

**MINUTES**  
**GREEN BAY PLAN COMMISSION**  
**Monday, April 13, 2015**  
**City Hall, Room 604**  
**6:00 p.m.**

**MEMBERS PRESENT:** Maribeth Conard–Chair, Sid Bremer, Ald. Jerry Wiezbiskie, Tim Gilbert, and Heather Mueller

**MEMBERS EXCUSED:** Linda Queoff – Vice Chair and Tim Duckett

**OTHERS PRESENT:** Bill Lockery, Paul Neumeyer, Stephanie Hummel, Wendy Townsend, Sharon Hack, Kurt Deneys, Becki Kollman

**APPROVAL OF MINUTES:**

Approval of the minutes from the March 9, 2015, Plan Commission meeting

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to approve the minutes from the March 9, 2015, Plan Commission meeting. Motion carried.

**COMMUNICATIONS:**

1. Request by Ald. Chris Wery, on behalf of residents, to consider naming or renaming a street after Green Bay Packer General Manager, Ron Wolf.

B. Lockery stated this is a request for a renaming or future naming consideration or if someone is looking to rename a street in the future. Planning Staff will offer this potential street name to developers during the subdivision platting review process. The process to rename a street begins with the City Action form.

A motion was made by S. Bremer and seconded by Ald. J. Wiezbiskie to receive and place on file the request from Ald. Chris Wery, on behalf of residents, to consider naming or renaming a street after Green Bay Packer General Manager, Ron Wolf. Motion carried.

**OLD BUSINESS:**

**NEW BUSINESS:**

2. (PP 15-02) Discussion and action on the recommendations of the Mayor for 2015 Business Improvement District (BID) Board members including Military Avenue Business Improvement District and On Broadway, Inc.

W. Townsend, Economic Development Department, presented nominee information to the Plan Commission for the 2015 Business Improvement District Board members for Military Avenue and On Broadway. Nominees include Sharon Hack, Military BID and Krystina Engebos, Nicole Zich, Adam Funk, for On Broadway, Inc. This process will allow for the Plan Commission to have a stronger connection to the BID operating plan. The nominations have been recommended by Mayor Schmitt and reviewed by the Economic Development Department. The Economic Development staff is recommending approval of the nominations. W. Townsend then introduced Sharon Hack, Military BID Nominee, to the Plan Commission.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to approve the recommendations of the Mayor for 2015 Business Improvement District (BID) Board members including Military Avenue Business Improvement District and On Broadway, Inc. Motion carried.

3. (ZP 15-07) Discussion and action on the request to authorize a Conditional Use Permit (CUP) for self-service storage units within a General Commercial (C1) District, located at 938 Velp Avenue, submitted by Kurt Deneys, property owner. (Ald. R. Scannell, District 7)

P. Neumeier stated this is a request for a conditional use permit for self-service storage units as an accessory use at 938 Velp Avenue. The Comprehensive Plan designates this area as High Intensity Retail Office Housing (HIROH) and commercial and is currently zoned as C1 with a small portion being zoned Light Industrial. A recent text amendment was made to Chapter 13 to allow for self-service storage units as an accessory use in the C1 district with development standards. The proposal does meet the current standards that were established as part of the text amendment. Affected property owners were notified of the request with one letter of support. A call was received on April 13, 2015, from Tom Payette, property owner of 933 Velp Avenue. He is opposed to the request. Planning staff is recommending approval of the request subject to requirement standards in Chapter 13-1612.

M. Conard suspended the rules for public comment.

Kurt Deneys – 730 Aerostar Lane: K. Deneys gave a brief overview of what his intentions were for the building and hours of operation.

M. Conard returned the meeting to regular order of business.

A motion was made by Ald. Jerry Wiezbiskie and seconded by T. Gilbert to approve the request to authorize a Conditional Use Permit (CUP) for self-service storage units within a General Commercial (C1) District, located at 938 Velp Avenue, subject to the requirements in Chapter 13-1612. Motion carried.

4. (AV 15-01) Discussion and action on the request to vacate a portion of the alley between 139 South Monroe (Leonardo DaVinci School) and 133 South Monroe, submitted by Michael Stangel, on behalf of Green Bay Area Public Schools. (Ald. R. Scannell, District 4)

S. Hummel stated Planning staff is recommending this item be tabled.

A motion was made by T. Gilbert and seconded by Ald. J. Wiezbiskie to hold over the request to vacate a portion of the alley between 139 South Monroe (Leonardo DaVinci School) and 133 South Monroe. Motion carried.

5. (SV 15-01) Discussion and action on the request to vacate a portion of unimproved right-of-way between E. Conservancy Court and W. Conservancy Court, submitted by Rebecca & Joseph Kollman. (Ald. J. Wiezbiskie, District 1)

S. Hummel stated this is a request to vacate an unused portion of street right-of-way between E. Conservancy Court and W. Conservancy Court. In the restrictive covenant, from the 2005 South Branch Estates Plat, for this property it was noted that if this was ever to be vacated, that it would have to be attached to the northern lying property. Planning staff is recommending approval with the condition that the land needs to be attached to the northern lying property.

Ald. J. Wiezbiskie stated he is the alderman for this area and approves of the request.

M. Conard suspended the rules for public comment.

Becki Kollman – 600 E Conservancy Court: B. Kollman stated they have been working on this project for some time now and is happy they are moving forward.

M. Conard returned the meeting to regular order of business.

A motion was made by Ald. J. Wiezbiskie and seconded by H. Mueller to approve the request to vacate a portion of unimproved right-of-way between E. Conservancy Court and W. Conservancy Court, with the condition that all vacated lands shall be deeded and attached to the parcel lying northerly of and adjacent to the north line of Conservancy Court. Motion carried.

6. (SNC 15-01) Discussion and action on the request to approve a street name change from S. Greenwood Avenue to S. Ashland Avenue Frontage Road, submitted by the Department of Public Works. (Ald. G. Zima, District 9)

S. Hummel stated this request is from the Department of Public Works to update a street name from S. Greenwood Avenue to S. Ashland Avenue Frontage Road. It is currently being used as S. Ashland Avenue Frontage Road for three out of the four properties located on that stretch of road. The fourth property owner has now come forward and requested to change from S. Greenwood Avenue to S. Ashland Avenue Frontage Road. The Department of Public Works is now requesting to change the name of the road as a whole for consistency. Planning staff is recommending approval of this request.

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to approve a street name change from S. Greenwood Avenue to S. Ashland Avenue Frontage Road. Motion carried.

7. (ROW 15-01) Discussion and action on the request to approve a Plat of Right-of-Way for a Sewer Easement from Franz Avenue to Baird's Creek, submitted by the Improvement & Services Committee. (Ald. D. Nennig, District 5)

S. Hummel stated this is a request from the Improvement & Services Committee. The request is for a required Plat of Right-of-Way needed to move forward with a sewer easement from Franz Avenue to Baird's Creek. Planning staff is recommending approval of the request.

A motion was made by S. Bremer and seconded by H. Mueller to approve a Plat of Right-of-Way for a Sewer Easement from Franz Avenue to Baird's Creek. Motion carried.

**OTHER:**

Director's Update on Council Actions

Bill Lockery informed the Plan Commission of the following items:

- The Grandview project was finalized by City Council and will move forward.
- All other items recommended by the Plan Commission in March were approved by City Council.

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

A motion was made by S. Bremer and seconded by T. Gilbert to adjourn. Motion carried.

Meeting adjourned at 6:15 p.m.