

January 7, 2020 (Village Board Meeting)

**ALLOUEZ VILLAGE BOARD MEETING
TUESDAY, JANUARY 7, 2020
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: Harris, Genrich, Atwood, Rafter, Dart, Green, Sampson
Also Present: Fuller, Clark, Gehin, Lange, DEO Vogel

MODIFY / ADOPT AGENDA

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

ANNOUNCEMENTS

- a. Resignation of Wes Kornowske from Plan Commission and Board of Appeals
- b. Autism Society of NE Wisconsin (ASNEW) walk on September 12, 2020 from 6:00 – 11:00 am at Green Isle Park (a recurring event – C. Clark)
- c. Candidates for Village Trustee who have filed forms and will appear on the April ballot – Jim Genrich, Matthew Harris, Christopher Sampson
- d. Passing of James “Jim” Effland” who previously served as an Allouez Municipal Court Judge

PUBLIC COMMENT

Clarence Matuszek, 2680 S. Webster Avenue

- Hoped a little more information could be provided on the property being discussed in closed session.

Request to speak by Jim Orourke was denied (he was informed of this at previous meeting).

PUBLIC HEARING TO CONSIDER ADOPTING ORDINANCE 2020-01, AMENDING SECTION 475-14C(2)(a), SIDE YARDS OF CHAPTER 475, ZONING

A public hearing was held to consider adopting Ordinance 2020-01 amending Section 475-14C(2)(a), Side Yards of Chapter 475, Zoning.

Plan Commission, at their meeting on December 16th, reviewed the proposed amendment and recommended approval.

Clarence Matuszek, 2680 S. Webster Avenue

- Strongly opposed to the change. Code has been in effect for 60 years or more and served us well. And why make any change to the zoning code now when you have a complete revision in progress?

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Hearing closed at 6:40 p.m.

ADOPTION OF ORDINANCE 2020-01, AMENDING SECTION 475-14C(2)(a), SIDE YARDS OF CHAPTER 475, ZONING

Discussion:

- Green is opposed to losing anymore green space than we absolutely need to.
- The change was proposed by the Zoning Consultant in the initial public draft to make it more uniform across all properties. The amendment is requested prior to the rest of the proposed Zoning Code changes to allow for new homes planned for 2020 to have similar side yard setbacks.
- The original intent of the language was likely to promote the sense of open space between homes.
- Our Comprehensive Plan calls for Traditional Neighborhood Development concepts which promote smaller front and side yard setbacks.
- Would this change interfere with plans for the possible closing of GBCI and redevelopment of that property?
- This would give us more flexibility should the local trend to build standalone condo type homes be requested.
- The need for more density to support the future of the Village. Residents need more opportunity to build out. Allowing property owners to use more of their property entices them to invest and stay in Allouez.

Genrich / Dart moved to adopt Ordinance 2020-01, amending section 475-14C(2)(a), Side Yards. Motion carried (Green voted nay).

PUBLIC HEARING TO CONSIDER APPROVAL OF A CONDITIONAL USE REQUEST FROM SKB TERRACE LLC TO ALLOW FOR TWO 9-UNIT APARTMENT BUILDINGS AT 3241-3245 RIVERSIDE DRIVE

A public hearing was held to consider approval of a Conditional Use request from SKB Terrace LLC to allow for two 9-unit apartment buildings at 3241-3245 Riverside Drive.

Plan Commission, at their meeting on December 16th, reviewed the petition. Conditions, if any, should be consistent with the standards identified in sections 475-19 and 475-58 of the Village Code.

Mike Quinn, 3210 Tam O Shanter Ct.

- Asked what is meant by "Conditional Use" and when they will see the actual plans (during Site Plan Review).

John Harrington, 560 St. Mary's Blvd

- Submitted a memo on "Traffic concerns Riverside Drive" and expressed his concerns regarding insufficient time to safely navigate out of the first driveway and insufficient space, distance and reaction time for trucks to be making a left turn from the second driveway.

Megan Pfarr, 3230 Tam O Shanter Ct.

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- Property was previously zoned commercial and she thought there were requirements for either fencing or berming to create a barrier. They have a tree line, no fencing at the back of their property. What will be the requirement if the conditional use is approved and it becomes residential? (would be part of the Site Plan Review process)
- Questioned whether there will be balconies, a site manager, a public gathering area and the hours (will be determined as part of the Site Plan Review process).
- Invited the property owner to come and look at the significant runoff.

Terence Adler, 601 Stambaugh Rd.

- Concerned with the danger that is surely possible from the increased traffic from that property. It is already difficult to get out during peak hours.

Clarence Matuszek, 2680 S. Webster Ave.

- Questioned the need for a conditional use permit.

Brenda Elfner, 425 Arrowhead Dr.

- There are other ways besides bringing in 9-unit apartment complexes that people aren't excited about to improve Allouez and allow people to up the tax amount.
- Exiting Arrowhead and Taft is extremely scary and that is without two – 9 unit apartment complexes.
- Worried about the increased traffic that will be there.

Will Debelak, 500 St. Mary's Blvd.

- Concerned about the added traffic volume. 18 apartments along with the potential cars is too much for that little space.
- Strong concern about green space, rain runoff, added fill and where the water will go.
- Concern with privacy. Does not want to see a lower demographic apartment complex go into this space as it will reduce their property value.
- There are better ways to use this space and gain revenue than an apartment complex.

Jim Orourke, 2339 Oakwood Ave.

- Village purchased this property for a public purpose. Doesn't believe this project fits with the original reason it was purposed. Not opposed to the apartments if they are designed well and they provide safe access to the schools and parks.

Judy Poh, 2375 Riverside Dr.

- Due to water runoff, the property across the street may be a better place for the apartments.

Hearing closed at 7:10 p.m.

CONDITIONAL USE REQUEST FROM SKB TERRACE LLC TO ALLOW FOR TWO 9-UNIT APARTMENT BUILDINGS AT 3241-3245 RIVERSIDE DRIVE

Sampson / Genrich moved to approve the Conditional Use request.

Discussion:

- The property has two existing DOT approved driveway entrances.

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- Developers proposal is to relocate the southern most driveway 10 ft. more to the south. Based on concerns, the developer's engineer should look at the driveway site distances of the proposed new locations to make sure they are safe.
- Developer is required to provide a buffer whether it be a privacy fence, berm or row of trees that are 90 percent opaque year round.
- Genrich received a call from a neighbor with concerns regarding access & egress and traffic.
- Would two 6-unit apartments fit better and still work financially for the developer?
- Any development on Riverside will increase traffic.
- Water concerns will be dealt with during the planning stage (to meet storm water requirements).
- Staff recommended approval contingent on the location of the driveways being approved by WDOT and Village Staff.
- Safety is a key issue for most attending.
- Concern with driveway being moved further south.
- We have been in discussion with the WDOT for several years trying to make Riverside safer.
- Suggested making the southern exit a right turn only.
- Suggest if approved, the storm water detention pond would help to ease and be designed in such a way to help all neighbors and not make it worse.

Rafter / Harris moved to open the meeting for public comment. Motion carried.

Karen Classon, owner of SKB Management

- Was interested in this property for the location and there is a need for multi-family housing in the Allouez area of upscale apartments.
- Retained Mau & Associates as engineers for this site and they will be addressing the water and runoff issue.
- Traffic is a concern but there shouldn't be an issue with additional traffic due to the varied profile of the residents.

Rafter / Harris moved to return to regular order of business. Motion carried.

Fuller

- Next steps to complete the process
 - o Classon will further develop her site plan which will be reviewed by staff and then go before the Plan Commission for review and a recommendation to the Village Board. WDOT and stormwater review will happen concurrent with the Site Plan Review process.

Sampson / Genrich amended motion to approve the Conditional Use request contingent on the location of the driveways being approved by the WDOT and Village Staff. Motion carried.

RESOLUTION 2020-01, THANKING MIKE DENISSEN FOR HIS YEARS OF SERVICE AS THE YARD WASTE SITE ATTENDANT

Genrich / Atwood moved to adopt Resolution 2020-01 thanking Mike Denissen for his years of service as a Yard Waste Site Attendant. Motion carried.

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RESOLUTION 2020-02, THANKING WILLIAM LAIRD FOR HIS YEARS OF SERVICE AS THE YARD WASTE SITE ATTENDANT

Atwood / Sampson moved to adopt Resolution 2020-02 thanking William Laird for his years of service as a Yard Waste Site Attendant. Motion carried.

KROC CENTER DONUT 5K FUN RUN ON JUNE 6, 2020

Genrich / Dart moved to approve the Kroc Center Donut 5K Fun Run thru the Village (Green Isle Park, Resch Family East River Trail, East River Drive, Broadview Drive) on June 6th. Motion carried.

GREEN BAY AREA PUBLIC SCHOOL REQUEST FOR VILLAGE INPUT IN THE SELECTION PROCESS OF A NEW SUPERINTENDENT

Eric Vanden Heuvel, Board of Education Trustee

- Current Superintendent Michelle Langenfeld will retire when her contract expires on June 30, 2020.
- In October they contracted with Hazard Young Attea to help lead the search process. They built a candidate profile, a survey was submitted into the community, they held listening sessions and put together groups to hear what is important in our school district for hiring the next Superintendent.
- Have been accepting applications (25 + currently). Top candidates will be interviewed on January 27th and 28th and will narrow down to the top 2 or 3. By State Statute they are required to go public with those names. There will then be a full day public interview.
- Green Bay School Board is asking community members to attend one of the public interviews, tentatively scheduled for February 16th, 17th and 18th and provide feedback on the candidates.

No action required.

APPROVAL OF THE PURCHASE OF A LEAF TRUCK VACUUM SYSTEM

Green / Atwood moved to approve the one quote received from MacQueen Equipment for a 2020 Skid Mounted Debris Vacuum in the amount of \$54,348.00. Motion carried.

CONSENT AGENDA

Harris / Genrich moved to:

- a. **Approve operator's licenses for:**
Christina R. Kinnard, 1901 Ridgeway Drive #31, De Pere, WI 54115
Trace C. Bougie, 1016 Grignon Street #1/2, Green Bay, WI 54301
- b. **Approve Village Board minutes dated 11/19/19, 12/03/19**
- c. **Accept and Place on File minutes from:**
 - i. **Board of Appeals dated 12/09/19**
 - ii. **Plan Commission dated 11/18/19**
 - iii. **Economic Development Committee dated 11/01/19, 12/06/19**

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- iv. Public Works Committee dated 12/11/19**
 - d. Approve accounts payable dated 12/02/19, 12/06/19, 12/13/19, 12/19/19, 12/20/19, 12/23/19**
- Motion carried.**

SOUTH BRIDGE CONNECTOR TIER I ENVIRONMENTAL IMPACT STATEMENT

Gehin

- The Federal Highway Administration, Wisconsin Department of Transportation (WisDOT) and Brown County are initiating the South Bridge Connector Tier 1 Environmental Impact Statement (EIS) study in Brown County. The EIS will identify the most appropriate corridor and associated transportation improvements for addressing existing and future transportation demand generated by the planned development in the southern part of the Green Bay metropolitan area.

FUTURE AGENDA ITEMS

Add an update on nuisance properties once a month (how has the ordinance change affected our ability to get control of nuisance properties and where are they).

CONVENE INTO CLOSED SESSION

Sampson / Dart 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, Dart – aye, Green – aye, Sampson – aye. Motion carried.

Present: Harris, Genrich, Atwood, Rafter, Dart, Green, Sampson
Also Present: Lange, Fuller, Beauchamp, Attorney Duke

Discussion:

- Potential Real Estate Acquisition

RECONVENE INTO OPEN SESSION

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

No action taken.

ADJOURNMENT

Harris / Dart moved to adjourn at 9:00 p.m. Motion carried.

Minutes submitted by Debbie Baenen, Clerk-Treasurer