

December 16, 2019 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, DECEMBER 16, 2019
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

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

MODIFY/ADOPT AGENDA

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

MINUTES FROM NOVEMBER 18, 2019

Dart / Nyberg moved to approve the minutes dated November 18, 2019 as presented. Motion carried.

ANNOUNCEMENTS

- Kornowske announced his resignation.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- The Public Works Committee decided to cancel the sidewalk for St. Mary's Boulevard, which will impact the apartment project being discussed on the agenda tonight.
- All developments should emphasize sidewalks.

ACTION RE: PETITION FROM SKB TERRACE LLC – REQUESTING CONDITIONAL USE PERMIT APPROVAL FOR TWO, NINE-UNIT APARTMENT BUILDINGS ON PARCEL AL-125-8, ZONED COMMERCIAL DISTRICT, AND LOCATED AT 3241-3245 RIVERSIDE DRIVE (former Town & Country Supper Club site)

Staff provided background information on the project and the reasons for the new conditional use permit request. Staff recommends approval, contingent on parking needs being met.

Karen Classon, SKB Management, was present representing the project and to answer questions.

Discussion included:

- Anticipated occupancy date.
- Monthly rents and apartment amenities.
- Changes in project from last conditional use permit request.
- Site layout.

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- Ability for sidewalks in the future.

Kornowske / Ropp moved to recommend the Village Board approve the conditional use permit request. Motion carried.

ACTION RE: PETITION FROM GB REAL ESTATE INVESTMENTS – REQUESTING SITE PLAN AND DESIGN REVIEW FOR A NEW COMMERCIAL BUILDING AT 1324 S. WEBSTER AVENUE (NW corner of Derby Lane & Webster Avenue)

Staff provided background information on the project and some of the challenges with the site. Staff recommends approval of this request, contingent on staff comments are addressed and all other applicable permits are approved.

Garritt Bader (developer) and Robert Pries (business owner), were present representing the project and to answer questions.

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

Cherry King, 1317 S. Webster Avenue

- Glad to see a daycare in the area.

Lynn Stahl, 1412 S. Webster Avenue

- Concerned the development will exacerbate existing traffic problem on Webster Avenue and Allouez Place.

Paul Soletski, 1411 S. Webster Avenue

- Concerned about the sidewalk and lack of snow storage
- Concerned about existing traffic problem on Webster Avenue and Derby Lane getting worse.

Richard Wilson, 1315 S. Van Buren Street

- The Tobacco Outlet has made the traffic at Webster Avenue and Derby Lane bad.
- The proposed use (daycare) is a lot better than other uses that could go there.

Dawn Soletski, 1411 S. Webster Avenue

- The intersection of Webster Avenue and Derby Lane is currently very bad.

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

Discussion included:

- Intended use versus other possible uses that could go on a parcel zoned “Commercial.”
- Number of children allowed in the new facility versus the existing location.
- Anticipated occupancy date.
- Traffic generated from the business – including buses.
- Existing traffic and road conditions – already a challenging intersection.
- Future site development plans on the back half of the lot.
- The timeline of Brown County for addressing the Webster Avenue intersection conditions.
- Space for future sidewalk.

Kornowske / Kowalzek-Adrians moved to recommend the Village Board approve the site plan and design review request and have the Public Works Committee review the intersection of Webster Avenue/Derby Lane/Garland Avenue. Motion carried.

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ACTION RE: AMENDMENT TO ARTICLE III, DISTRICT REGULATIONS, OF CHAPTER 475 OF THE VILLAGE ORDINANCES (§ 475-14C(2)(a) – Side yards in “A” Residence Districts)

Staff said that the proposed amendment makes the requirement of all side yards in “A’ Residential District” uniform at 14’ total and with a minimum of 6’ on one side.

Discussion included:

- Past Board of Appeals variance requests.

Dart / Nyberg moved to recommend the Village Board approve the proposed amendment. Motion carried.

ACTION RE: HOUSING REPORTS

Staff said that the reports are a new state mandate, resulting from 2017 Act 243. Most of the required components are difficult for a built-up community like the Village of Allouez and are aimed more towards making development easier in expanding communities.

REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Staff provided an update on the below project:

- Zambaldi Brewery Project (1649 S. Webster Avenue)

REPORT/DISCUSSION RE: UPDATES FROM VILLAGE DEPARTMENTS

Public Works Department:

- Engineering work has begun on the streets scheduled to resurfacing in 2020.
- The Village received a \$50,000 grant from the Wisconsin Department of Transportation through the Local Roads Improvement Program (LRIP).
- The village has applied for the Multimodal Local Supplement (MLS) grant through the Wisconsin Department of Transportation.

Parks, Recreation, and Forestry Department:

- The village received a \$6,000 grant from the Packers to go towards new pickle ball courts in Kiwanis Park.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, January 27, 2020, 6:00p.m.

Agenda items: Approval of 2019 Plan Commission Annual Report, discussion of zoning code open house

ADJOURNMENT

Kornowske / Dart moved to adjourn at 7:13p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.