CALL TO ORDER/ROLL CALL

Kornowske called the meeting to order at 6:02 p.m.

Present: Kornowske, Grovogel, Ropp, Nohr
Excused: Kowalzek-Adrians, Nyberg, Wheeler, Dart
Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Ropp / Nohr moved to adopt the agenda as presented. Motion carried.

MINUTES FROM JUNE 26, 2017

Ropp / Nohr moved to adopt the minutes from June 26, 2017 as presented. Motion carried.

ANNOUNCEMENTS

- The village has issued a raze order for 1825 S. Webster Avenue
- The commission welcomed newer member Grovogel. Grovogel introduced herself to the commission.

PUBLIC APPEARANCES

Jim O’Rourke, 2339 Oakwood Avenue
- Concerned the use of the Planned Development District is being used to circumvent the zoning code
- The process should include developments that are pedestrian friendly

ACTION RE: PRELIMINARY APPROVAL OF PETITION FROM ZAMBALDI BREWERY – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-44, AL-44-1, AL-45, LOCATED AT 1649 & 1677 S WEBSTER AVENUE

Staff provided a brief background on the village-owned property, where the proposed development is looking to locate. Staff also gave an overview of the project and explained the necessity for the Planned Development District process. The goal for the discussion is to recommend whether or not the concept of the proposed development fits with the character of the village and the intent for this area in the Comprehensive Plan. Site specific details will be provided and discussed at a future meeting.
Nohr / Ropp moved to suspend the rules at 6:17p.m. and open up discussion for public comment. Motion carried.

Don Johnson, 1622 Rustic Oaks Court
- Is there an odor? What does it smell like?
- Is there a noise?
- Would like the existing fence to be maintained
- How will trash be maintained on-site?
- Welcomes the development to the neighborhood

John Shaline, P.O. Box 12206 Green Bay, WI
- What is the lighting like? Will car headlights flash into residences?
- Will fencing be provided?
- What are the hours of operation?
- Will there be food?
- How will the product be distributed?
- Where do the overhead doors face?
- How will the smell be mitigated?

David Malcolm, Co-owner of Zambaldi Beer and Dan Roarty, Principal and Senior Architect of Dimension IV, were present to describe the project and answer questions.
- Brief background in experience of owners
- Vision for the business and the site plan
- Distribution schedule, loading dock hours, and amount of anticipated deliveries
- Aroma from the brewing process and brewing schedule
- Anticipated noise level
- Fencing and landscaped buffer plans
- Lighting plans
- Intended hours of operation
- Bar snacks will be the only food
- Exterior finishes
- Environmental remediation of the existing site

Ropp / Grovogel moved to pick up the rules at 6:49p.m. and close public comment. Motion carried.

Discussion included:
- Existing trees, brush, and natural buffer along the fence line
- Pedestrian access to the building
- Fencing around the exterior beer garden
- Environmental contamination and construction impacts
- Required parking
- Parked cars and headlights
- Origin of the brewery name
- Landscaping plans
- Bicycle accommodations
August 14, 2017 (Plan Commission Meeting)

- Hours of operation, noise levels, and outdoor patio use

Grovogel / Nohr moved to recommend preliminary approval of the Planned Development District for Zambaldi Brewery on parcels AL-44, AL-44-1, AL-45, located at 1649 & 1677 S. Webster Avenue. Motion carried.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, August 28, 2017, 6:00p.m.

Agenda items: Zoning for the proposed brewery project, update on the Webster Avenue streetscape project, discussion on zoning code project RFP, discussion on proposed zoning amendments

ADJOURNMENT

Nohr / Grovogel moved to adjourn at 6:53p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.