

January 22, 2018 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, JANUARY 22, 2018
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Kornowske, Dart (arrived 6:04p.m.), Nohr, Wheeler, Nyberg
Excused: Ropp, Kowalzek-Adrians
Also Present: Lange, Fuller

MODIFY/ADOPT AGENDA

Kornowske recommended tabling agenda items 9, 10, and 11 to the next meeting, in the interest of public safety (icy weather conditions). Agenda item 8 may also have to be tabled, depending on the time.

Wheeler / Nohr moved to adopt the agenda as amended. Motion carried. (Dart not present for vote)

MINUTES FROM NOVEMBER 27, 2017

Nyberg / Wheeler moved to adopt the minutes from November 27, 2017 as presented. Motion carried. (Dart not present for vote)

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

(Dart arrived 6:04p.m.)

Jim O'Rourke, 2339 Oakwood Avenue

- The Plan Commission should update the Comprehensive Plan this year and should include plans for the Green Bay Correctional Institution, a second Tax Incremental District (TID), and access to the Fox River Trail from W St. Joseph Street.

ACTION RE: APPROVAL OF CONDITIONAL USE PETITION FOR MAU & ASSOCIATES TO CONSTRUCT APARTMENTS ON 3010 RIVERSIDE DRIVE (southwest of Green Bay Correctional Institution main entrance)

Staff provided a brief description on the project and the changes that have been made from the last proposed development. A revised site plan was displayed.

Steve Bieda (Mau & Associates) and Keith Garot (Landmark Real Estate) spoke representing the proposed development:

- The proposed project has changed from multi-story apartment units to seven ranch style “twindos” (two unit condominiums) and one single condominium because of the cost to build apartments
- Each condominium will have four parking spaces, including two garage stalls
- The condominiums will have poured, exposed basements
- There will be two different floor plans
- The deck on the revised site plan will be removed from the setback during final engineering
- There will be an ornate entrance coming into the development
- The development will sit below grade of Riverside Drive (STH57) because of the elevation change
- A retaining wall will be needed near Riverside Drive and will factor in the future right-of-way line and sidewalk
- Two buildings will be built to start, with the rest being built as they are sold
- Estimated sale price ranges from \$300,000-\$350,000

Plan Commission discussion included:

- All of the “players” (i.e. Heritage Hill, the Village of Allouez, and the developer) need to come together to provide parking for the Fox River Trail on the state-owned land to the north, in-lieu of on this property
- Less dense development seems to be a “better fit” for the area than the previous apartment development proposal
- Sanitation pick-up and location on site
- Additional plans to be reviewed during the Site Plan and Design Review process

Nohr / Dart moved to approve the concept, with the proposed pedestrian connection to the Fox River Trail maintained, and fencing along the north property line installed, should the adjoining property owner desire it. Motion carried.

ACTION RE: APPROVAL OF REQUEST FOR PROPOSAL FOR ZONING CODE REWRITE PROJECT

Discussion included:

- Specific editorial remarks and clarifying questions
- Request for proposal (RFP) procedure and schedule
- Project budget, itemization of deliverables, reimbursable expenses

Wheeler / Nyberg moved to recommend approval of the Request for Proposal for the Zoning Code Rewrite Project, with the changes discussed. Motion carried.

DISCUSSION/ACTION RE: GREEN BAY AREA SCHOOL DISTRICT – WEBSTER ELEMENTARY AND PHM WEBSTER PARK PROPOSAL

Staff provided a description of the proposed project:

- Green Bay Area Public Schools (GBAPS) is proposing an addition to the rear (east side) of Webster Elementary.
- A portion of the addition will need to be on existing PHM Webster Park property owned by the village.
- A land swap is being proposed to accommodate the addition, which includes a swap of one acre of land from GBAPS, in exchange for one and a half acres from the village. This land swap would straighten out the property line.
- The project would also include additional parking to Webster Elementary, which could be utilized by the village during non-school hours, a new ADA-compliant sidewalk leading up the hill to the school, and GBAPS will be connecting with the stormwater system on Woodrow Way, as well providing a stormwater basin to slowdown runoff coming off of the new and existing parking.
- The proposed Transportation Alternatives Program (formerly Safe Routes to School) Project for Webster Elementary will be constructed in the summer of 2018.
- More information and a formal approval will be requested at a later date, should it be required.

Discussion included:

- Maintenance of the sledding hill.
- The proposed additional parking adding to existing drop-off issues (i.e. congestion) or creating new issues with the added Safe Routes to School project (i.e. children crossing Woodrow Way near the cul-du-sac).
- The concept seems like a good concept.
- The maintenance and ownership of the sledding hill.

Dart / Nyberg moved to recommend approval of the proposed land swap concept with the Green Bay Area Public School District. Motion carried (Nohr abstained).

DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

- Tabled to the next meeting.

REPORT/DISCUSSION RE: STANDING COMMITTEES

- Tabled to the next meeting.

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NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, February 26, 2018, 6:00p.m.

Agenda items: To be determined.

ADJOURNMENT

Dart / Nohr moved to adjourn at 6:47p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.