

December 17, 2018 (Plan Commission Meeting)

PLAN COMMISSION MEETING

MONDAY, DECEMBER 17, 2018 (Rescheduled from December 24, 2018)

6:00 PM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

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

Present: Nohr-Valley, Capichano-Simmons, Dart, Kowalzek-Adrians, Nyberg, Ropp,
Wheeler

Excused: Kornowske

Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

Dart / Wheeler moved to adopt the agenda as presented. Motion carried.

MINUTES FROM NOVEMBER 19, 2018

Kowalzek-Adrians / Ropp moved to approve the minutes dated November 19, 2018 as presented. Motion carried.

ANNOUNCEMENTS

- There will be a ceremonial groundbreaking for Zambaldi Brewery (1649 S. Webster Avenue) on December 29th at 11:00a.m. additional information to follow.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Concerned that the PDD (Planned Development District) process is being overused.
- Would like the Plan Commission to provide additional input into the St. Joseph Street reconstruction plans.

ACTION RE: PETITION FROM BERNIE VAN EPEREN & CHRIS BATTLE REQUESTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT DISTRICT TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING ON PARCELS AL-55 & AL-55-1, LOCATED AT 2050 RIVERSIDE DRIVE (current Allouez Business Center office building)

Staff provided a brief background of the current site and provided an explanation of the proposed project.

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Bernie Van Eperen and Chris Battle (project developers and property owners) were present to discuss the project and answer any questions.

Discussion included:

- Breakdown of the different stories and uses:
 - First two stories would be parking (below grade).
 - Next five stories would be apartments (82-86 units), with the possibility of office/retail space on the first of the five stories (main level), and balconies on the top story.
- Apartment units would be a combination of 1-2 bedrooms.
- Parking includes 100 below grade spaces and 38 surface stalls (approximately 1.68/unit).
- Location of building on the property – moving parking on the side of the building and building moved closer to the road is challenging with the grade.
- Possibility of a trail connection – public pedestrian access or just access to apartment residences, insurance and ownership of access, grade and ADA compliance challenges.
- Building height proposed is approximately 62', the zoning code requires 50'.
- Building constructed in one phase.
- Currently two lots, but would combine to one single lot.
- Architectural finishes will be determined further on in the process.
- Apartments will be pet friendly.

Dart / Ropp moved to recommend to the Village Board preliminary approval of the Planned Development District for a multi-family residential apartment building on parcels AL-55 & AL-55-1, located at 2050 Riverside Drive, with specific concern on providing pedestrian access to the Fox River Trail. Motion carried.

ACTION/DISCUSSION RE: 2018 ALLOUEZ PLAN COMMISSION ANNUAL REPORT

Discussion included:

- Would like to receive direction and recommendations from the Village Board prior to approval.
- Work will continue on the zoning code.
- Study locations for trail connections and improved pedestrian crossings on Webster Avenue and Riverside Drive.
- What mixed-use might look like in the village.

No action was taken at this time.

ACTION/DISCUSSION RE: 2019 MEETING SCHEDULE

Staff said that tentative meeting dates for 2019 were included in the agenda packets. Meeting dates for May and December were tentatively moved to the third Monday of the month because of the holidays in those months.

No action was taken at this time.

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REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Staff provided an update:

- Zoning Code Rewrite Project
- Green Bay Correctional Institution (GBCI)

REPORT/DISCUSSION RE: STANDING COMMITTEES

Staff provided an update:

- Public Works Committee – Designs being discussed for the reconstruction of W. St. Joseph Street, including on-street bicycle facilities, pedestrian accommodations, on-street parking, and drive lane widths.

Dart / Wheeler moved to open the meeting for public comment. Motion carried.

Jim O'Rourke, 2339 Oakwood Avenue

- The Public Works Committee discussed several design variations.

Dart / Ropp moved to return to regular order of business. Motion carried.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, January 28, 2019, 6:00p.m.

Agenda items: Update on the Zoning Code Project, approval of the 2018 Plan Commission Annual Report, possible development projects

ADJOURNMENT

Wheeler / Kowalzek-Adrians moved to adjourn at 6:55p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.