

MINUTES
GREEN BAY PLAN COMMISSION
Monday, February 8, 2016
City Hall, Room 604
6:00 p.m.

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

MEMBERS EXCUSED: Tim Duckett

OTHERS PRESENT: Kevin Vonck, Paul Neumeyer, Mark Lyons, Stephanie Hummel, Larry Langohr, Mark Skogen, Tom Radenz, Ald. David Nennig, Ald. Tom De Wane, Mayor Jim Schmitt, Juanita Adrians, Jeanine Belland, Randy Detampel, Joshua Schwalbe, Steve Grenier, Sandra De Groot, William Peters, Wobin Zhang, Josh Peterson, Chester Wojcik, Dennis Koury, Alicia Zohler, Greg Thompson, Collen Thompson and Bob Mach

COMMUNICATIONS:

M. Conard stated that Item #7 will be moved to the first order of business.

INFORMATIONAL:

7. Presentation by University Avenue Center, LLC., on the proposed redevelopment of the 2400 Block of University Avenue (Festival Foods and Kwik Trip).

K. Vonck stated they wanted to put this item on the agenda this evening as many have heard about the proposed development on the East side on University Avenue. Last summer plans were made public for a Festival Foods and Kwik Trip (KT) along the University Avenue Corridor. It is a complex project that includes brownfields contamination, utility relocation, and street vacations. Tonight is a presentation for Commissioners to see what the developers have been working on and the stages of development. This is also an opportunity for Commissioners to ask questions or express concerns. The next planned appearance to the Plan Commission will be for a street vacation or rezoning at the next Plan Commission meeting. There will be no action taken tonight, just informational only.

M. Conard suspended the rules for public comment.

Larry Langohr – AIG Properties, Neenah, WI: L. Langohr stated that tonight he is here to share with Commissioners information and preliminary plans regarding the Festival Foods & KT development on University Avenue. He then went into a brief description and history about AIG Properties and what they do. He stated that if this redevelopment is approved, this will be their fifth Festival Foods store. He went on to state that this is going to be a challenging plan and has tried to follow some of the outlines that the City of Green Bay has created in the University Avenue Corridor Brownfield plan. Several of the highlights of the plan are the elimination of the traffic triangle and the elimination of blighted retail and office properties. They do accomplish both of those objectives. During this plan and process over the last couple of months, they have not been able to get everything accomplished that they wanted to and the City of Green Bay has also not been able to get everything that it wanted. There has been a lot of give and take on both parts. As stated earlier this is a complicated plan. They have to relocate many utility lines, roads, traffic signal equipment, and sidewalks. He then stated that Mark Skogen from Festival

Foods and Tom Radenz from REI will share information regarding the development. He stated that they will answer any questions and hope Commissioners will have a great sense of understanding. He would also like to have a consensus of what the Commissioners are thinking at the end of the presentation.

Mark Skogen - President and CEO of Festival Foods: M. Skogen stated they hope to have the opportunity to open their fifth area supermarket. He knows this addition will be a catalyst and will help out this area, but knows there are a lot of challenges ahead with making this happen. He does appreciate the opportunity the City of Green Bay is giving them to accomplish this new store.

Tom Radenz – REI: T. Radenz gave a brief history of his work and experience. He stated this will be a challenge as there are many different moving parts to this plan. He stated that this risk is well worth the award. They have done a traffic impact analysis and have been looking at traffic patterns three-quarters around the site since late summer. There are seven utilities that they are coordinating with, along with working with the Department of Transportation (DOT) as some roadways are in their jurisdiction. One of the first things they did was hold a neighborhood meeting, which was in August 2015. One of the major concerns was the traffic. The neighborhood is very unhappy with traffic in the area. He then went through the high traffic areas which will pose major challenges. They are trying to create a plan to help with these traffic areas. He did go into detail about the possible traffic changes and their objective and goals. (For detailed information regarding traffic plans, please call our Department of Public Works at (920) 448-3535). They will also be working with the DOT in acquiring portions of roadway for access control.

T. Radenz then went into the challenges with utilities and grading. He stated that Planning staff has not seen this plan, but it will be presented to them for the next phase of development. He then gave detailed information regarding utilities and the new poles that will be put up that will make the neighborhood a little more pleasing aesthetically. More specifically, the utilities to be included would be from ATC, water lines, fiber optic lines, WPS lines, AT&T lines, and gas lines. He then displayed renderings of a previous Festival Foods store they opened stating the new store would be along the same style. He also displayed a mock-up of other retail spaces around the area. However, exact plans will be shown as they get closer to that stage of the process. He then talked about and shared what and where the buffering would be between the store and neighborhood. He gave a description of the fencing they will be using and that this is the first time they will be using this type of fencing.

The other important issue he would like to talk about is truck traffic. He showed to Commissioners where the proposed site would be for deliveries. It will be set up in such a way that there will be no trucks entering into the neighborhood. He then stated he would answer any questions Commissioners may have.

S. Bremer stated she wanted clarification about the setting of the buildings as she was wondering about a call center he had mentioned. She stated she knows where Festival and KT are going and then verified that the mini-mall is on the north side. T. Radenz stated that there is currently an office building that is under contract that has a 24-hour call center in it located on the corner of Fred and Sturgeon Bay. L. Langohr stated that building will eventually be removed and the business relocated. S. Bremer then confirmed that area will then become part of KT. T. Radenz stated that was correct.

M. Conard asked where the fence will be placed. T. Radenz showed on their renderings where the fence will be placed. M. Conard stated she liked the look of the fence. T. Radenz stated

they do have extra room between the property and the neighborhood. They would like to berm up the area and add some extra plantings.

Jeanine Belland – 601 Fred Street: J. Belland stated her concern is with the maintenance of the street that the car wash will be on as the City of Green Bay did not want to keep this street and wanted to give it to her and the neighbor so that the City didn't have to keep up with plowing or garbage pick-up. As long as the street is maintained, she does not have any issue with the project. The other issue she has is the noise of the car wash and the PA system for the gas pumps. She asked if after 10:00 pm that the noise ordinance was going to be adhered to.

M. Conard asked how tall the fence is going to be. T. Radenz stated that right now it is being proposed as an 8 ft. fence, with the possibility of berming up 4 ft. with the top of the fence being 12 ft. tall. M. Conard then asked how tall the carwash itself will be. T. Radenz stated he didn't know for sure, but guessed to be 18 – 20 ft. They are potentially extending "wing-wells" out of either end to make it look like a feature of the building to help shut out sound from the neighborhood along with heavy plantings to help buffer the noise. She then asked if he could answer the question about how late the carwash will be open. He stated he cannot speak on behalf of KT, but he can say they will be designing for KT and they are very sensitive to their neighbors and will do their best to work with them.

Juanita Adrians – 607 Fred Street: J. Adrians stated she lives next to the car wash and is employed with KT. She stated the car wash is very noisy and is happy they are trying to put up a barrier fence, but is afraid it will not keep the noise down and knows how busy the car wash is. Her main concern is that the car wash will be built 50 ft. from her house.

M. Conard asked K. Vonck about the street vacation and if the street will still be taken care of by the City. K. Vonck stated that Fred Street has been an issue. They are still discussing how to resolve the issue. There is still an issue with the ability to turn the vehicles around on Fred Street but they are looking at other options. Some of the options have met City standards, but was not an acceptable solution for property owners. They are still working to come to a resolution on this issue that will work for all parties involved.

Randy Detampel – 112 Miramar Drive: He stated that he is concerned about the traffic on Peters Street with the speeding. He stated that there are more families with young children and fears that someone will be hurt. M. Conard asked if the details mentioned earlier about traffic changes was helpful. He stated that in his opinion, the only way that they are going to fix it is to make Peters Street on the Basten end as an out only. This will allow for work vehicles and emergency vehicles to travel through.

Joshua Schwalbe – 1216 Cherry Street: J. Schwalbe states that his grandparents live at 535 Ruth Street and that he lived in the area when he was younger. He stated that the developers did a very good job in listening to all the neighbors and trying to accommodate as many of the concerns as possible. Some of his grandparent's original concerns were that they were going to route traffic through the neighborhoods. They are pleased with the new site plans and are worried that Peters Street will be the new "cut-through" road and there should be some action to slow traffic down on that road. It is still part of the neighborhood even though it is on the out skirts of the development. He knows that this development will affect the traffic in the entire neighborhood. He also stated that this is a great time to fix the "triangle" intersection of University Avenue. He stated that he wanted to make sure that the barrier his grandparents wanted to see on the north side of Ruth Street, where the two streets come close together, is not lost in the development. He does support the redevelopment and would like to see an increase in public transportation and bus stops at the grocery store, possibly by the front doors,

as the grocery store is one of the biggest places that people who can't drive go to. Making those amenities more available will increase the numbers for public transportation. He stated from what he has heard, a grocery store is what is needed and that linking it to the neighborhood with sidewalks is important, but the major issue is traffic.

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

Ald. D. Nennig talked about the changes that have been made to the neighborhoods regarding traffic. He stated that the concerns that have been addressed tonight are the same concerns he has also heard from neighbors. He stated that he didn't realize, until the issue came up, how much he didn't know about the "cut-through" traffic in the neighborhood to avoid the lights at Danz and University Avenue. He stated that the traffic study showed that 30 percent of the "cut-through" traffic currently on Clement will go down Peters Street while 40 percent will go out to Danz to the light on University. This is a solution the applicant is working on, but overall he is in favor of the project.

Ald. Tom De Wane stated that this used to be his area and traffic is a major concern. He stated another option is for the City or AIG Properties to take over the two properties that are next to the car wash on Fred Street. He believes that this will alleviate many problems. He stated that he thinks both property owners would oblige to something like that.

L. Langohr asked if it would be possible for Commissioners to take a consensus on what their opinion is regarding the project so far and if they support the project to this point. M. Conard stated they cannot do a vote. K. Vonck stated that each Commissioner can voice their opinion.

Mayor Schmitt did state that the Commission as a whole cannot make a vote tonight as it was put on the agenda for informational purposes only. He stated that yes, this is a complicated project, and does see Festival Foods as a huge positive impact for neighborhoods, especially for Red Smith and Schmidt Park. He stated that tonight they are here to present information to the Plan Commission of the up-coming project because they don't want it delayed as there are time constraints. He stated he knows that not everyone is or will be happy with the project and wished he could make everyone happy. He stated they do have a timeline put together; however, it is time to start making decisions regarding the development. The City of Green Bay does support the Festival Foods project; however, they just want to hear if there are some individual concerns that need to be addressed. Their goal is to get it built this year. There are issues still being discussed, but they want to give Plan Commission a "heads-up". He thanked the Plan Commission for their time.

Ald. J. Wiezbiskie stated that he agrees with Mayor Schmitt that this is a big project, dollar wise. He is in support of the development, but feels there are items that need to be addressed. Those items include sidewalks and tying them to the neighborhoods, the "triangle" traffic corner, general traffic options through neighborhoods, and some options for noise reduction and increased public transportation. However, he would like to see things not rushed and done right the first time.

H. Mueller stated she has no major concerns about the redevelopment. She stated that one of the most pleasing things she enjoyed hearing about was how closely the neighborhood has been working with the developer. She agrees with Ald. J. Wiezbiskie with the points he made about issues that still need be addressed.

T. Gilbert stated that he was very pleased with the presentation and that it was very informative. He does think it is a great plan, but there are a few details that need to be worked out. He is in favor of the redevelopment.

S. Bremer stated that the two points have clearly focused on and are the critical ones. The first one is safety with the Peters Street traffic. The other is the general relationship through the neighborhood beyond the safety issue. She does agree with H. Mueller that it is nice to hear how responsive the applicants have been to neighborhood concerns. She is convinced that they will find a way to deal with Fred Street, as it is a concern of hers. It would be a wonderful welcome to see that area become a gateway into the neighborhood if they look into the suggestion by Ald. Tom De Wane of purchasing the properties in that area. Generally speaking, she is very pleased that it does follow the University Avenue Task Force recommendations.

M. Conard stated that she believes this will clean up the "triangle" area. However, there are some things that need to be worked out. Her main issues are the safety of the short cuts for traffic through the neighborhoods and also the two properties by the car wash. She commends everyone involved including the neighbors for getting together and discussing the development and the applicants for working with the neighborhoods.

Ald. J. Wiezbiskie wanted to add two additional concerns. One is being safety of traffic, which can be worked out through our Engineering Department. Also, it would be nice if they could remove the homes by the car wash and clean that area up. However, that would put an additional expense on the developer as it is quite costly to purchase the homes, raze them, and create a large roadway.

M. Conard asked K. Vonck when this item will be coming back to the Plan Commission. K. Vonck stated that it will be coming back to the next Plan Commission meeting on February 22, 2016.

OLD BUSINESS:

1. (ZP 16-01) Discussion and action on the request for a Conditional Use Permit (CUP) for a two-family use in a Low-Density Residential (R1) zoning district located at 898 Shawano Avenue, submitted by Wobin Zhang, property owner. (Ald. M. Steuer, District 10)

S. Hummel stated this item was tabled at the last meeting on January 25, 2016. This request is for a conditional use permit (CUP) in an R1 District for a two-family home. S. Hummel reminded Commissioners that the home was converted into a two-family home about 20-30 years ago and they are now coming to get a CUP. There were a couple of concerns with the neighborhood itself having a two-family use and they were asked to get a list of police calls since W. Zhang had owned the property. The police calls are enclosed within the meeting packets. S. Hummel went on to state that the property is consistent with both the Comp Plan and the neighborhood as a whole to have two-family use in this location. A map of surrounding land uses was displayed which consisted of Public Property/intuitional uses, single and two-family homes, and a church.

S. Hummel then turned Commissioners attention to the list of police calls. She did bring to their attention that some police calls can be attached to the address if they are made near the property. There are two parking lots in the area, and if calls are made from those parking lots, it will associate the calls with the Shawano Ave address as it is hard to differentiate out that information. Ald. M. Steuer and surrounding property owners were notified of the request. Staff received an opposition call from a representative of a neighbor, who does not live there, and a second call of objection because it is a "troubled" neighborhood and they didn't want the higher

density use there. Staff also received a call that supported the request and one informational call regarding parking. At this time staff will also be requesting that the parking area along Allard Avenue be paved along with the compliance with all Building Code standards, specifically the addition of a second exit for the second-level apartment, which is why we were involved in this project to begin with. With the paving of the parking area, this will alleviate some of the parking complaints to the home as well as help with the neighborhood aesthetics. Staff is recommending approval with the condition that the above mentioned items be brought up to code.

The land use is compatible with this area. This decision should not be based upon who lives there now or who could live there in the future. This may be hard for the property owner and cause undue stress as the home owner purchased the property as a two-family home.

M. Conard stated to S. Hummel that they really don't know which police calls are assigned to the property or don't know what the calls entail and asked if there was a way to find out which calls are related to the tenants in the property. S. Hummel stated that was correct and that they could get a copy of every one of the police calls. However, anything that has a report number attached to it is something that the police followed up on.

Ald. J. Wiezbiskie stated that he appreciates that S. Hummel explained what the incidents were. He stated that they did actually hold the item due to this request.

M. Conard suspended the rules for public comment.

William Peters – 233 N. Ashland Ave: W. Peters stated he had made the initial communication to Ald. M. Steuer about his concern. He wanted to clarify and mention that it was nothing personal, he just wanted some questions answered when he learned that there was a property owner that wanted to switch their property from a single-family use to a two-family use. He stated it does not have to do with who lives there or how many police calls, but how well does the land owner take care of the property, how many properties does the land owner own or use and how well maintained the properties are. It is a bigger picture than just the one house and the fact that this is being addressed 20 years later. He stated this area is a troubled area and some properties are not being kept up. He would also like to know what is being done to prevent this from happening again.

M. Conard asked S. Hummel to talk a little about the history of the house and what happened and why now it has changed.

S. Hummel stated that property owners today are more aware of when they need a permit when converting single family homes into a two-family home. However, 20-30 years ago there was a mass number of conversions and not a large permitting process. Other smaller communities have a process where rentals had to go through yearly inspections to keep properties up to code. This is something they do not have in the City of Green Bay. These properties were converted long ago, and unless there was a complaint called in recently we wouldn't know if they have a CUP or not.

W. Peters stated he understands that you may not know if the properties are in compliance or not unless there is a complaint called in. He wants to make sure that the City will be as proactive as possible and limiting the capability of someone taking advantage of that. M. Conard stated that one of the things the City is doing is looking at properties that have been vacant for a year or more and if they are multi-family they can no longer be used as a multi-family. S. Hummel clarified that is the case if the home is in an R1 zoning district. She stated if

there was a single family home and it becomes unoccupied, you only get one year to reoccupy the home or it becomes a non-conforming property. W. Peters stated that as long as the home is up to code and is conforming, he doesn't have an issue with it being a two-family unit. He was thanked by S. Bremer for bringing his concerns forward. She also informed that the second floor exit is one of the conditions that must be met to bring the home up to code.

Ald. J. Wiezbiskie stated to W. Peters that a condition of approving the request by the Plan Commission is having the home brought up to code and making it compliant. He stated this is an activity that takes place once the violations are pointed out and located.

A conversation ensued between Commissioners, K. Vonck and W. Peters regarding the process regarding someone coming to the Plan Commission to have property zoned as multi-family and what information do they take into consideration regarding the rezoning.

Wobin Zhang – 1498 Parkway Drive: W. Zhang reiterated from the last meeting that he did buy the property as a two-family, but didn't know it was not in compliance when he purchased the property. He just wants to get it approved so he can bring the building up to code.

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

A motion was made by J. Wiezbiskie and seconded by T. Gilbert to approve a Conditional Use Permit (CUP) for a two-family use in a Low-Density Residential (R1) zoning district located at 898 Shawano Avenue subject to the compliance of all Building Code standards, specifically the addition of a second exit for the second-level apartment and paving the parking area off of Allard Avenue. Motion carried.

NEW BUSINESS:

2. (ZP 16-04) Discussion and action on the request to authorize a Conditional Use Permit (CUP) to operate a minor auto repair in a General Industrial (GI) District located at 712 North Quincy Street, submitted by Josh Peterson, TJT Associates, LLC, property owner. (Ald. R. Scannell, District 7)

P. Neumeyer stated this is a request for a CUP in the general industrial district for a minor auto repair at 712 N. Quincy. The surrounding uses include industrial to the west and south and little to the north as well. The City's Comprehensive Plan recommends General Industrial for the area and the proposed land use does not conflict with the Plan. The site plan and business operating plan was submitted by the applicant and presented to Commissioners. Staff notified Ald. R. Scannell and affected property owners, no calls were received regarding the request. Staff is recommending approval of the request subject to the following conditions:

- a) Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.
- b) All vehicle parts, including tires, shall be stored inside of an enclosed building.
- c) Compliance with the submitted operations plan.
- d) There shall be no expansion of the conditional use without Plan Commission and City Council approval.

S. Bremer asked P. Neumeyer if Transit has any issues with the use of the space as proposed tonight if they do intend to expand. P. Neumeyer stated he is not aware of any conflicts.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to approve a Conditional Use Permit (CUP) to operate a minor auto repair in a General Industrial (GI) District located at 712 North Quincy Street subject to the following conditions:

- a) Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.
- b) All vehicle parts, including tires, shall be stored inside of an enclosed building.
- c) Compliance with the submitted operations plan.
- d) There shall be no expansion of the conditional use without Plan Commission and City Council approval.

Motion carried.

3. (ZP 16-05) Discussion and action on the request to rezone 1857 Shawano Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Bradford Fry, Kwik Trip. (Ald. B. Danzinger, District 11, Ald. M. Steuer, District 10)

P. Neumeyer stated this is a request to rezone 1857 Shawano Avenue from C1 to C2 and is consistent with the Comprehensive Plan. The existing adjacent Kwik Trip (KT) is zoned as C2. Ald. B. Danzinger, Ald. M. Steuer and affected property owners were notified of the request. P. Neumeyer displayed to Commissioners a letter from the adjoining property owner who had some objections to the request, in which KT did respond.

M. Conard suspended the rules for public comments.

Dennis Koury - 1837 Shawano Avenue: D. Koury stated he owns the two homes directly east of the property. He stated they have no objections to the carwash provided that the vehicles enter on the east side of the property and exit towards KT to try and reduce the noise and lights. P. Neumeyer stated that by KT rezoning to C2, you would be taking up all the uses that can occur in that district. KT indicated to P. Neumeyer that they will not be putting in a carwash at this site at this time; however, they could in the future. At this point they are looking for additional parking and possibly expanding the site and adding pumps.

Ald. J. Wiezbiskie asked if this rezoning was a little premature as there is no site plan or knowledge of what their intentions are. P. Neumeyer stated this is different from the Festival sight, as that may involve a PUD, and this is a straight rezoning from one district use to another and would have to rely on the current standard zoning code.

D. Koury also stated that the LED light from the current billboard that is on the property is brighter than the street light he has in his front yard. M. Conard asked P. Neumeyer if the billboard would fall under City's jurisdiction or the billboard company. P. Neumeyer stated that it would be the City and they do have zoning regulations for billboards. She then asked if there was something they can do about the billboard. P. Neumeyer stated yes, and that D. Koury can contact him and discuss the billboard issue.

S. Bremer asked P. Neumeyer if their decision is to make the change from General Commercial to Highway Commercial. If it is Highway Commercial, then whatever KT puts in there has to fit within the Highway Commercial regulation, but have a right to put anything in there that does fit the regulations. P. Neumeyer stated that was correct. She then asked P. Neumeyer what would be allowed for Kwik Trip to do under the current zoning of General Commercial. P. Neumeyer stated they could add additional parking, dumpsters, and place another building on the site, but they cannot expand the gas station or add a car wash.

D. Koury asked P. Neumeyer what the specific difference is between C1 and C2. P. Neumeyer stated that Highway Commercial (C2) allows for gas stations and convenience stores to be permitted.

S. Bremer stated this brings up the issues D. Koury is raising which is problems for the residential area around this location for something that is zoned Highway Commercial. D. Koury stated he is not objecting to the rezoning, he was questioning more of what was going to be developed. P. Neumeyer clarified and stated that when there are commercial districts adjacent to residential areas, they will require some type of transitional yard between the districts. D. Koury asked if residents would be notified of any new development. P. Neumeyer stated that once the zoning is approved, and as long as KT is within the standards for the zoning area, there will be no additional notices sent out to property owners; however, if he has any questions he can contact Planning staff for additional details.

Chester Wojcik – 1848 Christiana: He asked P. Neumeyer if he has seen any plans yet from KT for that property. P. Neumeyer stated no.

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

Ald. J. Wiezbiskie made a motion to approve the request.

S. Bremer stated she has some issues with this request. She stated she drove by the property and is impressed with the fencing they have; however, she is now worried that noise might be an issue and how many lots may be impacted by the new development as a Highway Commercial as the lot borders six or seven different properties. She is more comfortable with General Commercial bordering residential properties than Highway Commercial, as the current KT only has direct impact on one property, which is next door. She cannot support this request.

Ald. J. Wiezbiskie stated that maybe they should notify those residents and hold the item over. P. Neumeyer stated that they all have been noticed of the rezoning.

T. Gilbert asked S. Bremer if she is saying to keep the zoning a C1, which will allow for them to expand their parking/retail aspect, but it would still contain the pumps to the first piece of property and expand the pumps to the lot line, but limit them on that and eliminate the gas station and possible car wash. S. Bremer stated yes.

P. Neumeyer stated that the pumps and convenience store need the C2 zoning for them to expand the store. M. Conard asked if they can have them come back and let them know what they are putting there. P. Neumeyer stated they can ask. He also stated that with any commercial property they will have noise. S. Bremer stated that is why she is questioning whether or not they want to expand the use of a property that butts up against so many residential properties.

M. Conard stated that she sees where she is coming from; however, she can see a buffer being put in to control noise and the residences that the property will be touching are backyards. She does not have an issue with the request.

Ald. J. Wiezbiskie's motion was seconded by T. Gilbert to rezone 1857 Shawano Avenue from General Commercial (C1) to Highway Commercial (C2). Motion carried. 4-1 (Opposed – S. Bremer)

4. (ZP 16-06) Discussion and action on the request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office Residential (OR) District located at 327 S. Quincy Street. (Ald. R. Scannell, District 7)

M. Lyons stated this is a single family home in an Office Residential District at 327 S. Quincy Street. It had been a vacant lot. The Comp Plan does call for Low/Medium Density Residential. There is OR zoning to the north and west of the property and residential to the east. The area is made up of single family homes. The home that is being built is a two-story 1496 sq. ft. home with a 528 sq. ft. garage. Staff is recommending approval of the request. Construction has already begun. He also mentioned that the home will be in the Spring 2016 Brown County Showcase of Homes and will be an asset to the neighborhood as it will be a high quality home.

M. Conard asked who the petitioner is for this request. M. Lyons stated Integrity Builders.

Ald. Tom De Wane stated he really liked the look of the house and approves of the request.

M. Conard suspended the rules for public comments.

Alicia Zohler - Integrity Builders: A. Zohler stated that she would answer any questions they have and that the home already has an accepted offer.

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

A motion was made by Ald. J. Wiezbiskie and seconded by H. Mueller to approve a Conditional Use Permit (CUP) for a single family dwelling in an Office Residential (OR) District located at 327 S. Quincy Street. Motion carried.

5. (ZP 16-07) Discussion and action on the request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office Residential (OR) District located at 308 S. Quincy Street. (Ald. R. Scannell, District 7)

M. Lyons stated this home is in the same area, just on the other side of the street and up the block. This request is just like the previous request. They are looking to do another infill house with Integrity Builders. The area is actually Office Retail Housing District and a single-family does still fit within the area. They will be building a single family home with a detached garage.

M. Conard suspended the rules for public comments.

S. Bremer asked A. Zohler why they were under construction when the zoning was not confirmed. A. Zohler stated that it was an oversight on their part. They thought everything was correct and thought since all the homes in the area were single family that it was taken care of. They had worked with the City to acquire the lot and nothing had come up as far as zoning. They are scrambling as the construction is under way and before they start the home at 308 S. Quincy Street. S. Bremer thanked them for their honesty in the matter.

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

A motion was made by S. Bremer and seconded by H. Mueller to a Conditional Use Permit (CUP) for a single family dwelling in an Office Residential (OR) District located at 308 S. Quincy Street. Motion carried

6. (OMA 15-02) Discussion and action on the request to amend the future road pattern for Area Development Plan #112, generally located along Sitka Road. (Ald. Tom De Wane, District 2)

S. Hummel stated this is a very large Official Map Amendment generally located along Sitka Road. The current road pattern for the area development plan was shown to Commissioners with the connection of Gilbert Drive to Ontario and a cul-du-sac area that would take you back out to Sitka. There are two separate changes with this amendment. The first would be moving Gilbert Drive slightly north based on the lot line of an existing property and to change the orientation of the cul-du-sac with heavy landscaping along Sitka Road. The connection up to Sitka would be lost, as it is not deemed as important to the neighborhood, but Gilbert Drive would still go through. There is one condition of approval and that would verify that the right-of-way line would meet the property line near the connection of Gilbert Drive and Ontario. Images of the future roadways and connections were shown at the meetings. For more information regarding the layouts please contact Stephanie Hummel. S. Hummel stated that there is one letter of objection that is included in the meeting packet and one that was handed out at the meeting. They both state that they do not want to see Gilbert Drive going through to Ontario Road. Staff does not agree with this recommendation because the neighborhood connection from Gilbert Drive to Ontario is very important for this neighborhood.

S. Bremer confirmed with S. Hummel that their recommendation is that the lot line be in line with the right-of-way line for Gilbert Drive. S. Hummel stated that was correct, they would like to have the right-of-way lines meet up with the lot line.

The second change would be to the north side of Sitka Road. This would change the shape of the existing road, add a cul-de-sac, and add an access that is 34 ft. wide to maintain public access to Baird's Creek. This property, through the platting process, was dedicated to the City. There have been no objections from neighbors for this request. They have spoken to the Public Works and Parks Departments regarding pedestrian access.

S. Bremer asked if this change would make more and smaller lots in the lower section in addition to the larger lots at the top. S. Hummel stated that the display showing is deceiving as the lower lots are between .3 and .5 acres in size. There would be no problem meeting the minimum size standards.

Staff is recommending approval of the request with the condition that Gilbert Drive be moved south to connect to the parcel line and match up to the right-of-way-line.

M. Conard suspended the rules for public comment.

George Thompson – 445 Ontario Rd: G. Thompson stated he has two main objections. The first is the proposed road comes out in front of their house and will have headlights coming directly at their house. The second objection is that there is a high volume of traffic on Ontario Road and a lot of it travels at a high speed, so he is against adding new traffic to the street. He made some suggestions in his letter of objection which he shared with the Commissioners.

S. Bremer asked G. Thompson to show Commissioners where on the maps his house is located in conjunction with the new road and lights shining into the front bedroom of the home. S. Bremer stated that by moving Gilbert Drive slightly to the south it will miss that part of the house. S. Hummel stated that by moving the roadway south, it will pull away from the house more. However, if it were to go where the developer initially wanted to place it, it would be a direct interference with the house.

Bob Mach – Mach IV Engineering & Surveying: B. Mach stated that the connection from Gilbert to Ontario has been a condition of the development. If the Plan Commission is willing to waive that condition, it would save a couple hundred feet of road and add one or two extra lots. Originally the alignment of Gilbert Drive would have pointed directly into the Thompson's home. In order to accomplish the connections to the roadway, this really has to be done in the manner as proposed. If the intersection of Ontario and Gilbert is skewed any more, then it will end up costing lot space and then the area may not be able to be developed.

Ald. J. Wiezbiskie asked why a few lots can't be made a little smaller to accommodate for a connection at Sitka Road instead of Ontario. S. Hummel stated that she was not sure if the person backing this development would agree to that plan. She stated the original ADP has both connections onto Ontario and Sitka. She stated that the east-west connection of Gilbert Drive is more important and needed to the neighborhood. Ald. J. Wiezbiskie asked how the homeowners would know that a road could be developed through the area when they bought the home. S. Hummel stated that the ADP has been in place for at least 10 years and that due diligence on the owners' part is typically done.

Ald. J. Wiezbiskie asked G. Thompson if he knew about the possible roadway change when he bought his property. G. Thompson stated that when they initially bought the house, the road was initially going right through their house, but he thought that it would change due to the changes occurring with the neighboring Kristy Lee Estates Official Map changes. However, he was also informed by the developer that there would be a cul-du-sac across the road from them just like the one that was behind them.

Ald. Tom De Wane stated that the maps are changing all the time as to where roads will be placed. He stated there are many ways to connect the neighborhood and roadways and reiterated that the developer is willing to move things around.

S. Bremer asked Staff if they can specify what the benefits are to the neighborhood of having that street run through to Ontario. S. Hummel stated that cul-du-sacs are a little "outdated" as they do not do a lot for neighborhood activity or neighborhood enhancement in general. If they were to change it and lose the connectivity, it would be a negative aspect to the City itself and they would also have to verify with the technical review team to make sure a cul-de-sac without connection to Ontario would be up to code. There is no need for another cul-du-sac, and we need to consider that Gilbert Drive has a cul-de-sac immediately west of this proposal. S. Bremer stated that the Comp Plan, in general, is moving toward "grid" connection. S. Hummel stated that grid access is better to make sure that connectivity points are there for both pedestrian and vehicular traffic. P. Neumeyer stated that Sitka is a collector street, East Mason is a major arterial street and Ontario is a collector Street, meaning it collects a lot of local traffic. Gilbert Drive will be built to be a local street.

B. Mach asked if they went back to a single cul-du-sac idea, would it be more appealing to Planning staff if they made a pedestrian connection possibly out to Sitka. S. Hummel stated that adding the extra pedestrian connection would be beneficial to the neighborhood, but that it is not better than a grid connection from Gilbert Drive to Ontario.

A conversation continued between B. Mach, Commissioners and Staff regarding the placement of roadways. He stated he would like to ask the Plan Commission if they could approve the north portion of the request and table the southern half of the request to allow them to revisit the possibility of a cul-du sac if the Commission generally supports the idea of a cul-du-sac. P. Neumeyer asked with the cul-du-sac, how you would get a fire or rescue truck in there. H.

Mueller stated that if, as a City, we said in the Smart Growth Plan that we want to move toward a grid system to promote a community and away from cul-du-sacs, they need to be cognizant of when they are deciding not to make that decision, because this happens one at a time, a bunch of times, and then we have not followed what our objective was.

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

M. Conard stated that it wouldn't hurt to approve the northern portion of this item and table the second half of the request until there is more information about whether anything different can happen.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to approve The Official Map Amendment north of Sitka Road and table the southern portion the request until further information concerning road pattern changes can be presented to the Plan Commission. Motion carried.

OTHER:

Director's Update on Council Actions

K. Vonck reported the following information:

- There are no action items to report on as the City Council meeting on Tuesday, February 2, 2016 was cancelled. Items from this meeting and the meeting on February 8, 2016, will be addressed at the Council meeting on Monday, February 15, 2016.

APPROVAL OF MINUTES:

Approval of the minutes from the January 25, 2016, Plan Commission meeting

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the minutes from the January 25, 2016, Plan Commission meeting. Motion carried.

SUBMITTED PETITIONS:

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to adjourn. Motion carried.

Meeting adjourned at 8:31 p.m.