

November 28, 2016 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 28, 2016
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Kornowske, Retzlaff, Dart, Ropp, Kowalzek-Adrians, Hansen, Wheeler
Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Retzlaff / Kowalzek-Adrians moved to adopt the agenda as presented. Motion carried.

MINUTES FROM OCTOBER 25, 2016

Dart / Hansen moved to adopt the minutes from October 25, 2016 as presented. Motion carried.

ANNOUNCEMENTS

None.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- The final draft of the Bicycle and Pedestrian Plan should include the Graef proposal for crossing Riverside Drive – controlled crossing at the cross street of St. Joseph Street – versus the WisDOT proposal – a midblock crossing at St. Francis Park.

**ACTION RE: REZONING PARCEL NUMBER AL-1592, LOCATED AT 1525 S. WEBSTER AVENUE
LEGALLY DESCRIBED AS: MATH REYNENS PLAT LOTS 7-8-13 & 14 EX S 50 FT OF LOTS 8 & 13 &
EX R.R. ALSO E 9 FT OF LOT 11 FROM COMMERCIAL TO B RESIDENTIAL**

Kevin Servais, petitioner, 1525 S Webster Avenue, was present to provide additional information.

- The underwriting laws have changed since the 2008 Recession. As a result, several lending institutions will not approve a home equity loan, only a commercial loan, because of the current commercial zoning
- The inability to receive a home equity loan for all of the properties in a similar situation along the corridor could cause the homes to become dilapidated
- Redevelopment will only occur by assembling multiple parcels, not with a single parcel

Discussion included:

- Real estate condition report – should have received when the property was purchased
- Zoning the property to what it is used for
- Zoning code should be updated to allow for more flexibility
- Personal finance alone should not influence zoning
- Comprehensive Plan identifies the goals for the area – Plan Commission must enforce the zoning code based on the adopted Comprehensive Plan
- Discussion is part of a larger policy issue regarding existing non-conforming properties and may be better handled by the Village Board
- The precedent, if any, that will be set with the decision

Kowalzek-Adrians / Wheeler moved to approve the rezoning request, with the condition to receive a variance for lot frontage from the Board of Appeals. Motion failed (0-7 vote).

The Plan Commission clarified that the motion made to deny rezoning was based on the belief that this is more of a policy issue.

DISCUSSION OF BICYCLE AND PEDESTRIAN PLAN

Staff said that the ad hoc committee is reviewing the text for public comment in January. An open house will be scheduled in January for additional public input prior to going to the Village Board for adoption.

The Plan Commission said that the plan will provide guidance to the Public Works for future road reconstruction projects.

UPDATE ON VILLAGE OWNED PROPERTIES FOR SALE

3241 & 3245 RIVERSIDE DRIVE – An appraisal has been completed for the property and the property has been listed for sale at the appraisal amount of \$385,000. The property does have a “for sale” sign posted on it and is listed on LoopNet. The property is currently zoned “Commercial.”

535 GREENE AVENUE – An appraisal has been completed for the property and the property has been listed for sale at the appraisal amount of \$38,500. The property does have a “for sale” sign posted on it and is listed on LoopNet. The property is currently zoned “Village Owned.”

The commission suspended the rules at 6:42p.m. and opened discussion up for public comment.

Jim O’Rourke, 2339 Oakwood Avenue

- There were two offers made on the property (535 Greene Avenue).

The commission picked up the rules at 6:43p.m. and closed public comment.

1649 & 1677 S WEBSTER AVENUE – No discussion was had on this property.

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UPDATE ON ZONING CODE PROCESS

Staff said the Village Board will have the public hearing for the budget tomorrow (November 29, 2016). Tentatively, there is around \$3,500-3,900 in the budget for this project, which is the first time this has been a line item in the budget.

Discussion included:

- Going through the zoning code will help resolve some of the existing non-conforming issues that have come up recently.
- This project has been discussed for a few years. It is a positive sign that it is a line item in the budget.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, December 19, 2016, 6:00p.m. (if an actionable item is requested)

Agenda items: Discussion of 2016 Annual Report, discussion of Official Map, update on the zoning code process – non-conforming uses

ADJOURNMENT

Hansen / Dart moved to adjourn at 6:52p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.