

**ALLOUEZ VILLAGE BOARD MEETING
TUESDAY, MAY 16, 2023
6:30 P.M., ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

President Rafter called the meeting to order at 6:30 p.m.

Present: Atwood, Deutsch, Genrich, Harris, Rafter, Sampson
Excused: Green
Also Present: Beauchamp, Clark, Gehin, Fuller, Lange, DEO Vogel

MODIFY / ADOPT AGENDA

Sampson/Harris moved to adopt the agenda as presented. Motion carried.

ANNOUNCEMENTS

- a. Open Book on May 22nd 9:30 am-11:30am / Board of Review on May 30th 9:30am-11:30am
- b. Hiring of Seth Sanders, Engineering Technician
- c. Cellcom Green Bay Marathon on May 21, 2023
- d. National Drinking Water Week May 7th-13th
- e. National Police Week May 14th -May 20th

President Rafter- "Local Government Day" in Madison on Tuesday, May 23rd

Trustee Deutsch- Donate new or used shoes at Village Hall from April 1st -May 31st for Hope & Olive Soles for Hope Shoe Drive.

PUBLIC COMMENT

Kristen Martin, 1245 S. Irwin Ave.

- Building located at the corner of Irwin Ave./Mc Cormick St. has turned into a junkyard. Neighbors are upset and asked what can be done before it attracts rodents.

PUBLIC HEARING TO CONSIDER DESIGN EXCEPTION REQUESTS BY HIGHLAND VENTURES REQUIRED BUILDING SETBACKS, OCCUPIED SPACE, TRANSPARENCY RATIOS, AND OTHER DEVELOPMENT FEATURES FOR THE ADDITION AND THE REMODEL PROJECT OF THE PROPOSED DOLLAR GENERAL LOCATED AT 3921 S. WEBSTER AVENUE, PARCEL AL-1724-4-1 (current vacant Family Video property)

Sharon Resch, 1399 N. Summer Range Rd.

- Opposed to the proposed Dollar General. Not a good idea and is too commercial for the area.
- Due to traffic on LeBrun St., it would be difficult to unload trucks and to conduct funerals across the street.

Rebecca Ostrenga Ruffel, 3755 S. Webster Ave.

- Opposed to the proposed Dollar General. The site does not fit the needs of Allouez and is against it due to increased traffic, crime, cheap labor, threat to existing local businesses, and believes it is an overall eye soar.

Matt Cotter, Cotter Funeral Home, 860 N. Webster Ave.

- Opposed to the proposed Dollar General due to traffic implications and considers it an insult to local businesses.

Public hearing closed at 6:51 p.m.

APPROVAL OF PUBLIC HEARING DESIGN EXCEPTION REQUESTS BY HIGHLAND VENTURES FOR THE BUILDING LOCATED AT 3921 S. WEBSTER AVENUE, PARCEL AL-1724-4-1

T. Fuller

Gave an overview of the requests received from Highland Ventures (current vacant Family Video property). There are two separate site improvement items- Design Exception & Site Plan Review.

- Request for a design exception is to allow for smaller rear setbacks, storage in the required occupied space, less transparency ratios, different building material and design, loading dock, landscaping, and pedestrian pathway exception.
- Allowed use within our current zoning code, not a zoning change.
- Plan Commission recommended approval at their April 24th meeting of the design exceptions as presented by staff.

Rafter/Atwood moved to suspend the rules. Motion carried.

Michael Kohne, 1744 Ballinamore Pl., represents Highland Ventures

- Gave an overview of the proposed design exceptions
- Rear set back requirements have changed since construction of the original structure- seeking exception for continuity sake.
- Existing fencing along the rear setback meets screening requirements. Additional fencing is proposed to screen the loading area on Lebrun St.
- Building material was allowed when built, has since changed- request to use same building material.
- Loading area currently not allowed in front of building (altered site plan to add loading area on the side of building). Installing concrete pad in front to separate the loading area from regular parking.
- Pedestrian pathway/signage/ bike rack /landscaping/dumpster screened
- Agreed to use a smaller semi (WB50) for deliveries.

Rafter/Genrich moved to pick up the rules. Motion carried.

Sampson/ Genrich moved to approve the design exception request as presented.

Discussion:

- History of past exceptions
- Received comments from residents indicating it is not a good fit
- Struggle with buildings being empty
- Dollar General reputation
- Tree plantings in village right-of-way (fence)
- Concerns over loading area due to traffic on Lebrun St. (semi coming in regularly on a side street) and the south wall (aesthetics)

Substitute motion by Rafter / Sampson to table the item until the Board receives more clarification on questions. Motion carried. (Harris recused himself).

APPROVAL OF SITE PLAN & DESIGN REVIEW REQUEST BY HIGHLAND VENTURES FOR THE ADDITION AND REMODEL PROJECT OF THE PROPOSED DOLLAR GENERAL LOCATED AT 3921 S. WEBSTER AVENUE, PARCEL AL-1724-4-1 (current vacant Family Video property)

No action taken due to tabling design exception requests.

RESOLUTION 2023-13, AWARDING THE SALE OF \$3,805,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023A

Greg Johnson, Ehlers

- Provided a copy of the sale report summarizing the bond sale to the Village.
- Recapped the issuance of the bonds which were authorized by the Village Board to fund water system projects, sewerage projects consisting of sanitary sewer and storm water projects, street improvement projects, constructing engine houses and parks and public ground projects.
- Number of bidders: 6/ Low Bidder: Baird / True Interest Cost: 3.6499%/ Rating: Moody's Investor's Service "Aa2"/ Total Principal & Interest is \$170,142 less than the pre-sale estimate.

Harris/ Genrich moved to adopt Resolution 2023-13, awarding the sale of \$3,745,000 General Obligation Corporate Purpose Bond Series 2023A. Roll call vote: Harris – aye, Genrich- aye, Atwood – aye, Rafter – aye, Deutsch – aye, Sampson – aye. Motion carried.

REQUEST FROM JOHN STILOSKI FOR A NOISE VARIANCE PERMIT FOR THE BELLIN RUN ON JUNE 10, 2023

Harris/Atwood moved to suspend the rules. Motion carried.

John Stiloski, 1977 Marybell Lane

- No major changes from years past other than the 5k added to the Bellin Run.

Atwood / Deutsch moved to approve the Noise Variance Permit for the Bellin Run on June 10, 2023. Motion carried.

APPLICATION FOR A CLASS "A" BEER LICENSE FOR TOP SHELF, LLC (Top Shelf – Jessie Larsheid) AT 3208 E. RIVER DRIVE

Genrich / Deutsch moved to suspend the rules. Motion carried.

Jessie Larsheid, 3208 E. River Drive

- New barbershop requesting to obtain a Class "A" beer license to allow her business to offer beer (local) samples to customers.

Harris/Atwood moved to pick up the rules. Motion carried.

Atwood/ Deutsch moved to approve application for Class A Beer license for Top Shelf (Top Shelf, LLC – Jessie Larsheid) located at 3208 E. River Drive for the period of May 17, 2023- June 30, 2023. Motion carried.

RESOLUTION 2023-09 THANKING DREW FARWELL FOR HIS YEARS OF SERVICE ON THE ECONOMIC DEVELOPMENT COMMITTEE / CERTIFICATE OF APPRECIATION

Atwood / Deutsch moved to approve Resolution 2023-09 thanking Drew Farwell for his years of service on the Economic Development Committee. Motion carried.

RESOLUTION 2023-10 THANKING SANDY JUNO FOR HER YEARS OF SERVICE ON THE HISTORIC PRESERVATION COMMITTEE / CERTIFICATE OF APPRECIATION

Deutsch / Atwood moved to approve Resolution 2023-10 thanking Sandy Juno for her years of service on the Historic Preservation Committee. Motion carried.

RESOLUTION 2023-11 THANKING MICHAEL BOROWSKI FOR HIS YEARS OF SERVICE ON THE PARKS, RECREATION & FORESTRY COMMITTEE/CERTIFICATE OF APPRECIATION

Sampson / Deutsch moved to approve Resolution 2023-11 thanking Michael Borowski for his years of service on the Parks, Recreation & Forestry Committee. Motion carried.

RENEWAL APPLICATIONS FOR LICENSES TO SELL FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS FROM 7-1-2023 THROUGH 6-30-2024

Rafter / Deutsch moved to approve the following renewal applications contingent upon all inspections have passed. Motion carried.

CLASS B FERMENTED MALT BEVERAGE & CLASS B LIQUOR (COMBINATION)

D & M Entertainment Inc., 3600 Riverside Drive, Green Bay, WI 54301 for the premises at 3600 Riverside Drive (Doug's Take 5 – James D. Meikle)

Gallaghers Acquisition LLC, 1651 S. Webster Avenue, for the premises at 1651 S. Webster Avenue (Gallagher's Pizza – Vanessa Miller)

LRL Group, LLC, 3235 Riverside Drive, Green Bay, WI 54301 for the premises at 3235 Riverside Drive (Generations Bistro & Marketplace – Lukas Lipburger)

Lorelei Inn, Inc., 1412 S. Webster Avenue, Green Bay, WI 54301 for the premises at 1412 S. Webster Avenue (Lorelei Inn - David Hack)

Los Magueyes Inc., 1329 S Webster Avenue, Green Bay, WI 54301 for the premises at 1329 S Webster Avenue (Los Magueyes – Julio Herrera)

Wisconsin Pub and Palette LLC, 516 Greene Avenue, Green Bay, WI 54301 for the premises at 516 Greene Avenue (Palette and Pub & Olive's – Agent: Carrie Schmechel)

Mc Elrone and Mertz WI Partnersip, 1500 S. Webster Avenue, Green Bay, WI 54301 for the premises at 1500 S. Webster Avenue (Pump Room)

Michael Bloomer, 517 Somerset Drive, Green Bay, WI 54301 for the premises at 1539 Riverside Drive (St. Michael's Pub)

The Village Grille LLC, 801 Hoffman Road, Green Bay, WI 54301 for the premises at 801 Hoffman Road, Ste. 109 (The Village Grille - Kathleen Proctor)

Zambaldi Beer LLC for the premises at 1649 S. Webster Avenue, Green Bay, WI 54301 (Zambaldi Beer - Agent: Abigail Malcolm)

CLASS A FERMENTED MALT BEVERAGE & CLASS A LIQUOR (COMBINATION)

Allouez Beer & Liquor Depot Inc., 1255 S Monroe Avenue, Green Bay, WI 54301 for the premises at 1255 S. Monroe, Ste. 101 (Allouez Beer & Liquor - Edward N. Gerczak Jr.)

Condon Oil Company, 126 E. Jackson Street, Ripon, WI 54971 for the premises at 3907 S. Webster Avenue (Midway Mobil – Kraig Bauman)

Everest Mart Inc., 1501 S Webster Avenue, Green Bay, WI 54301 for the premises at 1501 S. Webster Avenue (Webster Shell – Jayasara Upadhyaya Sharma)

Foodmen 2, Inc, 1220 S Webster Avenue, Green Bay, WI 54301 for the premises at 1220 S. Webster Avenue (Webster Avenue Market - Michael F. Novak)

Kwik Trip, Inc., P.O. Box 2107, La Crosse, WI 54602 for the premises at 2203 S Webster Avenue (Kwik Trip 1030 – Agent: Jay Young)

Kwik Trip, Inc., P.O. Box 2107, La Crosse, WI 54602 for the premises at 1401 S Webster Avenue (Tobacco Outlet Plus Grocery 543 – Agent: Victoria L. Holmes)

Sals Food Center of Allouez, Inc., 3823 S. Webster Avenue, Green Bay, WI 54301 for the premises at 3823 S. Webster Avenue (Sal's Foods of Allouez – Michael A. Sarvello)

CLASS A FERMENTED MALT BEVERAGE

Top Shelf, LLC, 3208 E. River Drive, Green Bay, WI 54301 for the premises at 3208 E. River Dr. (Top Shelf – Jessie Larsheid)

Rafter/ Deutsch moved to schedule a hearing for Riviera Bar and Grille LLC, 2150 Riverside Drive, Green Bay, WI 54301 for the premises at 2150 Riverside Drive (The Riviera Bar and Grille – Agent: Mari O'Brien) at the June 6th Board meeting for non-renewal of license. Motion carried.

REQUEST FROM LORELEI INN, INC AT 1412 S. WEBSTER AVENUE FOR A NOISE VARIANCE PERMIT AND TO ALLOW ALCOHOL TO BE SOLD AND SERVED IN THEIR PARKING LOT ON SEPTEMBER 15TH & 16TH 2023 FOR THEIR OKTOBERFEST CELEBRATION

Genrich / Harris moved to approve the noise variance permit request and amendment to Lorelei Inn's premise description to allow alcohol to be sold and served in their parking lot on September 15th from 4:00 p.m. to 10:00 p.m. and September 16th from 2:00 p.m. – 10:00 p.m. for their Oktoberfest Celebration. Motion carried.

REQUEST FROM DOUG MEIKLE (Doug's Take Five) AT 3600 RIVERSIDE DRIVE FOR A NOISE VARIANCE PERMIT AND TO AMEND HIS PREMISE DESCRIPTION TO ALLOW ALCOHOL TO BE SOLD AND SERVED IN THEIR PARKING LOT ON JUNE 10th FROM 7:00 P.M. -10:00 P.M. FOR A SUMMER CONCERT

Harris / Atwood moved to approve a Noise Variance Permit and to amend premise description for Doug's Take Five at 3600 Riverside Drive for a fundraiser on June 10, 2023. Motion carried.

REQUEST FOR NOISE VARIANCE PERMIT & TEMPORARY CLASS "B" PICNIC LICENSE FOR ST. MATTHEWS SUMMER KICKOFF PICNIC ON JUNE 4, 2023 FROM 11:30A.M.-3:00 P.M.

Atwood/ Harris moved to approve the Temporary Class B license to sell fermented malt beverages for the St. Matthew's Summer Kickoff Picnic on June 4, 2023 from 11:30 a.m. – 3:00 p.m. Motion carried.

2023-2024 BROWN COUNTY TAX PREPARATION AGREEMENT

Sampson/ Deutsch moved to approve the 2023-2024 Brown County Tax Preparation Agreement. Motion carried.

APPROVAL OF PROPOSAL TO REDESIGN THE VILLAGE OF ALLOUEZ WEBSITE USING ARPA FUNDS
Rafter/ Atwood moved to table the item as more information is needed. Motion carried.

T-MOBILE SECOND AMENDMENT TO CELL TOWER LEASE LOCATED AT 2612 S. WEBSTER AVE

Harris/Deutsch moved to approve the T-Mobile Second Amendment to the Cell Tower Lease located at 2612 S. Webster Avenue. Motion carried.

PROCLAMATION FOR NATIONAL PUBLIC WORKS WEEK MAY 21st - 27th

Genrich / Atwood moved to approve the Proclamation for National Public Works Week May 21st -27th. Motion carried.

URBAN WILDLIFE MANAGEMENT UPDATE

T. Fuller:

- DNR has agreed to assist in investigating; more information to come.

FUTURE AGENDA ITEMS

- None

CONVENE INTO CLOSED SESSION

Sampson/ Genrich moved to convene into closed session pursuant to Wis. Statute 19.85(1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Roll call vote: Harris – aye, Genrich – aye, Atwood – aye, Rafter – aye, Deutsch – aye, Sampson – aye. Motion carried.

RECONVENE INTO OPEN SESSION

Sampson/ Genrich moved to reconvene into open session. Motion carried.

No action taken.

ADJOURNMENT

Sampson / Deutsch moved to adjourn at 9:15 p.m. Motion carried.

Minutes submitted by Carrie Zittlow, Clerk-Treasurer