

CITY PLAN COMMISSION

Wednesday, April 19, 2017

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Vice-Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Ron Vandertie, Steven Hurley, Dennis Statz, and Mike Gilson were present. Excused: Members Bob Starr and Rick Wiesner. Staff present were City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, City Treasurer/Finance Director Val Clarizio, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Norland, seconded by Mr. Hurley to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 15, 2017.
4. Conditional use request from James Riead to construct a two-family dwelling in a Single-Family Residential (R-2) zoning district, located on Georgia Street between N. 15th Place and N. 16th Drive, parcel #281-36-21130101.
Presentation
Public hearing
Consideration of
5. Conceptual Planned Unit Development for SC Swiderski, LLC, to construct two 12-unit multiple-family dwellings and two 16-unit multiple-family dwellings, including two detached garages, located at the corner of Sycamore Street and Grant Avenue, portion of parcel #281-66-12003301.
6. Public hearing regarding proposed project plan amendment for Tax Incremental District No. 4 (Base Value Redetermination).
7. Consideration of: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue.
8. Consideration of: Zoning code amendment to allow accessory dwelling units.
9. Consideration of: Revisions to sec. 8.03 of municipal code regarding construction of driveways.
10. Public comment on Plan Commission related items.
11. Adjourn.

Carried.

Approval of minutes from March 15, 2017: Moved by Mr. Vandertie, seconded by Mr. Norland to approve the minutes from March 15, 2017. All ayes. Carried.

Conditional use request from James Riead to construct a two-family dwelling in a Single-Family Residential (R-2) zoning district, located on Georgia Street between N. 15th Place and N. 16th Drive, parcel #281-36-21130101:

Presentation: Mr. Kernosky stated that James Riead had submitted a conditional use request for construction of a two-family dwelling in an R-2 district. The parcel is currently vacant and is 14,900 sq. ft. in size. It is located across the street from Whispering Winds Assisted Living

Facility. South of the parcel is the Hillcrest Court Condo Development. To the east is Single-Family Residential (R-1), with Single-Family Residential (R-2) to the west. Staff believes that all requirements have been met and recommended approval of the conditional use.

Jim Riead, 3548 Bay Harbor Dr., Green Bay, stated that each unit will be approximately 1600 square feet, with a two-car attached garage.

Public hearing: Vice-Chairperson Statz opened the public hearing at 6:05 p.m. No one spoke during the public hearing. There was no correspondence. The public hearing was declared closed at 6:06 p.m.

Consideration of: With no discussion, it was moved by Mr. Gilson, seconded by Mr. Hurley to approve the conditional use request as presented. All ayes. Carried.

Conceptual Planned Unit Development for S.C. Swiderski, LLC, to construct two 12-unit multiple-family dwellings and two 16-unit multiple-family dwellings, including two detached garages, located at the corner of Sycamore Street and Grant Avenue, portion of parcel #281-66-12003301: Mr. Olejniczak stated that this City-owned property is located on the far west side of the City and contains approximately 12 acres. The proposal is for the northerly five acres of the property. The lot has the majority of the infrastructure in place. S.C. Swiderski has an approved purchase agreement with the City pending development approval. A PUD approval is needed for more than 25 units. There are 56 units proposed and four buildings. The developers have requested a combined preliminary/final PUD for the next phase of the PUD process.

S.C. Swiderski representatives Fay Harder and Jackie Miller presented plans for the proposed multi-family dwellings. Ms. Harder gave a background on the company. Their company works with their own crews, such as architectural design, landscape, groundkeeping, maintenance, a professional leasing department, an on-site management person on the larger sites, etc. The two twelve-unit buildings will be comprised of two and three bedroom apartments. The two sixteen-unit buildings will contain one and two bedrooms. With each, there will be two large garage segments. There will be one detached garage unit per apartment plus eight additional stalls available for residents that want to rent an extra garage stall. Each unit has their own private entrance. In summary, the total proposed development would include a total of 56 units, 64 garage stalls, plus an additional 56 outside parking spaces. After doing some research, they felt that there is a need for more housing in the City. The intent is to build all four buildings at once.

Mr. Olejniczak felt that the garage walls could be dressed up to break up the look of the garage, especially the wall facing the street. He was pleased to see that there was a recreational area.

Ms. Harder stated that there will be playground equipment, along with charcoal style grills in the recreational area. They will work with the City in regard to all what is needed in that area.

Mr. Olejniczak stated that a formal landscaping plan is required. One street tree for every 50 feet of frontage is also required. He suggested screening the south side of the property, as the remaining seven acres is zoned commercial, which may be built on in the future. Anything with energy conservation is appreciated, including low flow fixtures and rain gardens. Installing sidewalks may be a benefit for the future if any development occurs within the seven commercially zoned acres.

Mr. Kernosky inquired about the internal road, lighting, and refuse. Ms. Harder stated that they like to have two access points at their sites for fire and emergency services, as well as snow removal. They don't like installing speed bumps since they have to be maintained and removed in the winter. There will be an on-site manager that would monitor the site. The garbage containers will be located within a cedar panel enclosure with open gates. The front of the buildings will have lights along each one of the doorways. They will work with the City in regard to lighting.

Mr. Olejniczak added that this project will also have to be approved by the Aesthetic Design & Site Plan Review Board.

Mr. Olejniczak questioned the sign specifics. Ms. Harder responded that the company standard is a circular sign with the name of the site attached to poles 4 feet apart and 6 feet tall, with apartment information that would be installed on Grant Street and on Sycamore Street.

Barb Allmann, 717 Prairie Lane, wondered if the \$300 park & playground fee per unit could be put toward a bike path in the City. Mr. Olejniczak stated that the money goes into a segregated park improvement fund. Bike facilities should be eligible.

Kelly Catarozoli, 344 N. 3rd Avenue, suggested having pet friendly apartments.

Chris Kellems, 120 Alabama Street, stated that they didn't say they are a sustainable design. Ms. Harder responded that the heating system they will install is a boiler system. There will be indoor and outdoor LED lighting. Pipes will be insulated within the wall. Ms. Kellems requested that they install electric car charging systems, as well as dark sky lighting.

Christie Weber, 311 Pennsylvania St., stated that this is different than what is shown in the Comprehensive Plan. She wondered how traffic routes will be dealt with.

Laurel Hauser, 746 Kentucky Street, wondered if there were different options of levels of quality of materials used for the exterior of the buildings. The City should be looking at how this will look 25 – 50 years from now. She thinks they are very basic looking and if anything can be done to improve the aesthetics. She also suggested a community garden.

After further discussion, it was moved by Mr. Vandertie, seconded by Mr. Norland to approve the request to combine the preliminary and final PUD procedures. All ayes. Carried.

Public hearing regarding proposed project plan amendment for Tax Incremental District No. 4 (Base Value Redetermination): Mr. Olejniczak explained that Tax Increment District No. 4 involves six parcels on the West Side, which is basically the West Waterfront Redevelopment Project. The district and project plan was originally approved in 2013. State Statutes allows one time in the life of the TID to request the Department of Revenue to reset the base value if there is a situation where it had gone down at least 10% for two consecutive years. TID #4 qualifies because of the fire and destruction of the Harbor Place Shoppes. That parcel went to land value only.

The project plan amendment does three things. First, it requests the redetermination of the base value. Secondly, as a condition for the State to do this, they are asking that the City restrict itself in one of three ways: At least 51% of the total value of additional public

infrastructure improvements to be constructed in the district will be financed by a private developer, subject to a development agreement, in return for the City agreeing to repay that developer solely through cash grants. The second option is the project plan specifies the City expects all project costs to be paid within 90% of the life of the TID. The third option, which was selected by the Council, is expenditures may be made only within the first half of the remaining life of the district (March, 2028) unless approved by unanimous vote of the Joint Review Board. The project plan amendment also updates the original 2013 project plan in terms of specific developments, project costs, etc. It brings it up to the current plan, but recognizes that it may not happen. A public hearing is required at Plan Commission.

The public hearing was opened at 7:04 p.m. by Vice-Chairperson Dennis Statz.

Christie Weber, 311 Pennsylvania St., stated that the Plan Commission should wait until the next meeting so the public can digest what is going on. The Redevelopment Plan started with workforce housing in that area.

Laurel Hauser, 746 Kentucky St., said she was worried about approving the amendment and that it would put the City under a lot of pressure to make payments, and would look like the City needs to be rescued.

Kelly Catarozoli, 344 N 3rd Avenue, stated that this is premature and will have to revise this again in the future.

The public hearing was declared closed at 7:11 p.m.

Consideration of: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue: Mr. Statz was unsure of what it means if the resolution is passed. Mr. Olejniczak responded that in terms of the revenue, at today's tax rate, the district would receive approximately \$14,300.00 per year in additional revenue. The cutoff on spending must be in earlier than normal.

Mr. Gilson didn't see why not to take advantage of this. If it is delayed one year, it probably won't happen.

Moved by Mr. Gilson, seconded by Mr. Norland to approve the resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue. Carried, with Mr. Statz voting no.

Consideration of: Zoning code amendment to allow accessory dwelling units: Mr. Kernosky stated that he and Mr. Olejniczak have been working on creating an accessory code amendment. If the Plan Commission agrees to have it put into the code and permitting it under the R-1, R-2, R-3, R-4, C-5 and A districts, it would be a conditional use. It would require that anyone who would want an accessory dwelling unit would have to come before the Plan Commission for approval.

Mr. Gilson had heard comments that this would be for affordable housing, whereas someone might see this as something else. He would like to see this as affordable housing.

Mr. Statz thought that accessory dwelling units allowed on a lot at least 5000 sq. ft. is too small. A size of 7000 square feet would work better. A second floor of a garage could be used to equal 800 square feet. The same language should be used as a tourist rooming house in regard to period of time rented. Detached accessory dwelling units need to have the same setback as the principal building, unless it relates to the second floor of a garage.

Mr. Norland did not see a need for this. It is opening up Pandora's Box. It would eliminate R-1 zoning and could end up with neighbor against neighbor if one wants it and one doesn't.

Mr. Vandertie didn't see where this would be beneficial and would like to take more time to think about it.

Mr. Gilson feels there is a need for this. It may work out nicely in certain areas.

Mr. Olejniczak said this would create an option for families dealing with care of an elderly, as well as creating housing for our workforce. This can be implemented gradually and not City-wide.

Mr. Statz said the most effective use is the second floor.

Mr. Olejniczak will check with other communities that have accessory dwelling units to get any testimonials.

Mr. Kernosky stated that this offers affordability for future home owners. The accessory dwelling unit can be rented out to help cover mortgage costs and insurance.

Mr. Norland added that there will also be extra taxes and maintenance as well.

Staff will tweak the ordinance as discussed, contact other communities for testimonials, and bring back to a future meeting.

Consideration of: Revisions to sec. 8.03 of municipal code regarding construction of driveways: Mr. Olejniczak stated that Plan Commission had tweaked this code in the past, but there are no standards on how to implement the driveway. This has caused problems for the Engineering and Public Works Department.

Mr. Shefchik stated that there is nothing in the code on how driveways are constructed. Proper cutting and tapering is important. Aprons should be required for all new driveways. Also, if there is a sidewalk where a new driveway is located, it should be replaced to avoid cracking since sidewalks are not generally poured at a thickness for vehicles. Currently, there is no method of enforcement.

Commission members discussed the revisions to the ordinance. Moved by Mr. Vandertie, seconded by Mr. Gilson to recommend to Council adopting the revisions to Section 8.0 of the Municipal Code regarding construction of driveways. All ayes. Carried.

Public comment on Plan Commission related items: Kelly Catarozoli, 344 N. 3rd Avenue, stated that in regard to accessory dwelling units they are a desirable home and are the most kept up homes.

Jim Riead, 3548 Bay Harbor Drive, didn't think accessory dwelling units address affordable housing.

Laurel Hauser, 746 Kentucky Street, was excited about accessory dwelling units. Options for younger people are needed. She sees it as family friendly.

Adjourn: Moved by Mr. Vandertie, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary