

June 25, 2018 (Plan Commission Meeting)

**PLAN COMMISSION MEETING  
MONDAY, JUNE 25, 2018  
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Kornowske, Dart, Kowalzek-Adrians, Nohr, Nyberg, Ropp, Wheeler  
Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

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

MINUTES FROM MAY 21, 2018

**Kornowske / Dart moved to table adoption of the minutes from May 21, 2018 until the next meeting when the minutes will be prepared. Motion carried.**

ANNOUNCEMENTS

- Open house unveiling the conceptual plan for Green Bay Correctional Institution will be at the Village Hall tomorrow night (June 26<sup>th</sup>)
- Pooches and Pints is a new village event and will take place August 2<sup>nd</sup>, from 3-8p.m. at Green Isle Park

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- The village should ensure pedestrian access to schools and parks on all development projects, especially the proposed development near St. Mary's Boulevard on the former Towne and Country Supper Club location (3241 & 3245 Riverside Drive)

ACTION RE: PETITION FROM SKB TERRACE LLC – REQUESTING CONDITIONAL USE PERMIT APPROVAL FOR RESIDENTIAL AND OFFICE MIXED-USE ON PARCELS AL-125-7 & AL-125-8, LOCATED AT 3241 & 3245 RIVERSIDE DRIVE (vacant property south of Compassus)

Nohr recused herself at 6:04p.m. and left. Ropp took over as chair in her absence.

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Staff provided a brief background and history of the site, as well as a description of the project:

- Village acquired the property a few years ago and has sold the property to SKB Terrace LLC.
- The petitioner would like to construct a 5000-10,000 square foot office building on the main floor and an approximate 3000 square foot owner-occupied apartment on the second floor.
- Further details will be provided through the site plan and design review process later this fall.
- A mixed-use concept, as described, is an allowed conditional use in “Commercial” zoning.

Matthew Schachtner, Principal Project Architect with Somerville Architects, spoke on behalf of the petitioner.

- SKB Terrace (petitioner) is a property management firm in northeast Wisconsin.
- The petitioner plans for a two-suite office use on the main floor, approximately 5000 square feet in size, and a 3000-4000 square foot owner-occupied apartment on the second floor.
- The petitioner plans for 8-10 employees to work out of one of the suites at this location.

**Kornowske / Kowalzek-Adrians moved to suspend the rules at 6:08p.m. and open up discussion for public comment. Motion carried.**

Megan Pfarr, 3230 Tam O’ Shanter Court

- Owns the house behind the proposed development.
- Likes the project, but would like to ensure there will be a berm and tree line buffer between the two projects.

John Harrington, 560 St. Mary’s Boulevard

- Owns the property adjacent to the proposed development.
- Would like to know what kind of privacy will be provided from the second floor apartment.
- Will the existing eight-foot fence remain between properties or will that change with the zoning decision?

**Dart / Kornowske moved to pick up the rules at 6:11p.m. and close public comment. Motion carried.**

Discussion included:

- Construction will need to begin within six months of approval of the conditional use permit.
- Mixed-use development is called for in the Comprehensive Plan.

**Kornowske / Wheeler moved to recommend approval of the conditional use permit for the mixed-use development. Motion carried.**

Nohr returned at 6:14p.m.

**ACTION RE: PETITION FROM CLARENCE EDWARDS – REQUESTING CONDITIONAL USE PERMIT APPROVAL FOR RESIDENTIAL AND CAFE MIXED-USE ON PARCEL AL-920, LOCATED AT 1253 S. IRWIN AVENUE (property at corner of McCormick Street and Irwin Avenue)**

Staff provided a brief background and history of the site, as well as a description of the project:

- The zoning of the property was changed by the village last year from “A Residential” to “Commercial.” The site has sat vacant for a few years, but previously was used for commercial uses.
- The petitioner would like to use the building as a guitar repair studio, coffee shop, and owner-occupied studio apartment.

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- The development is shy a few off-street parking stalls, but will provide the needed stalls in the rear of the property. The Department of Public Works will allow the petitioner to maintain the existing off-street parking that is in the right-of-way.
- The necessary screening will be provided along the property line of the adjacent residential properties.

Clarence Edwards, 1975 Ridgeway Drive, De Pere, spoke as the petitioner.

- Would like to use the building as a guitar repair studio, coffee shop, and owner-occupied studio apartment.
- Hope to be a neighborhood-oriented business.

**Dart / Kornowske moved to suspend the rules at 6:18p.m. and open up discussion for public comment. Motion carried.**

Don Pavelka, 3341 Libal Street

- Married to the current owner of the building.
- Originally bought the building as a supply house for his business.
- The building has been a challenge to rent because of the layout and the location.

Devin Yoder, 1224 S. Irwin Avenue (staff read email)

- Neighbor of the property and in support of the proposed project.

**Kornowske / Ropp moved to pick up the rules at 6:20p.m. and close public comment. Motion carried.**

Discussion included:

- Parking needs appear to be addressed.

**Wheeler / Kornowske moved to recommend approval of the conditional use permit for the mixed-use development. Motion carried.**

**ACTION RE: PETITION FROM DAVID COWLES – REQUESTING PRELIMINARY PLANNED DEVELOPMENT DISTRICT APPROVAL FOR A MID-RISE RESIDENTIAL CONDOMINIUM BUILDING ON PARCEL AL-79, LOCATED AT 2222 RIVERSIDE DRIVE (current Mariner Motel property)**

Staff provided a brief background of the project and presented updated plans on the projector:

- The proposed project has been referenced in past meetings and has been in a few news media stories.
- Current site of the Mariner Motel and Galley 57 Supper Club.
- The proposed project would be a 35 unit, six story mid-rise residential condominium building from Riverside Drive, with below grade parking.
- This meeting is the first of potentially four public meetings. Preliminary approval is approval of the concept only and more site specific details will be needed for final approval.

David Cowles, 2080 Greenleaf Road, Ledgeview, spoke as property owner and petitioner.

- Provided a description of the site and history of his experience with the site.
- The site was referenced in the 2015 Riverside Drive and Webster Avenue Corridor Study.
- The Fox River Trail is an asset to the site.
- The two drivers that are shaping the project are the parking and the financials.

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- The proposed development is approximately one story taller than the adjacent building to the north (2200 Riverside Drive).
- The Department of Natural Resources will permit six private boat slips, with additional slips being permitted if offered to the public.

Discussion included:

- Height of the building:
  - Height allowed in the “Commercial” zoning district versus what is being proposed.
  - Would like to see a comparison of the height of the neighboring building (2200 Riverside Drive) with what is being proposed.
  - Would this set a precedent for building heights in the area?
- Fox River Trail access:
  - There should be one publicly owned easement for pedestrian trail access in the area.
  - Would a pedestrian tunnel under Riverside Drive be feasible (i.e. would the opening be in the way of the development)?
  - Providing public parking is not as crucial as pedestrian access.
- Flexibility of the Planned Development District process.
- Fire department review and comments.
- Green space requirements.
- Parking requirements.
- Presales and marketing of the project.

**Kowalzek-Adrians / Kornowske moved to suspend the rules at 6:57p.m. and open up discussion for public comment. Motion carried.**

Jim O’Rourke, 2339 Oakwood Avenue

- Pedestrian and bicycle access to the Fox River Trail is important and is mentioned in the 2015 Riverside Drive and Webster Avenue Corridor Study, as well as in the Comprehensive Plan.

**Kornowske / Kowalzek-Adrians moved to pick up the rules at 6:58p.m. and close public comment. Motion carried.**

**Kornowske / Wheeler moved to recommend approval of the petition for the planned development district for the mid-rise residential condominium use. Motion carried.**

ACTION RE: AMENDMENT TO CHAPTER 475 OF THE VILLAGE ORDINANCES

ARTICLE I – AUTHORITY, PURPOSE AND INTERPRETATION

ARTICLE II – GENERAL PROVISIONS

Staff provided a background on the need for the ordinance amendment. The Micah Center (sister organization of St. John’s Homeless Shelter) would like to provide emergency shelter for the homeless population in the Green Bay area. The current location in the City of Green Bay operates on a conditional use permit and only allows for housing November 1<sup>st</sup> through April 30<sup>th</sup>. The emergency shelter would be May 1<sup>st</sup> through October 31<sup>st</sup> and the location would rotate among participating churches in the Green Bay area for 1-2 weeks at a time.

The committee discussed if the ordinance should allow for more than 14 days at a time. Staff said that ordinance language reflects the model the Micah Center is proposing.

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**Dart / Wheeler moved to suspend the rules at 7:08p.m. and open up discussion for public comment. Motion carried.**

John Harrington, 560 St. Mary's Boulevard

- His church is a participating church and there have been no issues.

**Ropp / Kowalzek-Adrians moved to pick up the rules at 7:13p.m. and close public comment. Motion carried.**

**Kornowske / Kowalzek-Adrians moved to recommend adoption of both proposed amendments to Chapter 475 of the village ordinances. Motion carried.**

REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Staff provided an update:

- Water Works building at 535 Greene Avenue is for sale.
- Update on the zoning code rewrite request for proposal.
- Webster Elementary Safe Routes to School project.
- Buccaneer's concession and park building at P.H. Martin Webster Avenue Park.
- Webster Elementary and Doty Elementary building projects.

REPORT/DISCUSSION RE: STANDING COMMITTEES

Staff said the northern pedestrian crossing on Monroe Avenue will begin in July/August.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, July 23, 2018, 6:00p.m.

Agenda items: Update on the zoning code project, final PDD approval for brewery and restaurant (1649 S. Webster Avenue), final PDD approval for Braebourne Condominiums (2222 Riverside Drive), informational Green Infrastructure presentation

ADJOURNMENT

**Kornowske / Dart moved to adjourn at 7:23p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.