just showed that for clarification. I could change, could also just make it no parking. But there are two garage stalls. There are two stalls behind. So they're at four, and there is no residential use.

- Okay.

- They have more than two.

- Right. They're required to have one per 500 square feet. At 2,500 there'd be a maximum of five stalls.

- I would point out that, particularly managing with the staff, to make sure that the parking is, keeps the area right in front of the house clear for the clients coming in. It should be pretty doable. And I've seen you nodding all the way along in support of dealing with that. So I did second before, I wasn't sure if you heard me, Madam Chair.

- I did, yeah.

- Okay.

- All right. So we've got a motion by Vice Chair Miller, a second by Commissioner Bremer. Is there any further discussion?

- My, still a concern is that we're getting rid of, I know it has been in use like that since 2018. We've hearing about housing that's come up, and we're getting rid of eight beds, basically, in a very residential area.

- Yeah.

- I mean, that's my bigger concern.

- Well, it hasn't been there for five years.

- Yeah. That's true too.

- Yeah.

- I don't think we can take that into consideration, to be honest. It's private use there. If they were gonna get rid of the house, raze it, that would be a problem. But one of the conditions is that they keep it in order, and they will have to go through Landmarks to get any changes to it. So the house is being maintained. We can't stipulate use as long as it's within the zoning, which in this case it is. Via the CUP.

- Any further discussion? All right, motion by Vice Chair Miller, second by Commissioner Bremer. All those in-

- Can you do a roll call vote?

- All right. All those in favor?
- [Commission Members] Aye.
- Any opposed?
- Nay.
- All right, so we've got a nay from Alder Hutchinson and a nay from Commissioner Rovinski. I swear.
- Alder Hutchison, was he a nay or a yay?
- He was a nay.
- He was a yay.
- Oh was he? I'm sorry.
- Yay. I was a yay.
- Okay.
- He was a yay.
- All right, so we've got Commissioner Rovinski on, and then when is the next city council meeting?
- 27th. I was just gonna say-
- Is that what you were adding?
- Yeah, I was gonna add, it has to go to council.
- This month?
- Because our next meeting isn't until July. So June 27th. Was there something else or were you just giving me the date of the meeting? All right, thank you. Appreciate that. All right. All right. And then back to regular business. Moving on to item number one, election of officers.
- Lisa, can we move it to the back?
- Sure. Because there's other people here?
- Yeah, let's try to, we're already taking up time.
- Can we do that? Can we move the election of officers to right above the?
- So just motion maybe to hold it back.

- Okay. Motion to move item one to the back of the agenda.

- All right. All those in favor?

- [Commission Members] Aye.

- Any opposed? All right, so we're moving it. Okay, so moving on to item number two, which is a public hearing. This public hearing has been properly posted as public notification has been published in The Press Times. The Plan Commission is interested in hearing public comments on the subject agenda items. And we invite your comments and ask that after your name has been called you state your address, whether you represent a group or association, and whether you favor or oppose or only providing information in this matter. We will now open the public hearing on item number two, public hearing on the request for a Planned Unit Development at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., on behalf of the City of Green Bay, property owner.

- Okay, I think there's some, so this is a request for a Planned Unit Development, primarily for a signage plan for the-

- Maybe speak up.

- Primarily for a signage plan for the Lambeau Field Sports campus, as I'm referring to it in the staff report. So the site itself, I think everybody's familiar with where it, Ridge, Oneida, Lombardi. If you can go back one, Dena, please. To the north you have basically single family residence, many of which are, have been converted to short-term rental properties. And you have the Village of Ashwaubenon on the east, west, and south. The south is primarily same type of scenario, singles and twos, mainly short-term rentals at this time, to my understanding. To the east is also an extension of an event center, the Resch. And the other things that are there, to the west is Titledown, which is also I would say an extension of the sports complex. So you kind of have that that stretch. The site itself is 60 acres in size, so it's very, very large. It's owned by the City of Green Bay, leased out to the Green Bay Packers. It was established in 1957. And since that time, since '57, it's had a variety and a lot of different signage over time. Over the last 50 years, I would say, at least in my experience, the signage has increased and changed and altered. But you really have a mix of three types of signs. You have identity signage. You can see that with the Gs. You'll see that with Lambeau Field. It has sponsorship signage. So you'll see Invisalign Gate or Oneida Gate. And then it's got a lot of directional signage. Arco deals with these types of sites in a public institutional site on a much smaller scale. So our directional signage is only allowed to be six square foot. So the little signs that say parking or a drive through that way, they don't really apply to large campuses. So an example would be NWTC has a PUD for signage and other things. UW-GB has the same thing. Any large campus type setting typically has that. So over the last couple of years we've received quite a few inquiries from sign companies, typically in the Packers Association, to increase signage or change out signage. They have, years ago just, just did it. The city just let 'em do it, even though it didn't necessarily meet code. More recently, since the nineties, they've been coming through primarily with variances, Board of Appeals variances, hardship typically being that this use is not typical and falls outside of the realm of the zoning code. So when it came through this last time, staff had recommended that we codify all the signage because it's getting increasingly more difficult to get variances to prove a hardship with the level of signage that's on the site currently. So that is what they did. They supplied us with an

audit, and that is in your packet, basically an inventory of all exterior signs, either on the building, on the ground, or on poles, listed them all out. And what they did, for the ability to increase and change those out and quasi change out logos and such, they just added 10% to each one of their sizes. So to kind of give you an example of what's out there right now, overall signage, not breaking it down, but it is in your packet, there's about 325 signs out there. Currently, it's about 30,000, a little over 30,000 square foot of signage. Again, it's 68 per parcel, So they would be increasing that by 10% to basically 30, 34,000, just under 34,000 square feet. So again, 10% increase. And I will just say Alder Wery, the Lombardi Neighborhood Association, and the Village of Ashwaubenon, as well as property owners within 400 feet have been noticed. Requests, we have not, we've received some questioning inquiries, but no in favor or against. And I'll wait to give you the recommendation.

- All right. Thank you. All right, again, with this public hearing you can ask questions but they will not be answered by staff until the actionable item. Is there anyone wishing to speak on this item?

- Corey Behnke, 1213 Shadow Lane. I live there. It's not a party house. Please don't call it a party house.

- Also, I would say not mainly, I would say majority party houses, but I do take exception at the word mainly. What is it? Like are they just asking for 10% more signage space overall? 'Cause one of my one issues with, I love the Packers, I literally live across the street from the Pro Shop, and I'm there because I love it. But I feel like they're kind of given carte blanche for that area for a lot of things. Like especially in Titledown Village, their not having like a Starbucks, like some of the things they're allowed to do seem kind of insular and not necessarily for the community, like having things for the community, and that's a concern. But I'll take all the signage I can get. I just, I didn't understand what it was. That's why I'm here.

- Okay, thank you.

- Thank you.

- Is there anyone else?

- Jerry Hanson, Staff Council for Green Bay Packers. Thanks for going through all this. And yes, I've been here many times asking for different signs. Overall, the big picture is, the 10% really is, we don't have any intention currently to change any signs whatsoever. The key here is, if we did want to change a sign and increase a specific sign, give us some leeway to do that without having to come back here every time. And that's really the main purpose. Codify the whole thing. Again, no intention to change any signs right now. That 10% just gives us some leeway in the future. We're hoping that we don't do much. I think we've tried to look at it historically, too, and look into the future. I don't, there's no other plans for any future locations and things like that. When we do, you know, potentially some major things, we're gonna have to come back anyway. Okay?

- Thank you.

- Thank you.

- I know it's a public hearing, that is a very good point, and that generally major improvements and that will probably require a whole campus PUD, which the signs would get folded in at that point. But

at this time there was just kind of an urgency within the scoreboard and that kind of thing.

- Okay. All right. Excellent. Thank you.

- Thank you.

- Is there anyone wishing to speak on this item?

- [Paul] Yes, I would like to speak, please.

- Go ahead. State your name and address for the record please.

- [Paul] Yes, my name is Paul Hillen. I live at 1229 Shadow Lane. Also not a rental. That was an interesting comment that was made. I think the majority houses there are not rented. I have quite a few questions, and I know that you said that they will not necessarily be answered this evening, but I think that they're important, and the letter that we received really didn't explain much. My first question, and I'll state all the questions, and then I know that you'll address them in your normal business. One is, I was quite interested to understand why this is a PUD if it's only for signage. And as a result of that, because that's a planned unit development, which is normally housing. So the first thing is how will this impact our property on Shadow Lane? How will it, if it is approved, what does the PUD allow the Packers to do in the future relative to our house and our residents on Shadow Lane? And then I was also quite interested to see and hear, with the outline of our homes on Shadow Lane, that it was part of the Packer campus. So that was also an interesting statement. Is Shadow Lane considered to be part of the Packers campus? So those are my questions. Thank you.

- Okay, thank you so much. Is there anyone else wishing to speak on this item? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number three. Consideration with possible action on a request for a Planned Unit Development at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., petitioner, City of Green Bay, property owner.

- Sure, I guess I'm just gonna give a quick recommendation from staff, and then I will address Paul's three questions, if you don't mind. Okay, so the campus, as I had mentioned, is 60 acres. It's large. There's a lot of existing signage on site. But when you look at the site itself and you know you don't have to, but if you look at the site, it does not appear very excessive, at least to staff. So we recognize the standards associated with signs in the zoning code are really not meant for a large campus like this. They're really meant for a one-off building on individual lots. And the code itself is not equipped to address those unique needs of a national sports franchise, which is very different, but also same thing with universities. We don't believe that the 10% increase in the proposed sign package would be inconsistent with the intent of the sign regulations, which is basically a quota regulation. And we don't believe it would harm the public interest. And I want to point out that should additional signage be proposed on the site, that isn't already exempt in our code, there are certain signs that are exempt, that they would have to come back through the plan commission and council to amend that. So we are recommending approval of the request, subject to the Planned Unit Development, which in the packet will show every sign and how big it is and a picture of where it's at. And with that said, so the three questions is, why would the PUD only be for signage, and would this impact the neighboring lots on Shadow? Primarily, no, this PUD is for signage primarily because

they're changing out some signage right now. They can't get permits to do that 'cause they're in excess of the sign code. So we're just putting the signage package up. That's why there's not a lot, I believe, the Packers didn't have much to add at this time. Maybe they won't in the future, but that's really what that's for. The second one, what can be done in the future? Basically they can increase the signage that they have on their audit by 10%. They could do any other building work that meets the code. If it doesn't, they would either have to go through a variance, or what we suspect will happen, is a full plan development over the entire property. So a plan development can be something as simple as signage or it can be as complicated to regulate everything on the property, including landscaping, including parking, including housing. They can be commercial, they can be industrial, they can be agricultural. It's just basically, a plan development is, a planned unit development is where we're writing a code over the top of the property. And then the third, is Shadow Lane part of the Packers campus? It is not. The campus is the 60 acres bound by the red line. I think what Mr. Hillen may be referring to is that dashed line, which is the Plan Commission's notification policy. So that's the distance that those letters were sent out. The Plan Commission sends letters out 200 feet for properties under three acres, 400 feet for properties over three acres. And that dashed line is the notification area. The red line around the lot, I guess it's kind of hard to see, that's where the PUD would be, it just covers that parcel. So it should not have any impact on Shadow Lane properties, except they may see a little bit larger signage over time by 10%.

- And it's 10% of what they currently have, which is 30,000, so you're talking about 3,000.
- Well 3,500 square feet. But it would be each sign itself. So, when you look at the sign up, the sign is 10 square feet right now, it would be allowed to go up to 11 square feet, 'cause it's a 10 foot sign.
- Oh.
- That sounds about right.
- So it's 10% per sign?
- Oh, 10% per sign.
- Okay.
- Those aggregate numbers were just to let you guys know how much ground signage versus wall signage versus, I think I called them pole signage. It's just out there, it's just aggregated.
- What a great idea.
- If they wanted to add a sign, that would change the PUD?
- They would have to amend it, unless it was an already exempt sign.
- Okay.
- That was one of my questions. The other one was, does this have any impact on the lighting attached to the signs? And I'm asking that on behalf of the neighborhood across the street.

- If it's a lit sign, it could be a 10% bigger lit sign.
- Okay.
- I do want offer my apology, when we used the prohibited term party house.
- I am just processing all the applications right now. So there's a lot of them on Shadow.
- Well, I was on the council when we had one after another, after another, after another, the applications for the short term rentals, and it was politically difficult.
- This is a point of clarification for staff too, the Lombardi Neighborhood Association is unfortunately defunct at the moment.
- If you're writing to them, they won't respond back.
- Which is probably why you didn't respond to anybody out there, they're unfortunately inactive at the moment.
- All right.
- I make a motion to approve.
- Second.
- So we have a motion by Commissioner Rovinski, a second by Commissioner Poradek. Do we have any further discussion?
- This is Alder Hutchison. I was a member of the Board of Appeals for three or four years, and the Packer organization came before us at least three or four times with sign changes. I think this makes sense to approve the plan so they don't have to come before us, unless it's a major change. Because it is, I get the idea that the Packers get carte blanche, and they do and they don't. I think they're trying to play by the rules, and I think this rule that we're changing now makes a lot of sense. And they have tried to, you know, uphold what the rules are with the city, and this would make it easier. I just wanted to make that comment, because there is that sense of one or the other. And I think in this case the Packers are trying to do the right thing.
- Okay, so we have the motion by Commissioner Rovinski, the second by Commissioner Poradek. All those in favor?
- [Commission Members] Aye.
- Any opposed? All right, and then that will move forward then to City Council for June 27th.
- Thank you.
- Now to item number six, which is a public hearing. This public hearing has been properly posted and public notification has been published in The Press Times. The Plan Commission is interested in

hearing public comments on the subject agenda items, and 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, and your comments or concerns. We'll now open the public hearing on item number six. A public hearing on a request for a Conditional Use Permit at 1809 Decker Avenue for a community living arrangement serving nine or more persons in an Office Residential zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5, LLC, property owner.

- Thank you, Chair So the property in question is at the corner of Decker and Henry. This is the old number 5 fire station that was in use until the mid nineties, and has now had some office uses here over the past decades. It's been vacant for a while. The folks at the Mandolin Foundation came to us asking for this use at the site as is a conditional use when it is over nine or more persons. If it was under eight persons it would be a permitted use, and if it was in a different district. The Mandolin Foundation has, some over on Webster as a permitted use based off of the district it's in and the amount of residents that are inside of the facility itself. Surrounding the area is a mix of uses. We have four. To both the north, east, and west, there's the city's infill garage to the northeast, a medical center to the west, and to the south it's a mix of single and two family residential homes in the R-1 district. The site itself is just over one acre at 1.12 acres. It's a single parcel that has the existing two-story building and parking on both the north and south sides. So the Mandolin Foundation is seeking to operate Amanda's House, a community living arrangement with a projected space for 20 individuals living inside the building. As part of your packet, you received some preliminary plans as to renovate the facilities inside, primarily likely in the western part of the facility itself. As just a refresher, the CLA is defined as following: community based residential living means a place where five or more adults who are not related to the operator or administrator, and do not require care above intermediate level nursing care, reside and receive care treatment or services that are above level of room board, but includes no more than three hours of nursing care per resident per week. So it's not in their attached business plan, their services don't go above intermediate care, but they do offer, weekly meetings with staff in a structured environment for women and their families who are seeking SCLA to help, substance abuse, and mental health disorders. This will not be a freebie. There is rent for each of the residents. Right now the rent is at 425 for adults and 125 for children. There's a mix of staff members and volunteers that the Mandolin Foundation would have to support approximately every five residents for one staff member or volunteer at the site. The intent is to lease and redevelop the property at the old firehouse. There are in the preliminary plans at least nine bedrooms, two full bathrooms, two half bathrooms, two living rooms, a group dining room, a large kitchen space with up to two separate kitchen prep areas, and a laundry room, as well as office spaces. The foundation is seeking to get financial backing to make this work. And has looked into potentially expanding beyond just the western part of the building. If they were, and this were to be approved, there would need to be further approvals at that time. The foundation held a neighborhood meeting back on May 31st at its own Lutheran Church. There were staff, volunteers, and their professional staff were noted for presence, however no neighbors attended. We have received one call in regards to general inquiries, and then we received a letter of support from the folks over at Stillmank Brewery to the site. So as with all CUPs, this goes under consideration of the seven standards of a CUP. I'll get into the details as far as what this specific site means, and the building when we get into the action item on this item.

- Okay, thank you. And now with the public hearing, we're looking to hear from anyone who would wish to speak on this item. Is there anyone wishing to speak?

- I'd like to, my name is Amy Alexander. I'm a resident at 1731 Deckner Avenue. And although I really appreciate the need for this building, I'm just wondering with, I looked at the increase in crime rates and a few other things where the site is now on Webster, and with, you know, Preble School being there and a lot of kind of an increase in our crime rate in that area already, I'm just wondering if that is something that had been considered?

- Did you have any more concerns? This is the public hearing portion so we can't answer any questions. So you can voice any comments or concerns and we'll answer them later.

- I think that was about, that's all. Just wanted to, that was my concerns, primary, 'cause I, you know, at some point, you know, I just live three doors down, and it's pretty, not that quiet of a neighborhood to begin with, and so just want to voice my concern about an increase in crime rates as a result of that.

- Well, thank you so much for your testimony.

- Mm hm.

- Is there anyone else wishing to speak on this item?

- [Paula] Hi, I'm Paula Jolly from Mandolin Foundation. And I couldn't really understand what she was saying about the crime. It was kind of muffled. I'm assuming she was asking about the crime or police calls to our building.

- That is correct.

- [Paul] Okay, thank you. We've had a couple of police calls but it was, someone was having a 9-1-1 type of situation. And I'm trying to think of what else it was. It was nothing like out of the ordinary, and unfortunately where we are right now is a lot of rentals and the neighborhood has kind of a bad reputation. But I just wanted to address that. I am personally there about 50 hours a week. We have volunteers that are there about 100 hours a week, I mean a month, sorry, 100 hours a month. And as for the noise level, we do have written policies regarding being good neighbors, which includes, you know, if you see trash, pick it up, and don't be noisy and you know, be respectful and those type of things. That's all I have.

- All right.

- Thank you.

- Thank you.

- Can I just point out that-

- Point of order. This is a public hearing so you cannot address, I'm sorry. All right. Is there anyone else wishing to speak on this item? And there will be more of an opportunity to speak on the actionable item as well. Is there anyone wishing to speak on this item? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number seven. Consideration with possible action on

a request for a Conditional Use Permit at 1809 Deckner Avenue for a community living arrangement serving nine or more persons in an Office Residential zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5, LLC, property owner.

- Thank you, Chair. I'll go ahead and note, back over at the Webster facility right now, as far as complaints go. There have been no complaints as far as, for our zoning department for, any of that sort. As far as police calls go, it looks like since around 2020 there's been eight calls that have been beyond technical assistance at that site. Now it doesn't mean it's that individual parcel. I think if we all did our own homes, you might find complaints on it just based off of where you have to be at. But there's a note that there were eight calls to that parcel. Moving on to the specifics as far as this individual site. When looking at the standards for developments, there are a few things when it comes to CLAs that we need to keep in mind. First off, it's a conditional use, and it would've been conditional use whether it was nine folks or eight, because within 2,500 feet there is another facility that could be a CLA, and that's the old Bornemann's Nursing Home. That in the PUD states CLA is a permitted use. So that's about a block away, about 450 feet. It's a large facility. It hasn't been used but we have heard calls from folks about trying to reestablish that use at that site. Additionally, when it comes to CLAs, there has to be access to public services. So near a bus line, near a public trail, near schools, adequate police services, near parks. The site is one block away from the nearest bus station or bus stop. The site is two blocks away from the nearest public trail. That'd be the Baird Creek Trail. The site is within 2,500 feet of the nearest park. The Old Preble Park. You do not cross Main Street with that. There are two other parks within a half mile, but you do cross Main Street to access those parks. And then there are a number of schools that are nearby, Preble is the closest, Sullivan School, which is the nearest, off to the the west. There are some private schools as well in the nearby neighborhood. As we look at this for how this site also fits in to the design standards, it does, our code notes that is a existing site or a site that you'd be starting brand new and fresh from. Obviously this is a reuse of an existing site. So how does that fit in with the bulk requirements for the criteria of dormitories? That's the standard that we need to apply to see if the facility can actually work and function for this type of use. So going to Ordinance 44-1581, the notes are that all onsite services shall be for residents for the facility only. The maximum number of persons occupying the building shall not exceed four per bedroom, with 50 square feet of sleeping area per resident, except for that of more than the four individuals which may be allowed for room if there's individuals related by blood or family. One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual has to cross through rooms. One kitchen and dining area for every 10 residents. One laundry facility consisting of a minimum of one clothes washer, one dryer, and one wash basin for every 10 residents. At least one common use lounge area of at least 600 square feet in the facility. And if the dormitory or the CLA ceases for a period of over 12 months, then the CUP is no longer applicable. Specifically for this property and what they've shown for their preliminary plans, which has to go through a typical site plan review, like anything else, with staff, the preliminary plans show two full baths. If the final site plans cannot accommodate a third bathroom, the max they could have is 16 people inside their facility. The kitchen and dining areas are noted on the second floor. The dining space can accommodate 20 folks. The kitchen space is large. And so with this in mind, there has been talks with the building inspection folks to allow as long as there's say two microwaves and two wash basins and two refrigerators within the area to accommodate 20 folks, that the one shared space can act as two kitchens. So they're in review to see what can possibly work within the building code to make this work. And finally, the current plan just indicate just the one washer, dryer, and wash basin. They'd have to add another if it's 20 folks. So as staff, we do recommend approval of the request. We note that a maximum of 20 individual residents within the western renovated area of the facility, as noted

from the preliminary plans. If the final plans cannot meet those bulk requirements, the net capacity has to reduce to meet whatever that threshold is. So it's not, if they can't meet that because of funding or just general space, then that initial number has to be lowered down. Additionally, if they were to come in the future and wanted to expand the eastern part of the facility, that would require another look at with Plan Commission to change the CUP. If the CLA arrangement is completed, operation is dissolved, or if the Mandolin Foundation no longer is the folks who are operating this, similar to what we had before, no more CUP. At the discretion of the common council, the plan commission, or the director of community health development, a review may be required by the plan commission and common council to ensure compliance with the CUP, if there is a concern with the dormitory, but not limited to police service calls, documented safety concerns, inadequate facilities, or zoning and property maintenance compliance. So they're actually doing what the plan would show. Additionally, conformance with the submitted operating plan that was supplied in your packets. Sex offenders are required to register under state statute, and prohibited from staying within the dormitory. And finally, all compliance within all of the regulations of the Green Bay Municipal Code. We look at things like parking, the sites, where it's, could meet the standards. I don't believe there's an issue with that. So we would recommend approval.

- Okay, thank you. So there's plenty of parking for however many, I mean, I'm guessing that there's a reduced amount of parking that's necessary?

- Right. The threshold is low on that. But with that said, it looks like they did not supply at this moment an actual parking plan. But it looks like they could put 30 cars in this pretty easily if they wanted to.

- Yeah.

- Oh that back parking lot too.

- Yeah.

- Right.

- There we go.

- So the code states that you need to have one stall for every five residents, and then two stalls for every three employees. That would be eight people right there. Then if every individual resident was an adult and they all had a car, they'd still have them.

- Okay.

- They're just trying to live their best Ghostbuster dreams, aren't they?

- I do want to note that this provides some additional housing in the area. And I also want to emphasize the importance of the housing for women with their children in recovery. I'm a part of the recovery community in Green Bay, and I can't tell you how many times women are stuck trying to find a way into a new sober life without support and having children that they need to care for, that keep them out of, this kind of situation that would be so helpful to them. So I really do support it. I do have one question. Every time you refer to individuals, am I right in assuming that that count

includes each woman and each one of the children?

- That's correct. It does.

- Okay. I thought so. There were a couple points where I got confused by that in the staff report.

- Yes.

- The part where they separate is, you have those nine bedrooms. And if they have larger bedrooms in the case that a mother may have more than four children.

- More kids.

- Yeah.

- Yeah.

- Share the same bedroom, based off of family relationships.

- Got it. Thank you, Jon.

- Any further questions for staff or discussion?

- Motion to approve.

- Second.

- As recommended by staff.

- Motion by Commissioner Poradek, second by Commissioner Bremer. Hearing no more discussion, I'll go ahead with the vote. All those in favor?

- [Commission Members] Aye.

- Any opposed? All right, and that will move forward then to city council for June 27th. Moving on to item number eight, which is a public hearing. And this public hearing has been properly posted and public notification has been published in The Press Times. The Plan Commission is interested in hearing public comments on the subject 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, and if you favor, oppose, or are providing information. We'll now open the public hearing on item number eight, a public hearing on a request for a Conditional Use Permit at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low Density Residential zoning district, submitted by Michelle and Patrick Skrobels, property owners.

- Thank you, Madam Chair. I'll be taking this one tonight. So the property you can see here on the map, the one change that has happened, as the Skrobels have actually got, the lot combination has gone through, so these are now one parcel. They were two. The future land use around them is Single Family Residential and that also corresponds to the current zoning in their neighborhood.

They are surrounded by Single Family Residential, with the park being across the street. So currently the Skrobels have a one car detached accessory garage. It was built in 1950s. They are requesting to keep it, and then build a new garage adjacent to it. There's a rough sketch here. And then prior to the meeting they did provide kind of what the garage would look like. A rough rendering, if you will. But anyway, what makes this one a little bit interesting is we're gonna kind of look at the reverse, where we're actually asking for the permission to be for the existing garage that's present as opposed to the new garage. So the current garage is 336 square feet. And we're doing this just kind of to help out with our zoning code in the way that we can interpret it best. So they can have their first accessory structure be up to 1,000 square feet. But that is pending site conditions on the property. In this particular case, it cannot be that large, but in that district, that's what the maximum can be. And then the second accessory garage would be a maximum of 150 square feet. So you can kind of see why we're just looking at this one as being the second, even though it's the primary. It's such a a goofy thing. And then the Code Article 6, Residential Districts, Division 2 Accessory Structures states that the maximum size may be increased upon approval of a CUP, provided that lot coverage requirements are satisfied. And to ensure that the lot coverage requirements were met, the applicants did purchase the adjoining vacant parcel, as you can see. The current garage is in good condition. They would like to keep it and use it as a patio area and as a workshop. There are the seven standards that do need to be met. But I guess I will get into that later as part of the recommendation.

- Okay, thank you. All right. Now with this public hearing we're looking to hear from anyone who would like to speak on this. Is there anyone-

- [Pat] Can we speak? It's our garage. Or our house.

- You can certainly speak on it if you'd like to.

- My name's Pat Skrobel and we own the property there. As you see, there is absolutely no parking. That driveway is only 10 feet wide. You have to park partly on the grass to get your vehicles out. But we don't have overly sized vehicles. She drives a 1500 Silverado. I got an Expedition. That garage that's been built in the fifties, the sill plates are, it's like it was just built. It's all built out of red cedar and it's in awesome shape. We don't want to get rid of it. It ain't worth bulldozing it. We have the extra space, and we are asking for permission to build a 26 by 26 garage in that area. Last year, parking on this street's an issue. We got three hospitals down the road now. And from two o'clock until five o'clock it's nothing but traffic all the way backed up. Her son was parked out in the road at night and his truck was rear-ended. So if he would've been in there or if he would've been walking behind it or if anybody was anywhere near there, somebody would've gotten hurt. And it was just parked there because that's the only parking we have. I parked on the grass, I got a ticket. She parked on the grass, she gets a ticket. We have absolutely nothing there. The park across the street, they have their events going on so they park on that side that you're seeing now, they park that all the way down, and then they also park on the other side as well. So. Yeah, it's about all I have to say about that.

- All right. Thank you so much. Is there anyone wishing to speak?

- I can speak. I should introduce myself. I'm your alderman. Alder Steuer. Anyway. Yeah, so it's one lot, it's not subdivided. So I think that was one of the things I was looking at, to see if that would cause any issue with that. But you know, it's been like that for many, many years. I think it's, you

know, it would be a wise use, I feel, you know, unless the commission has other thoughts, but I'd like to hear your thoughts as well. But from what I see when I walked the neighborhood, and I looked at that property, I have no issue with it.

- Thank you.

- Thank you, sir.

- Is there anyone wishing to speak? Is there anyone wishing to speak?

- Could you pop back up the gallery view?

- People.

- If there's anybody other than three?

- Is there anyone wishing to speak?

- I want to say one more thing. I'm sorry. I'll be like that other guy. I'm Pat Skrobel. If you look down the road on other properties, there's another property, there's actually two properties that have a secondary garage on theirs as well. And I don't, I forget the address of that one, but he's got two double stall garages, and I know that his house is not even the square, he's got more square footage in his two garages than he does in his house. The lady that lives down the road on the corner, her garage is a two and a half, two story garage?

- She said her garage is-

- She's got a loft up there. And it's bigger than her, it's got more square footage than in her house. We're not asking for a Taj Mahal, we're just asking for a garage to park our vehicles and a spot to pull into. That's all I gotta say. Sorry.

- Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number nine. Consideration with possible action on a request for a Conditional Use Permit at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low Density Residential zoning district, submitted by Michelle and Patrick Skrobel, property owners.

- Thank you, Madam Chair. So staff believes that allowing the second accessory garage over 150 square feet is acceptable, since the lot can support the request and it does meet the CUP approval requirements. Furthermore that these, the overall square footage of the accessory buildings that they do have must remain subordinate in area to the principal structure. So it just kind of, what they were saying about neighboring properties is that their accessory square footage cannot be larger than their home. So this means that even though the second accessory garage is larger than 150 square feet, that square footage of the structure of the 336 square feet is deducted from the potential square footage of the new garage, so that that balance is maintained on the property. Alder Steuer and adjacent property owners within 200 feet have been notified of the request. There have been no inquiries regarding the request. So it's staff recommendation to approve it, subject to site plan

approval by our office and compliance with all other regulations in the Green Bay Municipal Code.

- Okay. Thank you. So now I understand why you did it, 'cause you're building a new big garage, and now this one's, 336 you said, so we're talking about 186 feet over. Okay.

- Correct.

- So I've got a couple, are they gonna have to do new curb cuts for it?

- No, we're just leaving it.

- Oh, sorry, point of order. Are they doing new curb cuts or will they have to? Is the city concerned at all at some point if the property should be redivided into two single lots instead of the double lot, are they concerned about that at all in the future? Just out of curiosity.

- Then, if that were to get re-split, you would need to make sure that there is a principal structure on it, because an accessory structure can't be-

- Be a principal.

- Yeah.

- On its own. I don't know if there'd be like a time limit to do that or if we'd even allow it. Maybe we would just deny it, because there isn't a principal use.

- Typically-

- I'm just thinking way down the road. The property gets sold and divided, a house gets built, like-

- Yeah. If they came back to redivide the property, which they'd have to do with a certified survey map or other land division instrument, they would have to pull a permit at the same time that a house, a principal use is gonna appear on the property. As Dena had said, the garage itself is a principal use as a warehouse.

- Right.

- So it's only used as an accessory. So there would probably be some leeway. Permits are good for a year.

- But that's already, that lot has already been combined.

- It's been combined already.

- Okay.

- Yeah.

- I'm just curious.

- Staff would review any type of new division-

- I know how you like the nice lines and the-

- I did. Everything nice and orderly.

- Was that something, did staff have them join these lots before this request? Because that is a good question. Looking at the report, that was my initial concern, seeing two lots. But then as presented, I have no problem with it.

- When we started doing the neighborhood notices, I don't think that the, they had filed for their lot combination for their assessor's combination. It was just that it hadn't transferred into our GIS software yet at that point in time. So when it showed up on my end, it was still showing up as two parcels. Now if we look at it, it's one parcel. I just didn't know if it was a good thing to completely veer away from what was sent out to the neighbors and post it that way.

- Yeah.

- That was the only concern I had there. And I would also like, the applicant mentioned Taj Mahal, I'd like to call it Garage Mahal.

- That's a bad joke if I ever heard one.

- Motion to approve.

- All right, all right.

- Second.

- All right, motion by Mr. Bad Joke Commissioner Rovinski, and second by Commissioner Bremer. Is there any further discussion or questions for staff? Hearing none, we'll go ahead with the vote. All those in favor?

- [Commission Members] Aye.

- Any opposed? And then that will move forward for June 27th City Council. All right. All right, moving on to item number 10.

- Yes.

- Consideration with possible action on a request from Alder Grant to amend the RI Zoning Single Family Home definition of unrelated and family adult limitations to limit defined family as X and limit the number of unrelated adults to X.

- Correct. I believe she is interested in looking, what this really is is looking at the definition of family. And so right now we define family as three or more, or three or fewer unrelated individuals. So we can have a family of 10, and then two roommates. Or a family of 10 and another family of 10 and

another family of 10 is three unrelated individuals.

- I see.

- So that's kind of this area. Families have been defined, you know, through history and codes. But it has had some challenges most recently. Typically it is related by blood, marriage, adoption, foster, yada, yada, yada, but that is often challenged. And what staff would like to do is if you could refer this to the Law staff.

- Mm hm.

- Yes.

- We would appreciate it greatly.

- I would so move.

- Second.

- We've got a motion by Commissioner Bremer and a second by Commissioner Poradek to refer to Law. All those in favor?

- [Commission Members] Aye.

- Any opposed? All right, moving on to item number 11. Consideration with possible action on a request from Alder Steuer to look at zoning along Velp Avenue to coincide with the Velp Avenue Plan.

- Alder Steuer's here, but I will speak for him. So we have dealt with the Velp Avenue Redevelopment Plan years ago, and I know you've seen it, you've heard of it, you've heard people have said it's not going as fast as possible. We've had the whole gentrified discussion, the salvage business.

- Salvage.

- You've gotta be careful.

- But, so that plan, as part of its recommendations, were to rezone these five catalyst sites. I think it was five, catalyst sites. It is sort of the city's unwritten policy that we don't proactively rezone very often. So we just wait for somebody to come forward and request it. But at this time there's been enough action up there and interest that, I believe Alder Steuer can correct me, is interested in having that rezoned and wants staff to look at that. So we're all for that and refer it on to planning, to Community and Economic Development.

- So moved.

- Second.

- We have a motion by Commissioner Bremer, a second by Commissioner Rovinski, to refer to?
- Community and Economic Development.
- Community and Economic Development. All right. All right. All those in favor?
- [Commission Members] Aye.
- Any opposed? All right, now we're going back to number one. Before I forget, election of officers. Is there like-
- So you have, you have a chairperson, vice chairperson, and secretary. Secretary is typically default to the Director of Community and Economic Development.
- Oh.
- And he can make any of us sit.
- I see. All right. So we need to nominate a chair.
- I can start with, yeah. Motion to nominate Lisa Hanson for chair.
- Second.
- See a motion and a second. Now I have to ask three times, right?
- I think-
- Are there any further nominations?
- It's probably true.
- Are there any further nominations? Are there any other nominations? I'm not trying to fast track myself. Speak up . All right.
- Election conspiracy.
- So then we've got a motion by Vice Chair Miller, and a second by by Commissioner Daniels to make me, can I even preside over this? This feels...
- Yeah, I mean, recuse yourself.
- I think I do get to vote on it. Don't I get to vote? I can vote for myself? All right, so-
- Really, if you didn't want to do it, you'd-
- Right. No, we had a discussion in the hallway on the way up. So, all right, so we just vote. So there's a motion and a second. Nobody else has been brought forward, three times. All those in favor?

- [Commission Members] Aye.
- Any opposed? All right, so then that's just, that just feels very strange. Okay.
- It's always strange.
- I know, right? All right, so then now we're looking for a vice chair. I would like to, can I nominate the people?
- Sure.
- 'Cause I can't do other things. I'd like to nominate Mr. Jacob Miller for vice chair.
- I'd second that. You've been a good team so far.
- All right, do we have any other nominations?
- You guys can throw your hats in. I won't be offended.
- Do we have any other nominations? Is there gonna be a fight? Do we have any other nominations? All right, hearing none, we have a, what's that, what is it called? A motion by me. That's unusual. Motion by Chair Lisa Hanson, and a second by Commissioner Bremer, to make Jacob Miller Vice Chair. All those in favor?
- [Commission Members] Aye.
- Any opposed? All right. And so then that is, that's that.
- Do you think they need to do one on secretary?
- Secretary?
- Might as well make it official?
- Okay. All right.
- I'd like to nominate the Director-
- So we'd like to nominate Mr. Stechschulte. I'd like to-
- Carry with the position.
- I would do the position over-
- Yeah.
- You nominate the Director of Community and Economic Development.

- Oh, gotcha. Right. 'Cause, right.

- Mm hm.

- 'Cause he can designate that.

- Right. And then you can do .

- Did we get a second?

- Second.

- All right. So we've got a motion by Commissioner Rovinski, and a second by Commissioner Bremer. Are there any other nominations? Are there any other nominations? Are there any other nominations? All right. Hearing none, we'll go ahead with the vote. All those in favor?

- [Commission Members] Aye.

- Any opposed? And that is item number one. So moving on to informational, director's reports.

- Evening, everybody. That's right, work on all the different titles. Just a few updates. Want to give some kudos to staff here, particularly Mr. LeRoy and Erin Rovinski on our staff. If you guys have been following the floodplain saga-

- Yes.

- Throughout the city. It has been a long and a hard road with the folks at FEMA. However, the gentleman who used to do this work, since he left right before it was, the report was due last year. So Erin and Jon have done a banner job in actually basically providing all of the information and data that FEMA requests in order to maintain the city's flood insurance level. And they were successful in doing that this year. So what seems as a ridiculously and really laborious, bureaucratic type of process, it does save folks money in the city, particularly those affected within the floodplain and have to buy flood insurance. So that's a really, really big deal. Kudos to staff for completing that as well as they did this year. We continue, we're basically under kind of negotiating our comprehensive plan update contract with Houseal Lavigne, a firm out of Chicago, was the selected firm. So we're gonna bring that contract forward. That'll probably come through, I believe this body, and then also city council. So you'll be able to kind of see the proposal. We're excited to get them on board. They're already working with Dave on identifying kind of what planning areas we're going to be defining and we're putting that right into the contract. So they're actually kind of already kind of on the job in terms of laying some of the groundwork for that process as it goes forward. So we're excited to get that one moving. We have, essentially for our JBS site redevelopment, we actually have four redevelopment concepts that we are looking at. Staff has been getting consultations with our consultant on that, looking to kind of bring a preferred recommendation to, we call the G-40, the group of 40 stakeholders that have kind of been originally involved in the process, probably I think later this week, I think on Friday. And then also having a public community meeting on Saturday over in Imperial Pride here in the neighborhood, within the next week and a half I believe. So excited to kind of be bringing those forward. I think we'll also be bringing a formal update through this body as

well for, so actually looking at the concepts that they've done. So pretty intensive range of factors that we tried to work into this project. And I think our consulting team's done a nice job really working that. It's supposed to be a good reminder. It's combining essentially a destination park, an urban farm, and kind of a housing laboratory, kind of all in about 25 acres with, that's also very constrained with wetlands, power lines, not so great access. So it's a challenging site. But we're really excited to see, they've really done a nice job. Come up with some very creative opportunities to really make this a unique area that we think is really gonna be a great opportunity going forward. Just a side note, I know Dave already mentioned short-term rentals. He is in full swing on that one. If he ever stays in one again, I'll be surprised and shocked, after all the work he's been putting in on getting all these done. You folks will recall we actually did some updates to our ordinance on that that allow us to actually use some available software that our Convention Visitors Bureau. And so we've identified three times the amount of potential rentals that are out there that really weren't on the list before. So all those folks now are getting a letter stating that if they are actually active, that they need to get their permit. All those permits are now coming in, and still a variety, even though we send them the application materials, still not exactly as thorough as we'd like some of them. So Dave's doing a banner job trying to keep his arms around that process. And then just one more note, essentially tomorrow there's gonna be a request coming through RDA, that will probably be getting referred to this body, to look at some design standards for our downtown zoning districts for a variety of projects. So there's been a couple of projects that have raised some concerns, but essentially under traditional zoning, we don't really have a whole lot of say at this point. But we think maybe some design standards would help kind of create that and maybe give a little bit more leverage on those projects going forward. So RDA will very likely be making that recommendation and referring that to this body, staff and this body, in the very near future. So with that, any questions on anything?

- You know I got one. Based off what you just said there, I was looking at RDA's agenda earlier today. Is the idea there to just try to put what's in the AuthentiCity Plan into, codify it, try to put it into action? Is that what we're to understand?

- That's actually gonna be a major driver behind that. But the plan, of course, is from 2014. So it's a little on the older side, in terms of the actual, one of the goals and the implementation recommendations is to update that fairly regularly. Well, that really hasn't been done. So I would say the caveat, I would say yes, but maybe not in its absolute current version. It probably needs some updating, which we're certainly looking, at a minimum we're gonna be incorporating that into our comprehensive plan update. But I think we'll also be looking at it a little bit more in the short term future, looking at a couple different improvements we might be able to make short term.

- And that leads into my next question then too, with the AuthentiCity Plan being near, almost 10 years old, a new comprehensive plan coming up there is, I guess more of a detailed question probably when we actually get the right firm selected, which is just like how much emphasis is gonna give into certain downtown districts, to neighborhoods of that? Is that gonna be, since we don't, I don't wanna go update the AuthentiCity Plan, and use that.

- Yeah, definitely what we're kinda looking into is trying to incorporate those by reference as much as we can. We kind of want the plan document to be, most comprehensive plans, you know, Dave's actually got this spiel down better than I do, but you know, most comprehensive plan documents are just, they're massive, and you have to have, to be, you have to, it takes years just to learn how to navigate the darn things. We really want these to be much more usable. So the level of detail of

actually getting down to what's in those plans is probably not what we're trying to achieve with the overall comprehensive plan. We want to incorporate those key elements as an overarching plan document, and certainly make recommendations on making updates to those other more area specific documents and districts as we go through. They certainly will be doing that as part of that process. But it's very likely some of those recommendations might be, yeah, we had a lot more conversation on, say the AuthentiCity Plan for downtown than, this is gonna need more review. So we actually have set aside some additional budget. This, again, the comp plan's being funded through ARPA funds as our update. So we actually set aside a good portion of, actually 20% of the budget, I think 20 I think this was, I believe, to four additional more specific plan updates, and other work that might come out of the plan for implementation. But no, it's a great question, Jacob. Like I said, it's what, it's kind of, a little bit of chicken or the egg. In this case we've got all these individual plan documents and corridor documents and all these other things that are probably pretty good for the most part. But we do need to go back and review a lot of them. A lot of them have been around for a while. And I know for example, in the AuthentiCity Plan, a lot of the Broadway District recommendations, I don't think Alder Johnson and OnBroadway are probably quite on board with exactly how they're phrased right now. So I think he probably, he'll be the first one to just say, "Yep, we're gonna update that document. We need to make some changes on that one." So we just need to sit down and have that review on some of those key corridors in those plan documents.

- And to that, likely what they're gonna be in the new plan will be referring to the existing, with some recommendations on it, either to adjust them or not. Or if they're that, like Neil has said, if they're that outdated, they may actually recommend the changes. But down to the level, I mean, this is, again, a 40,000 foot document. You're not gonna them have picking out locations for planters and bench styles. But believe me, anybody who calls, it's like, "Oh, we'll get that in the comp plan." Like, hm. I thought you unless you want to spend a lot more money.

- Yeah. Exactly.

- But yeah, and the same thing with the corridors. The more dated ones, we'll try to get them to comment professionally, and then either, if it's that important, we'll try to do it in tandem and get a different contract, do it in house. Or just have it as a major recommendation for when it's adopted that that would be our next, you know, one of our next action items, whatever that would be. And we're hoping to get a couple more corridors in. I mean obviously right now we have Velp, University, Military, there's another one too. Can't remember which one. And the ShipYard, you could say that's a area plan, is the ShipYard. AuthentiCity Plan, which I like to call OnBroadway.

- I say it wrong too. AuthentiCity.

- AuthentiCity.

- Authenti-City. That's how I always say it.

- There's a whole Main Street plan that's very dated. There's a Military Avenue, it's more of a corridor, but it's also got area sections. And we talked about Velp earlier.

- I think one that may come up that we might be, just because of the NFL draft coming up, is the connection between downtown to Lambeau Field. So Broadway, that's gonna be, there's gonna be a lot of transportation things that are gonna need to be looked at there. Who knows, maybe there's,

there's probably a small chance that we kind of, I think the Mayor was in a meeting with Amtrak, and kind reminded them that we had the draft coming, and they're like, "Oh". Kind of seemed to indicate that maybe that wouldn't be a bad idea to kind of-

- That would be great.

- Trying to accelerate that a little bit. So that would be fantastic if they were able to do that. But a lot of work still to be done on those.

- Right.

- Already there.

- Yeah.

- Mm hm.

- The infrastructure's there. It's just the-

- Need some buildings.

- Yeah.

- Yeah. So I guess to answer your question, but they're not even under contract yet. They're already starting to do some of that. This week we're supposed to get a professional service agreement to them to go through the speedy wheels of government.

- Yeah, I did have a quick question. I'm sure this has a name, but I was just on Google, or looking through downtown Green Bay. These parks was behind the Hampton.

- That's WPS.

- Yeah.

- Or was WPS.

- Is there, so is there a plan for, 'cause I'm just looking at this, and it's like a lot of-

- Apartments.

- The developer is not looking at-

- That's all razed through here.

- Right.

- This still exists.

- Yes, well this is-
- This is the part that they all tore up for the environmental review.
- I don't know what it's called. I'm sure it's got a name.
- Well, right now it's just the WPS site.
- Oh, WPS.
- Yeah, so. So essentially Base Companies is the developer who has that under option right now.
- The same people as the Rail Yard?
- Same people as the Rail Yard, yep. So what we're essentially at this point, but they're working through with WPS still on the environmental aspect, as Jake had mentioned. There is some of it that's been cleaned up, essentially kind of voluntarily cleaned up to an earlier DNR standard, which is fine, and they've removed bad soil, hauled it off, put clean soil back in. There are a couple of areas that are essentially an EPA Superfund site. Those are the big, ugly, nasty, as awful as you can get kind of site. So they're essentially gonna be, that's gonna a slower process to go through that. Probably from the city's standpoint, that's probably the key area. We feel we need probably a new parking ramp, a parking structure there, affiliated with the, essentially affiliated with the Convention Center. We'd like to see it come on that backside. It's actually the one by you guys, DJ. Essentially we need to, we have a development agreement with Schreiber essentially that says, I think when in, a matter of, within 10 years.
- I thought it was sooner than that.
- It's quicker than that I think, that we're especially supposed to knock down that parking ramp and deed that property over to Schreiber.
- That's above my pay grade.
- That's above your pay grade. So we know at some point we are gonna need additional parking.
- We didn't restore the grid.
- Just being honest. With the city plan, to restore the grid. We have another chance to restore the grid.
- Watch tomorrow's presentation on implementation if you would like. We'll be talking, there's a long list of things that we have not yet gotten to on that list.
- Well, and he just kind of answered your question as well. Our preliminary talks with the consultants has been to grab the WPS, and the former Georgia Pacific site, because they from each other. You might think the river is a divider. That is not a navigable, well, it is a navigable waterway, but it's not used for-

- Well kayaks, canoes, what are you talking about?
- That was, possibly connecting those into a special study area and doing a specific plan for that area.
- But the developer does have kind of, a concept that they've done is essentially a lot more office and residential mixed use, essentially, around kind of a central parking structure or structures. Essentially what we're looking at doing there is kind of, and obviously most of our standalone structures. If we want to use TIF to help pay for those things, certainly we can count on some of the increment around it, but we also added as a actually make those some residential uses and office uses, as part of the actual structure. So whether that's on top or on the outside, we think there's some opportunity to really just be a little bit more creative and get a little bit more density on the areas than before. But timeframe is gonna be, I mean it's gonna, the environmental process is driving the bus, essentially, at this point. So in terms of how long we get things cleaned up there. That Superfund site, they're saying it could be like till 28, 29. We're like, "That could go a little faster than that." So it's kind of working with the EPA to try to figure out exactly. I think what, and I think WPS would like to clean up to more of an industrial standard that says basically we cleaned it up to this level. You build on it, you don't dig down, you can minimum. From our standpoint, obviously the planner's like, "Well we'd like to see, some residential uses would be really nice in there and some residential density", which actually requires a higher level of cleanup to make it safe for people obviously to reside there. So, these are some things to certainly work out and work through still. But certainly we, with that developer pretty regularly and having updates with them and trying to move that forward collaboratively with EPA.
- Yeah. Thank you. Again, I just was looking at all this open space. I'm like, "Why is it ."
- It's a great spot. I mean, boy, they're right on the point with the two rivers, it's a fantastic location, it really, really is. So I'm confident that when we get past the environmental issues we're gonna get some really great development out there.
- Yeah, a really big retractor from that was the paper mill, which is now, they'll be taking down their buildings probably this summer yet.
- Mm hm.
- Wow.
- They're taking them completely down?
- Yeah, it's shut.
- Yeah, down to the foundation. They'll be down to the building foundations.
- Oh wow.
- Yeah.
- Okay.

- I see Alder Steuer has some comment.

- Well, just a little. Director, I was gonna ask about the Historic Intensive Survey. Where are we at with that, you know, for the city of Green Bay?

- That, so Mr. Flatt was in the office today, so I'm assuming he's still working on it, Alder. I can give you a specific update on that and email it out and share that with the commission if they would like to-

- Well, if they would like to incorporate it into the comp plan.

- Oh absolutely. Yeah, very much so. They've been doing a certain number of properties every year and I know we've renewed that contract again for this coming year. So, absolutely still in process. But I can send you a formal update from Jason. Absolutely

- That sounds good. Appreciate it.

- Okay.

- We can follow that.

- For that part, yeah.

- Is it fair to say we're gonna have a good fair amount of input into, once we actually have-

- Oh, absolutely, I would say absolutely, certainly not only from a use standpoint, but there're certainly gonna need financial assistance on this. So this is gonna be probably likely coming through an RDA process as well. So there should be multiple points of opportunity, shall we say, for both you guys and the public and the city council to weigh in on what could happen there.

- Sorry, Munroe? I like it.

- We are, that particular developer, we essentially, he's working on the affordable housing project on University Avenue. He's also working on the Mason Manor project, redevelopment project on that. So as soon as those two kind of get really moving forward, we're gonna try to bring him back and get him focused on this particular project. We got some financial hurdles to get by on that one. So last we had I talked to you, there was still not a clear path to get things moving forward from a financing standpoint. So we're probably getting to a point where I would say sometime this summer we either need to get to a new agreement on how to move forward or we might have to consider hitting the reset button on that, which we really would not like to do because we love the design of the building that they proposed and it really kind of checks all the boxes, with the grocer, the minority business. It's a great project, but we may need to, we may have to get more creative, win the lottery, or figure out a different way to finance the project, I think at this point.

- Next meeting, July 24th, .

- [Mark] My birthday.

- On short term rentals, when we talked about it the last time, we discussed about what other municipalities bordering us were doing, and Ashwaubenon Village passed that ordinance about the six night minimum. Any concerns or how that it might impact us or not impact us at all?

- Not really at this time. I think we're kind of, we're still gonna be evaluating the overall, I guess, impact of what that could do. 'Cause when we've talked to a couple of individuals who are kind of looking into this as well, they'll tell everybody they're charging a six night rental and pay the same amount that they would charge for a three night rental. But it'll be rented for six nights. The invoice will say six days, but they will only be there for three. So I mean, it wasn't really achieving what they wanna do, other than maybe slowing down. They couldn't get two, three rentals in a row. So whether or not it was as effective as it could be, I think we're, this is a good first step in terms of getting the increased registration and permits, I think is a good, but we're definitely gonna have to see some additional opportunities to really kind work. And Ashwaubenon's been great. We've been sharing information, you know, talked with Aaron Schuette over there, their community development director, in terms of figuring out how do we, what's the best way to do this? 'Cause neither one of us really wants to see one get way more restricted than the other one, and cause, you know, an influx one way or the other, that's really not an interest. But there's so many of them right now, it just wouldn't make a difference, on both sides of the municipal boundary.

- It's unreal, some of those homes, the closest, and especially in Ashwaubenon, it's across the street. They could charge them whatever they wanted and they'd still be there.

- Yeah.

- And the enforcement piece?

- Yeah, and the enforcement is difficult.

- Yeah. We do think, one thing they think that is fairly obvious from all of Dave's work and what he's put into it, is I think there's a definite likely situation in the budget this fall. We'll be looking for a staff person to not only process the applications, but also do inspections and actually get out and actually make sure we're enforcing our current rules that we have or whatever, any new ones we may have, but actually going out and actually having someone specifically targeted to go out and enforce the rules. Other than Dave. He's got enough stuff to do.

- All of the hues of the sun, Dave.

- Right.

- What I'm doing right now. Pretty much all of the hues.

- We thank you for them all.

- Yes.

- Any other questions?

- That's it.

- I was looking both ways.
- I asked my two.
- All right. All right.
- All right. I think we're all done.
- Thank you, everybody.
- Thanks, Neil. It looks like the date of the next meeting is July 24th, 2023.
- Motion to adjourn.
- Second.
- Motion by Commissioner Rovinski, second by Commissioner Poradek. All those in favor?
- [Commission Members] Aye.
- Opposed? All right. Good night.
- [Neil] We'll bring cake if you're here.
- [Mark] I actually have my 60th birthday.