

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, June 9, 2014**  
**City Hall, Council Chambers**  
**6:00 p.m.**

**MEMBERS PRESENT:** Maribeth Conard, Linda Queoff, Ald. Jerry Wiezbiskie, Tim Duckett, Tim Gilbert, Sidney Bremer

**MEMBERS EXCUSED:**

**OTHERS PRESENT:** Daniel Lindstrom, Nic Sparacio, Ald. Mark Steuer, Ald. Randy Scannell, Ald. David Nanning, Lisa Nelson, Debby Tomczyk, Gabriel Massa, Ryan Solum, Yoni Zvi, Victoria Stencil, Jim Sanderson, Robert Srenaski, Amy Kundinger, Lisa Anderson, Adam, Prochaska, Matthew LeMay, Judy VanRyzin, Gordon Wilker Jr., Alex Galt, Lisa Hanson, Troy Kapalczynski, Jackie Grzeca, Laural Virtues Wauters, Rhonda Sitnikau, Scott VanRoy, Leah Liebergen, Kim Klein Dorchester, Richard Larson, Larry Frye, Brent Crabb, Sandra Ranck, Kim Myers, Jim Schultz, Lynn Austin, Monica Hawpetoss, Rory Crocker-MacMillin, Branka Bakovic, Gregory Evrard, Stephanie Bruss, Delisse Brunette, Jeffrey Bunker, Tiffany Hoffman, Rachel Sowinski, Gary Sikich, Donald Heaster, Arlene Heaster, Jonathan LeRoy, Virginia Schultz, Kim Jankowski, Betty Kossik, Cassandra Hautala, Kate Busch, Peggy Crabb, Tristen Zimmerman, Ashley Deprey-Peeters, Gregory Watzel, Steve Dorchester, Emily Jankowski, Thomas Harter, Shane Piepenburg, Tiffany Walters, LaVonne Bray, Larry Hollett, Travis Hollett, David Donian, and Tanya Sharp

M. Conard requested that they would like the agenda to be amended to include the adoption of public comment procedure and ground rules.

A motion was made by S. Bremer and seconded by T. Gilbert to adopt the public comment procedure and ground rules. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the May 12, 2014, Plan Commission meeting

A motion was made Ald. J. Wiezbiskie and seconded by L. Queoff to approve the minutes from the May 12, 2014, Plan Commission meeting. Motion carried.

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

2. (AC 14-01) Discussion and action on the request to close to vehicular traffic the most southerly twelve-feet of the public alley located between S Monroe Avenue and Quincy Street southerly of E Walnut Street, submitted by the Department of Public Works, representing the Green Bay Area Public School District (Ald. R. Scannell, District 7)

D. Lindstrom explained this is a request from the Green Bay Area Public School District (GBAPSD). They are looking to improve a structure and that certain utilities have to be

relocated. There is no room on the site for the utilities. The request is to close a 12 foot section of the public alleyway. The school district is planning on relocating some of the utilities to this site. The Department of Public Works was the only reviewing agency with a concern. DPW requested a Hold-Harmless Agreement be put in place at the time so the City is not liable for any damages. Planning staff is recommending approval of the request with the above mentioned conditions.

A motion was made by T. Duckett and seconded by Ald. J. Wiezbiskie to approve the request to close to vehicular traffic the most southerly twelve-feet of the public alley located between S Monroe Avenue and Quincy Street southerly of E Walnut Street, subject to the following conditions:

- a. The proposed "closing" shall not constitute a discontinuance or vacation of the alley.
- b. Any use of the area closed to traffic is addressed in Hold-Harmless Agreement recommended by the Improvement & Services Committee and adopted by the Common Council.

Motion carried.

M. Conard asked N. Sparacio to read the ground rules and procedures and recused herself from the rest of the meeting. L. Queoff will chair the meeting.

N. Sparacio read to the public the Procedures and Ground Rules for the meeting.

1. (ZP 14-20) Discussion and action on the request to amend the Larsen Green Planned Unit Development (PUD) ordinance to alter the site use plan, street network, density requirements, architectural design requirements, and other standards to allow for construction of a Walmart store, generally located in the 400-600 blocks of North Broadway. The petition is submitted by Manhard Consulting, LTD. (Ald. R. Scannell, District 7)

N. Sparacio stated the site location is the northern section of the Larsen Green Property, area east of Broadway, north of the Kellogg Street right-of-way and generally to the south of Mather Street. The Comprehensive Plan was amended in January to illustrate the future land use as Downtown. The zoning is regulated by the Larsen Green PUD. The important feature is that the PUD not only includes the subject site, but extends south to Dousman Street. The PUD also regulates the Tiletown Brewery expansion and other properties in and around that area.

N. Sparacio recapped some of the steps in the process that have occurred relative to the request for City action. This would include:

- PUD Zoning in place since 2007
- Walmart requests Comprehensive Plan Amendment January 2014
- Request for "Commercial" denied, amendment to "Downtown" approved
- Walmart requests PUD zoning change May 2014

The PUD Zoning that regulates this site currently prevents Walmart from building the proposed store. The petitioners knew the proposal did not meet the current zoning and therefore requested a Comprehensive Plan Amendment back in January. That would have aligned with the design they were proposing. That request was denied and the petitioner continued with the request to amend the PUD.

N. Sparacio talked about both the physical aspects and economic impacts and indicated they are not opposed to business development on the Larsen Green site and not even opposed to Walmart locating on this site. It has to do with the physical form of the proposed development.

Primary concerns include:

- Size of the building
- Amount of surface parking
- Consumption of the entire remaining site
- Low tax base density
- Loss of existing (locally historic) buildings
- Lack of downtown/Broadway design principles
- Potential negative impacts on Broadway businesses

In trying to assess what the physical impacts will be of Walmart's proposed development, staff compared the existing adopted plans that would apply to the subject site. The Larsen Green Master Plan estimated 710,000 square feet of building area, an assessed value of \$60 to \$120 million, and an estimated build out of 10 years (2017). Another concept that guides the physical growth potential of this site is the recently adopted Downtown Master Plan / Authenticity Plan. The estimated building area is approximately 580,000 square feet with an estimated value of \$40 to \$60 million and a 10 year time frame (2024). Walmart's proposal for this would be an estimated total square footage of 322,000 square feet (154,000 square feet building), with an estimated assessed value of about \$18.5 million (\$10 million for new store and \$8.5 million existing) and an estimated build out of approximately 1 year. He also brought up for comparison a two-story alternative. As the discussions continued with Walmart, Planning staff wanted to propose a site design to try and accomplish some of the City's objectives and designs. This may not be in full record with the City's adopted plans, but does include 150,000 square feet of retail on a two-story site. Walmart is not convinced of the feasibility on this plan, but would need to explore that option further for a compromise. The two-story alternative would include an estimated building area of 818,000 square feet, an estimated assessed value of \$51 million, and an estimated build out of 10 years (2024).

N. Sparacio stated the Planning staff had major concern that the proposal does not leave additional opportunities to realize the full potential of the site. Staff has continued communication with Walmart and there were a number of things they asked them to address regarding structure of the building, parking, additional outlots for other developments to take place, incorporating some of the existing buildings into the development, and if they can incorporate additional Downtown principles in this environment. Staff feels that while there has been a response on the applicant's part to use a more appropriate design or material and to include display/transparent windows that would relatively fit in with the Broadway environment, there has not been a significant response to other aforementioned concerns.

N. Sparacio defined "mixed-use" as there are different definitions as communities can define mixed-use as to what is beneficial to them. This includes multi-story, includes residential uses, integrates uses that are normally segregated, increases intensity and diversity of uses, includes compact walk ability, and incorporates high quality and varied design.

N. Sparacio provided examples of how neighborhood markets fit in other Wisconsin communities. Also provided were Economic/Fiscal Elements impacts to include:

- Cost of Environmental cleanup is about \$700,000 to \$800,000
- Cost of Soil Geotechnical (Structural Strength) is about \$400,000 to \$600,000

- Total Environmental
  - \$1.1 to 1.4 million
- Other Site Preparation and Selected Construction Costs of about \$4.75 to 5.5 million
- Total Environmental, Geotechnical, Selected Construction of \$5.85 to 6.9 million

N. Sparacio provided information on the tax base fiscal impact regarding current assessed value and analysis of the TIF districts. Staff is recommending denial of the request based on the

- Comprehensive Plan inconsistency
- Downtown Master Plan inconsistency
- Zoning Code requirements for PUDs
- The proposed physical design of the development

S. Bremer asked staff why the traffic impact analysis hasn't been updated and if it includes all the cross traffic and not just Broadway.

N. Sparacio stated the revised traffic study is currently under analysis. Should the project move forward, staff would have a set of potential conditions of approval? Initial feedback from the Department of Public Works concerns can be resolved within the normal Traffic Impact Analysis (TIA) process.

S. Bremer asked why Walmart cannot be required to build a store if they become owner of the property.

N. Sparacio stated that the easement, covenants and restriction documents does not include a provision that would require construction to the store.

S. Bremer asked for clarification regarding the air rights underneath the power lines.

N. Sparacio stated the mass of the building still would be a challenge to the true definition of what would be the mix of use. In a physical sense the marketability of a property in that location, on a 2<sup>nd</sup> floor, and located below the power lines. The air rights proposal does not address the finer grained approach to mixed use that was identified in the original PUD and the AuthentiCity Plan.

S. Bremer asked for a summary of the results from the neighborhood meeting.

N. Sparacio stated staff did attend the meeting but did not have results as the meeting was hosted by the petitioner and in an open house format.

Lisa Nelson – PO Box 235, Thorp, WI: L. Nelson stated she is Walmart's Director of Public Affairs for Wisconsin. She stated there is nothing they can do that can meet the staff concerns. They do not believe a smaller or multi-story store would be successful at this location. They are the world's largest retailer and they believe this store would be the best fit for the site. She continued and stated they have met with numerous individuals, hosted three neighborhood meetings, and believe there is a lot of support for this proposal in the community. She stated since there is a City Council meeting next week they did not bring their supporters tonight.

Debby Tomczyk – 1000 N. Water Street, Milwaukee, WI: D. Tomczyk provided the local retail and grocery gap services analysis at the proposed location and provided a general site location and how it locates within the Broadway district. She stated they will not a build a store that they

don't think will be successful. She continued and stated the local market is not dense enough for multi-story structure or a smaller neighborhood market. The current proposal moved the parking, changed the footprint and moved it to the street. Leaving a multi-story mixed use possibility for On Broadway, Inc. (OBI) and a multi-story mixed use air-rights opportunity.

D. Tomczyk stated they are providing a mix of use and they just happen to be under one roof. She then provided renderings showing the design changes and an increased emphasis on the Fort Howard design elements and examples as to why the petitioner does meet the Comprehensive Plan, Downtown Plan, and the zoning code. She stated the multiple retail option inside the building, OBI, and the air rights do meet the Downtown and Comprehensive Plans and stated they would not be using tax dollars to realize the development.

L. Queoff stated she understood now why there can't be a smaller foot print store or multi-story store, as that was a question she had. She asked for clarification regarding the comments made by the CEO regarding the future of the supercenter are being phased out due to declining economic feasibility and building more urban style Walmart's.

L. Nelson stated the supercenter is still the main driver for their growth.

S. Bremer asked if this is a plan for success and what evidence is there to show this will be a success. What can Walmart show to ensure the supercenter won't close as they have closed elsewhere in the country?

L. Nelson stated they want the space to ensure they would be successful and not have growing pains in the future.

T. Duckett asked for clarification regarding the two-story example.

D. Tomczyk stated she is not aware of any Walmart having retail on two separate levels and the examples provided by staff were smaller stores with first floor parking.

S. Bremer asked for clarification regarding the Velp locations. They are closer to I-43, which would bring in more traffic from outside the immediate area.

D. Tomczyk stated they are happy to look at any location at any time. They were not concerned with pulling customers off I-43 as the target market is both sides of the river.

S. Bremer asked if that makes sense, as most Green Bay residents use the Leo Frigo Bridge and stated that the access is actually easier.

Y. Zvi provided a clarification to the location. The Velp locations had two (2) main issues, the access to the residents on the east side of the river and also proximity to the west side store on West Mason.

Gabriel Massa – 3297 Route 66, Neptune, NJ: G. Massa stated he is the Architect for the DC multi-level stores. He provided clarification to the DC market regarding mixed uses, multi-levels, and total square feet regarding the combination of grocery store and general merchandise under one level.

S. Bremer asked the team to address the mixed uses potential. She has a problem relying on third parties to meet the mix of uses outside of their structure. She questioned the height and

the total size of the outlot square footage. Why does the easement document show a 25' max height? The limitations stated that mix of uses can't conflict with Walmart operations. She continued and asked how can there be a true mix of uses if Walmart limits those uses that can't be market competitors.

D. Tomczyk stated is common for Walmart to have outlots as part of its development. They don't develop outlots, but tend to find interested parties. They expect similar and would expect the first floor to be used for a restaurant and residential or office above.

S. Bremer discussed the feasibility of the air rights and feasibility of development without a current interested third party.

D. Tomczyk stated they have discussed this with a third party developer and think there may be some interest in this option. It would likely be second story additional parking so you can serve the uses above, which could be residential.

Ald. J. Wiezbiskie asked for a description of who "these people" are, where they come from, who will be shopping at the proposed store, who is the customer they are serving, and if they were targeting a certain population. He also inquired if they would narrow it down to a particular age.

L. Nelson stated the target customers are from across the spectrum. She instructed the Plan Commission to look into the census information at [www.census.gov](http://www.census.gov). Their customer base reflects the community and visitors.

L. Queoff suspended the rules to allow for public comments.

Victoria Stencil – 3893 Kewaunee Rd: She stated she is concerned with the daycare and traffic as a result of the proposed Walmart and concerned with the increased police presence as a result of the new store.

Jim Sanderson – 417 Cambridge St.: He stated there is no comparison between Port Plaza Mall and this Walmart. The mall project forced businesses out to make room and this Walmart proposal does not. No one has expressed interest in preserving the existing structures. He is in support of Walmart and the proposal is a gift to the City.

Robert Srenaski – 3375 Sonata Dr.: He stated he feels the proposal to change the Larsen Green zoning violates every aspect of the AuthentCity Plan. The Downtown is becoming an attractive destination for residents from all over the City, County, and State bringing additional revenue to the City and becoming a tourist area. He can't see attracting more people to the area by asking them to come see our new Walmart Supercenter Store. He is opposed to the proposal of a Supercenter.

Lisa Anderson – 894 Elmore St.: She stated she is the President of the Fort Howard Neighborhood Association. She provided concerns with current traffic and the potential traffic hazards for the Fort Howard area schools and 494 children that currently attend – most of whom walk to school.

Amy Kunding – 918 Hickory Ave: She expressed that Walmart is acting in self-interest and interest of its shareholders. Her concern is that Walmart will close down other businesses

around them and this is a suburban development. Walmart may take relocation action when their lease is up for their west side property.

Adam Prochaska – 400 N. Monroe: He stated he feels Walmart is not in a compromising relationship with the City and that they only think of themselves. He cited the CBO report regarding the average cost of a Walmart to the taxpayers. Walmart stated they don't want to dictate to a third party what is best for them in the air rights; however, that is what they are doing here – telling Green Bay what is best for us.

Matthew Lemay – 123 N. Broadway: He stated he is against the Walmart proposal and the Larsen Green property could be the most important property left to develop in Downtown.

Judy VanRyzin – 921 S Jackson St.: She stated she does want to see the Broadway development process stop and is against the Walmart proposal. Her main concerns were tourism and the City taking on the loan to buy back the Larsen Green Property. She interviewed Brad Toll, Convention and Visitors Bureau, regarding the tourism and Dawn Foeller, Finance Director for the City of Green Bay, regarding the fear people have of taking on the 3 million dollar loan for the City to buy back this property.

Gordon Wilker Jr – 1224 S Greenwood Ave.: He stated he is speaking in favor of Walmart. He feels he has not heard any valid arguments against Walmart. We can't be afraid of development regardless of who it is. It is only an issue because it's Walmart.

Alex Galt – 143 N Broadway: He stated he was concerned with the cost of exercising the air rights. If we are talking about the cost of environmental remediation as being valid concern, then we should be considering the cost of burying those power lines. The 2007 PUD got it right and the City should not be solely walking away from the PUD.

Lisa Hansen – 708 Kellogg St.: She stated she is the Vice-President of the Fort Howard Neighborhood Association and lives three blocks from the Larson Green property. The City has an opportunity to capitalize on the AuthenticCity Plan and the excitement that is happening downtown. The big box store doesn't fit in the downtown. She meets the demographic that Walmart continually reference and she does not want a big box store.

Troy Kapalczynski - 802 E Walnut: He stated he is against the rezoning. He wishes to save the existing Larsen Green buildings. There is a difference between success between Walmart and the success for Green Bay. Walmart defines success as monetary value. How does the City of Green Bay define success?

Jackie Grzeca – 3667 Finger Rd.: She stated she is opposed to the rezoning. The Larsen Green area is a historic treasure and should be preserved. If Walmart agreed to build the two-story building with historic accuracy, we then could reconsider their proposal.

Laural Virtues Wauters – 2619 E Glacier Dr.: She provided a picture of Larsen Green and that this site is historic and that it is ready for reuse. She stated the site needs to be described as historic and the buildings need to stay. This land is the heart and soul of our City.

Rhonda Sitnikau – 1122 S Jackson St.: She stated she has a business downtown and is concerned with the traffic and where her clients have to park and questions how the existing infrastructure will handle the additional 4,000-7,000 cars a day. Will the Council be willing to put the traffic light back up that the city addressed several years ago?

Scott VanRoy – 908 Day St.: Scott stated he is concerned with the current regional Walmart practices. He is concerned regardless what the color or location. The City should not change the zoning.

Leah Liebergen – 1308 View La.: She described the proud history of Green Bay residents and the fact that residents are still stinging from the mall history. The buildings on Larson Green matter. Green Bay needs to capitalize on the possibility of so much more.

Kim Klein Dorchester – 709 S Madison St.: She stated the vibrant downtown needs to expand and we need more opportunities and the Larson Green needs to be able to offer the mixed use experience.

Richard Larson – 2745 Baylite Dr.: He stated he is concerned with the living wage issues. The CEO even stated their concept of stores and size of stores is changing and “Big Box Stores probably will no longer be predominant in their plans.” Will Walmart close stores if e-commerce increases and will Green Bay be left with another box?

Larry Frye – 425 S Clay St.: He stated he is the owner of the String Instrument Workshop. He stated historic preservation is important to Broadway and this is what makes Broadway special. Green Bay needs to learn how out-of-scale retail can harm downtown.

Brent Crabb – 122 S Maple: He stated he feels a downtown supercenter would be a waste of valuable downtown space. The changing of the PUD, Comprehensive Plan, and Authenticity Plan would be a slap in the face.

Sandra Ranck - 4336 Annabelle Cr.: She stated that in her professional conversations with private developers they stated their concerns/comments:

- Why would you give so much property to one developer
- Why use debt as public leverage to move the project forward
- Traffic

She stated that several private developers have even asked why is this still an issue when the public expressed they don't want a Walmart. She then stated the City needs some long term visionary thinking and not the quick fix.

Kim Myers – 828 Pine St.: She stated that the proposal doesn't capitalize on the existing assets of building size, history, and location. The proposal needs to adequately use its history. The site needs to capitalize on and develop a higher assessed value than the current proposal.

Jim Schultz – 3426 Blackberry Ln: He stated the proposal is a suburban store in a downtown and that Green Bay needs to embellish its manufacturing history rather than demolishing it. He provided an example using Duluth, MN. The proposal would be a complete rewrite of the Comprehensive Plan and not just an amendment.

Lynn Austin – 1449 Morrow St.: She is representing the Mayor's Beatification Committee. She asked if the construction moved forward, would they have to stop if it hit the historic structure from Fort Howard? In her personal viewpoint the City of Green Bay has not been a steward of historic buildings and would like to see something historic on the Larsen Green property.

Monica Hawpetoss – 515 Porlier: She asked a question regarding the average number hours worked per week by employees at the two Green Bay, stores, not management, just the

average employee, and how many hours a week are they offered to work. Green Bay is proud of its local heritage and the Farmer's Market with the emphasis that the money stays in the community.

L. Nelson stated that in the Green Bay stores approximately 60% of employees work full-time and full-time is described as 34 hours a week.

N. Sparacio asked if someone could address the question posed earlier regarding the stopping of construction if they hit the historic structure from the fort.

D. Tomczyk stated if there was anything historic they would be required to follow the State of Wisconsin protocol for historic structures.

Rory Crocker-MacMillin – 123 N Broadway: He stated he has seen multi-story work throughout the country. He continued by saying the mixed use zoning would allow for unique businesses. Green Bay should honor the Smart Growth Plan that the City took the time to design and implement.

Branka Bakovic - 1114 Thorndale Street: Green Bay should be searching for more at this site. Walmart stores come and go and we need to preserve and keep small businesses blooming.

N. Sparacio summarized two letters that were submitted to the Plan Commission.

Carol Sevick-2505 Wandering Springs St.: She is opposed to the proposal and has concerns over the character of the development and lack of cohesiveness for the area. She is also concerned about the economic impacts of the store.

Patrick Bray – 425 S. Monroe Ave.: He questioned the detoxification of the soil and what the guarantee it would not become contaminated again. He also questioned the net loss of tax revenue to the City if low density is allowed rather than the higher density tax base.

L. Queoff read the names of those who were opposed and not wish to speak: Stephanie Bruss, Delisse Brunette, Jeffrey Bunker, Tiffany Hoffman, Rachel Sowinski, Gary Sikich, Donald Heaster, Arlene Heaster, Jonathan LeRoy, Virginia Schultz, Kim Jankowski, Betty Kossik, Cassandra Hautala, Kate Busch, Peggy Crabb, Tristen Zimmerman, Ashley Deprey-Peeters, Gregory Watzel, Steve Dorchester, Emily Jankowski, Thomas Harter, Shane Piepenburg, Tiffany Walters, and LaVonne Bray

L. Queoff read the names of those who were neutral and did not wish to speak: Larry Hollett and Travis Hollett

L. Queoff read the names of those who were in support and did not wish to speak: David Donian and Tanya Sharp

Gregory Evrard – 800 Chicago St. #2: He provided a police call report for both the East and West side Walmart. He stated by adding a Walmart, it will bring that crime down to Broadway.

L. Queoff closed the public comments and returned to regular order of business.

Ald. M. Steuer provided a summary of the total speakers in support or opposition to this proposal – approximately 50+ to 5. He stated his communication with his constituents has been

overwhelmingly 4 to 1 against this project. He continued by saying that Green Bay does not have a strong value in historic preservation and that needs to change. The City needs to hold out to continue the adaptive reuse of buildings.

Ald. R. Scannell stated his main concern is density and we need downtown development. If you were to mirror the space on the east side of the river and see the impact of the river see how much a waste of space this actually is. He provided statistics regarding his constituents. He stated that about 10% were for Walmart, 10% did not want Walmart; 10% were neutral, and 70% stated there was a need for a Walmart type business; however, when the options were discussed, they thought Velp Avenue was the best option and if they wanted the Broadway location, they needed to fit within the Downtown Plan.

T. Duckett asked if the City was saying no to retail development to anybody in Green Bay.

N. Sparacio clarified that from the staff's standpoint, the question of form and a retailer grocery store is an essential piece of many of the alternatives that we have looked at for this site. There are very limited locations where that could happen. Staff was asked to speculate on what might be the largest size footprint that would be compatible with the environment. We are not saying no to all retail development. There is such a gap between what Walmart has proposed and what we think should happen here.

L. Queoff stated she is surprised that this issue is still before us. Because it has viability and inevitability we still have the need and while there are issues with the site, Walmart is a viable alternative. We are not here to judge the issues that were brought up tonight, but to utilize that site and provide for the needs for the community area as well as respect the character of the Broadway district and Downtown Green Bay's future.

Ald. J. Wiezbiskie stated the City has spent a lot of citizen dollars and time on this issue. He thanked the people who have endured this process either in support or opposition to this project. Stated the cleanup costs are conjecture there are no true costs. The value of the property is much higher in the AuthenticCity Plan than the current proposal. Traffic is a big issue and the stop light was removed because it was a danger. His biggest concern is the historic preservation and the building should be preserved. He represents 9,000 people in his district and only six (6) of those people he spoke to were in support of the plan.

T. Gilbert stated he wanted to commend the Walmart staff for their work in attempting to compromise with the City; however, Walmart had said they don't see a success story in a 75,000 square foot neighborhood market or multi-story establishment. We are not willing to bend in allowing a 150,000+ square foot structure on that site. His vote is to recommend denial of the request

S. Bremer stated she too will have to vote against the proposal. The proposal would be a long term loss to turn over the north anchor of Broadway to a suburban big box. With all revisions that Walmart has made and a revision to the PUD, it is still four (4) times larger than what is allowed in the original PUD. The 150,000 square feet is still a suburban big box and this is still a downtown.

L. Queoff commended the residents and everyone for their effort in providing their opinion. She thinks this community can come together to get the goods and services it needs to promote business in the area. She is not going to support a denial of this request.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to deny the request to amend the Larsen Green Planned Unit Development (PUD) ordinance to alter the site use plan, street network, density requirements, architectural design requirements, and other standards to allow for construction of a Walmart store, generally located in the 400-600 blocks of North Broadway. Motion Carried. (3-2: L. Queoff and T. Duckett in opposition to the motion)

**INFORMATIONAL:**

**OTHER:**

Director's Update on Council Actions

- Nothing to report at this time.

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

A motion was made by T. Duckett and seconded by S. Bremer to adjourn the meeting. Motion carried.

Meeting adjourned at 9:30 p.m.