

September 28, 2015 (Plan Commission Meeting)

**PLAN COMMISSION MEETING  
MONDAY, SEPTEMBER 28, 2015  
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Chairperson Kornowske called the meeting to order at 6:00 p.m.

Present: W. Kornowske, H. Ropp, P. Dart, K. Hansen, A. Kowalzek-Adrians

Excused: R. Retzlaff, J. Wheeler, H. Nohr

Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

**Motion by Hansen / Ropp to adopt the agenda as presented, tabling agenda items 9-13 to the October plan commission meeting. Motion carried.**

MINUTES FROM AUGUST 31<sup>ST</sup>, 2015

**Motion by Kowalzek-Adrians / Hansen to table approval of the minutes from August 31<sup>st</sup>, 2015 to the October plan commission meeting. Motion carried.**

ANNOUNCEMENTS

None.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Reminded the plan commission of the opportunity to get the best development through the PDD process.

Carrie DeGreef, 366 W St. Joseph Street

- Concerned with the ingress/egress to the proposed development.
- Concerned the view will be obstructed.

Ben Wagner, 366 W St. Joseph Street

- Does not fit with the "medical corridor" developments.

Winifred Brown, 340 W St. Joseph Street

- Concerned the property values will decrease.
- Concerned with the potential danger associated with increased traffic onto W St. Joseph Street.
- There is no noise barrier being on the top of a hill – could change the nature of the condominium development.

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Jack Fischer, 340 W St. Joseph Street

- Stated the proposed Kwik Trip on Webster Avenue was turned down because of the desired need for elderly housing. This Krist Oil development would be located next to existing elderly housing and eliminate the possibility for future development of elderly housing.
- The value of the existing neighboring housing will decrease with the proposed development.

Margery Bachman, 300 W St. Joseph Street

- Plan commission is meant to maintain the community.

FINAL APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

Craig Richardson, GEI Consultants Inc. (engineer representing Krist Oil)

- Passed out revised architectural renderings to the plan commission. Renderings show added dormers with windows for a residential theme and added brick design to break-up the building expanse.
- The site layout has changed since the preliminary approval:
  - Pushed development to the east, taking into account the future Riverside Drive/HWY 57 project by WisDOT
  - Moved parking to the rear
  - Stormwater in the front of the development, along Riverside Drive – detention pond with native plantings
  - Shifted the driveways coming onto W St. Joseph Street further to the east to allow for stacking room on the street
  - Plans show a proposed driveway onto Riverside Drive, but are waiting to apply for the permit from WisDOT until approval of the project by the village
  - Split-face block retaining wall shown at the rear of the proposed development approximately four feet high
  - Sidewalk and pedestrian access from W St. Joseph Street
  - Bicycle parking provided
  - Native vegetation for screening and grass seed in the back lot proposed
- Talked about the construction timeline and staging.

Dart arrived at 6:29p.m.

The commission discussed the following items:

- The proposed four foot retaining wall
- Krist Oil's intentions with the back half of the lot (east of the proposed development)
- The rendering elevations
- Hours of operation (store and pumps)
- Flip the layout, with store along Riverside Drive
- Accessibility to the Fox River Trail

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- Consistency the development has with the comprehensive plan and the corridor study (e.g. how will the development meet the call for a proposed gathering space)
- The dumpster enclosure and accessibility
- The impact on village facilities (e.g. the effects of substantial increase in traffic on W St. Joseph Street without direct access to Riverside Drive from the development)
- Deviation from the corridor study (e.g. the study called for a multi-story building, arboretum trail, high density development, integrated multi-use development)
- Comments submitted by resident Roger Retzlaff for the record
- The current level of market activity for the parcel being considered versus the highest and best use of the land
- Potential benefits to the residents
- The discussion of this land with the Kwik Trip proposal
- The updated WisDOT timeline for the reconstruction of Riverside Drive/HWY 57
- Economies of scale for additional development on the property

**Dart / Hansen motioned to suspend the rules and open up for public comment. Motion carried.**

- Carrie DeGreef, 366 W St. Joseph Street
  - Does not believe that aisle space would be substituted for tables for public gathering space
  - Wants to wait for the right development
  - Worried about an increase in crime associated with the proposed use
  - Concerned about the increase in traffic
- Ben Wagner, 366 W St. Joseph Street
  - Crossing Riverside Drive to and from the Fox River Trail is dangerous
- Jim O'Rourke, 2339 Oakwood Avenue
  - Believes that this is a rezoning discussion versus a PDD discussion

**Dart / Hansen motioned to take back up the rules. Motion carried.**

Plan commission discussed concerns with the parcel not fully being utilized, the direct ingress/egress to Riverside Drive/HWY 57 being uncertain, and the proposed development not going above and beyond the required development standards (i.e. the purpose of the PDD process is to promote and encourage innovative development).

**Dart / Hansen motioned to recommend final approval by the Village Board of the petition from Krist Oil – requesting a planned development district (PDD) on parcel AL-56-2, located at 1921 Riverside Drive. Motion failed (4-1).**



APPROVAL OF COMPREHENSIVE PLAN AMENDMENT

Staff went over the proposed amendments to the comprehensive plan. Many of the development plans mentioned in the Riverside Drive and Webster Avenue Corridor Study were already mentioned in the updated comprehensive plan (adopted in January 2014). Therefore, the amendments are primarily cleaning up some language and specifically referencing the corridor study and proposed development scenarios.

Commission recommended rewording the changes made to page 37, making the TID#1 amendment past tense on page 77, including the most recent TID#1 map, and referencing the Riverside Drive and Webster Avenue Corridor in the appendix or table of contents.

**Hansen / Ropp motioned to recommend adoption of the amended comprehensive plan, with the proposed changes, by the Village Board. Motion carried.**

DISCUSSION OF THE STATE LEGISLATION ON THE USE OF THE SURPLUS REVENUE FROM THE BROWN COUNTY 0.5% SALES TAX

Staff asked the plan commission to begin considering ways the village can utilize the surplus revenue from the Brown County 0.5% sales tax, should the currently proposed amendment to the law be passed by the state legislature. The amendment states proposed uses of the revenue would have to be in areas of economic development, debt reduction, and tax relief.

UPDATE ON WISDOT HWY 57/RIVERSIDE DRIVE RECONSTRUCTION PROJECT

- Update was tabled to the October plan commission meeting.

UPDATE ON TID#1 AMENDMENT

- Update was tabled to the October plan commission meeting.

REPORT/DISCUSSION ON BROWN COUNTY'S SCHEDULE FOR THE RECONSTRUCTION OF WEBSTER AVENUE

- Discussion was tabled to the October plan commission meeting.

REPORT/DISCUSSION ON GREEN BAY METROPOLITAN PLANNING ORGANIZATION 2045 LONG-RANGE TRANSPORTATION PLAN

- Discussion was tabled to the October plan commission meeting.

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DISCUSSION OF ANNUAL SITE TOUR

- Discussion was tabled to the October plan commission meeting.

NEXT MEETING DATE (October 26<sup>th</sup>) AND AGENDA ITEMS

- Next meeting date: Monday, October 26, 2015, 6:00p.m.

- Agenda items:

Discussion on the 0.5% sales tax legislation, update on WisDOT HWY 57/Riverside Drive reconstruction project, update on TID#1 amendment, report on Brown County's schedule for the reconstruction of Webster Avenue, report on how the Brown County Transportation Plan effects the village, discussion of annual site tour.

ADJOURNMENT

**Motion by Dart / Hansen to adjourn at 7:31 p.m. Motion Carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.