

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, February 25, 2013**  
**City Hall, Room 604**  
**6:00 p.m.**

**MEMBERS PRESENT:** M. Conard–Chair, L. Queoff–Vice-Chair, S. Bremer, T. Gilbert, J. Reck, and J. Wiezbiskie

**MEMBERS EXCUSED:** T. Duckett

**OTHERS PRESENT:** Mayor J. Schmitt, R. Strong, P. Neumeyer, Ald. J. Moore, Ald. D. Boyce, and R. Schmitz

**APPROVAL OF MINUTES:**

Approval of the minutes from the February 11, 2013, Plan Commission meeting

A motion was made by L. Queoff and seconded by S. Bremer to approve the minutes from the February 11, 2013, Plan Commission meeting. Motion carried.

**PUBLIC HEARING:**

1. (CPA 12-03) Public Hearing on the request to amend the *Smart Growth 2022 Comprehensive Plan* to revise the future land use map (Figure 22-4) to address modifications for a parcel located on the northwest corner of Elizabeth Street and University Avenue from High Intensity Retail Office Housing (HIROH) to Light Industry, Office and Office-Warehouse (Ald. Moore, District 6)

P. Neumeyer gave an introduction to the item and explained the request is for a Comprehensive Plan amendment. The primary parcel is the northwest corner of University Avenue and Elizabeth Street with three residential properties to the west. There are residential properties to the east, north, and west of the site with some commercial and industrial uses to the south. Ald. Moore has gone door-to-door and has been very involved in this process. The Commission received a letter of support from Ald. Moore.

Rick Schmitz, present in the audience, was in favor of the amendment and would be available for any questions.

Ald. Moore, present in the audience, is in favor of the project as well.

The Chair asked three times if anyone present would like to testify regarding this matter. When no one came forward, the hearing was closed.

**COMMUNICATIONS:**

2. (SNC 13-01) Request by Mayor Jim Schmitt to rename the 300 Block of North Pearl Street to Donald Driver Way (Ald. Boyce, District 7)

Mayor Schmitt said Donald Driver is a fan favorite, and the City wants to do something special to honor him. Titledown, the only business on that street, has made a commitment to refurbish the statue. They will be expanding their garden area, removing some parking, etc.

L. Queoff asked what happens to this item when it is referred to staff. P. Neumeyer said the proper departments and agencies will be notified, and comments will be gathered and brought back with a recommendation to the Plan Commission.

Ald. Boyce thought this would bring some focus to the Larsen Green project and stimulate some interest in the neighborhood.

A motion was made by S. Bremer and seconded by J. Reck to refer to staff the request by Mayor J. Schmitt to rename the 300 Block of North Pearl Street to Donald Driver Way. Motion carried.

3. (SV 13-01) Request to vacate the northern portion of Valley View Road submitted by Jerry Hanson, Green Bay Packers Staff Council (Ald. Brunette, District 8)

A motion was made by T. Gilbert and seconded by L. Queoff to refer to staff the request to vacate the northern portion of Valley View Road. Motion carried.

4. (OMA 13-01) Request to amend the Official City Map to reflect an alternative future road pattern north of West Point Road submitted by Steven Beida, Mau & Associates (Ald. Sladek, District 12)

A motion was made by J. Wiezbiskie and seconded by L. Queoff to refer to staff the request to amend the Official City Map to reflect an alternative future road pattern north of West Point Road. Motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

5. (CPA 12-03) Discussion and action on a request to amend the *Smart Growth 2022 Comprehensive Plan* to revise the future land use map (Figure 22-4) to address modifications for a parcel located on the northwest corner of Elizabeth Street and University Avenue from High Intensity Retail Office Housing (HIROH) to Light Industry, Office and Office-Warehouse (Ald. Moore, District 6)

P. Neumeyer gave the staff report and recommendation. The Comprehensive Plan outlines some criteria for amending future land uses. The current property owner has been making diligent efforts to improve the property. Staff has suggested a Planned Unit Development going forward for zoning. The ordinance will deal with uses, setbacks, buffers, fences, etc. Staff's recommendation is approval of the Comprehensive Plan Amendment request.

S. Bremer assumes the owner of the property would be purchasing the tail ends of the residential lots that open onto Farlin. P. Neumeyer said the property owner is working with the adjacent property owner immediately to the west. He is not sure of the status.

S. Bremer's concern is if those tail ends were not purchased, perhaps the new zoning would be a problem for those residential property owners. P. Neumeyer said he wouldn't zone properties where the City didn't have the permission or consent of the property owners or some intent to develop the property. Staff would rezone only what is proposed. It may not include the last two tail ends.

M. Conard clarified that if the rezoning goes through, it would not affect the uses of the properties. P. Neumeyer said that was correct.

J. Wiezbiskie wanted to know if the properties would be affected tax-wise after a rezoning. P. Neumeyer said the zoning is not being changed – the future land use of the property is being changed.

S. Bremer wanted Ald. Moore to speak on his involvement with this item.

Ald. Moore said he went door-to-door to get feedback from the neighbors. Most of it was positive. There are piles of concrete, lumber, old warehouses that are falling apart, etc. that were demolished and cleaned out. There was no negativity – only suggestions on adding some green space.

A motion was made by L. Queoff and seconded by S. Bremer to approve the request to amend the *Smart Growth 2022 Comprehensive Plan* to revise the future land use map to address modifications for a parcel located on the northwest corner of Elizabeth Street and University Avenue from High Intensity Retail Office Housing (HIROH) to Light Industry, Office and Office-Warehouse. Motion carried.

6. (ZP 12-45 – Amended) Discussion and action on the request to amend the boundaries for the existing Planned Unit Development (PUD) for Bellin Memorial Hospital for modified signage on the hospital campus located at 744 S. Webster Avenue submitted by Kim Evans, Bellin Memorial Hospital (Ald. Tim De Wane, District 4)

P. Neumeyer gave the staff report and recommendation. Back in October 2012, a PUD was approved for signage and the subject area should have been included as part of the original request. Staff's recommendation is approval of the request to amend the boundaries.

S. Bremer asked if the signage would face Webster Avenue so it wouldn't have any impact on the single-family homes behind it. P. Neumeyer said the code requires the signs to be facing the street and cannot face the residential area.

J. Wiezbiskie asked why the rest of the property isn't included in the request. P. Neumeyer said the property owner is different, and those portions he was referring to belong to St. Vincent Hospital.

A motion was made by S. Bremer and seconded by T. Gilbert to approve the request to amend the boundaries for the existing Planned Unit Development (PUD) for Bellin Memorial Hospital for modified signage on the hospital campus located at 744 S. Webster Avenue. Motion carried.

**OTHER:**

Director's Update on Council Actions

R. Strong informed the Commission that the Mayor's State of the City address will be on March 20, 2013, at 5 p.m. at the Meyer Theatre.

A Monroe Street relocation order was approved by City Council, as well as rezonings on Manitowoc Road and University Avenue. All items that the Plan Commission approved were also approved by the City Council.

**SUBMITTED PETITIONS: (for informational purposes only)**

None

A motion was made by S. Bremer and seconded by L. Queoff to adjourn. Motion carried.

Meeting adjourned at 6:20 p.m.