

Minutes of the Plan Commission Meeting
Aug. 16, 2021 at 5:30 p.m.
Village Hall Board Room

1. **Call to order:** B. McIntyre called the meeting to order at 5:30 p.m.
2. **Roll call**

Present: Plan Commission members Burt R. McIntyre, Mark Semrau, Daniel Kussow, Natasha Gwidt, Randy Smith, Ellery Gulbrand, Jamila Seaton

Excused: Mike Soletski

Staff: Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda**

E. Gulbrand moved to approve the agenda. D. Kussow seconded. **The motion carried unanimously.**
5. **Approval of the July 19, 2021 meeting minutes**

R. Smith moved to approve the minutes of the July 19, 2021 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:30 P.M. PUBLIC HEARING to consider a conditional use request from Mark Neta for motor vehicle sales and/or repair at 4018 Velp Ave., VH-158-1**

D. Wiese reviewed the application, including the location and proposed use. Mark Neta, the applicant, came forward to explain his plans for the property. He said he only wants to use the space to detail cars, and he's not planning to be open to the public.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing. The Plan Commission discussed.
7. **Action on the request for conditional use for motor vehicle sales and/or repair at 4018 Velp Ave., VH-158-1**

R. Smith moved to approve the conditional use request for motor vehicle sales and/or repair at 4018 Velp Ave., VH-158-1, with the following conditions:

 1. Any business engaged in automotive sales or repair may retain such vehicles in the open, on private property, for a period not to exceed 30 days, after which such vehicles must be removed.
 2. The conditional use is granted for a one-year period.

E. Gulbrand seconded. **The motion carried unanimously.**
8. **5:40 P.M. PUBLIC HEARING to consider a proposal from Velp Avenue Storage LLC to rezone from B-2 Highway Commercial to Final Planned Development District to construct a new retail/office building, mini-warehouse/storage units at 1745 and 1751 Velp Ave., VH-576 and VH-578-1**

D. Wiese briefly reviewed the request. Amy and Andy Cote and Steve Van Straten, the applicants, and David O'Brien from Bayland Buildings came forward to explain the project in detail, including the building design for the 23 maxi and 125 regular storage

units and their fire and security business, site improvements and landscaping, and the lighting and stormwater plans.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing. The Plan Commission discussed.

9. Action on the request to rezone 1745 and 1751 Velp Ave., VH-576 and VH-578-1

E. Gulbrand moved to approve the request to rezone 1745 and 1751 Velp Ave., VH-576 and VH-578-1, from B-2 Highway Commercial to Final Planned Development District, contingent on stormwater approval from the Village of Howard Engineering Department and that the mini-warehouse development standards are incorporated into the project. D. Kussow seconded. **The motion carried unanimously.**

10. 5:50 P.M. PUBLIC HEARING to consider a conditional use request from Vertical Bridge Development LLC to locate a cell tower at 3640 Spring Green Road, VH-204 (Spring Green Park)

D. Wiese reviewed the request for conditional use approval for a cell tower in Spring Green Park and reviewed the new state law that prohibits municipalities from denying wireless tower permits solely for aesthetic reasons, limit the height of the towers, or require they be placed on public property. Mike Bieniek of LCC Telecom Services explained the site review process and discussed the 130-foot monopole tower that would be constructed on a 75' x 75' square parcel in the park to expand service for Cellcom.

B. McIntyre opened the public hearing. Stacy and Gary Yashinsky, 3649 Spring Green Road, said they are concerned about the aesthetics, any radiation emissions from the tower, the need to run a power supply to the site, and the impact of the access road to the arboretum. Nobody else spoke. B. McIntyre closed the public hearing.

Mr. Bieniek came forward to address the concerns that were stated. The Plan Commission discussed.

11. ACTION on the request for conditional use to locate a cell tower at 3640 Spring Green Road, VH-204 (Spring Green Park)

R. Smith moved to approve the request for conditional use to locate a cell tower on the location shown on the site plan. N. Gwidt seconded. **The motion carried unanimously.**

12. 6:00 P.M. PUBLIC HEARING to consider a Preliminary Planned Development District request from Green Bay Community Church for a mixed-use development that includes first-floor retail, townhomes, and apartments at the corner of Cardinal Lane and Howard Commons, VH-452-3 and VH-452-4

D. Wiese reviewed the four-step approval process for a Preliminary Planned Development District application. Eric Harrmann of AG Architecture came forward to review the overall site plan, individual building schematics and potential uses, and the traffic and parking plans. Mark Ashley, a representative for Green Bay Community Church, said the church hopes to use the revenue from the commercial and residential development to support the church's ministry and programming, while also meeting some commercial and residential needs of the surrounding community.

B. McIntyre opened the public hearing. The following people spoke:

- Gretchen and Don Berg, 580 Baleshare Road, said they have owned their home for 25 years, since before the Community Church was built. They said they object to rezoning the property for commercial use, believe the neighborhood should be preserved, and have concerns about noise and parking with the project.
- Kasey Keup, 2529 Turnbury Road, said she objects to the project because the Comprehensive Plan calls for the property to stay as green space and that she has several concerns about the project itself, including the density, location, amount of impervious surface, and impact to the neighborhood.
- Timothy Johnson, 2504 Turnbury Road, said if the project is tax-exempt due to being owned by a faith-based organization, he would object to it.
- Steve Carmody, 2567 Lance St., said he is strongly opposed to the project mainly due to the impact of traffic to Cardinal Lane and the residents who live on the streets around it and already have trouble accessing it.
- Ron and Linda Poupore, 2524 Turnbury Road, said they oppose the project because that property isn't the appropriate place for commercial development, and the area should stay as the existing church, green space, and neighborhood.
- Eileen Vanderstappen, 636 Cardinal Lane, said she worries about the traffic hazards that will be created with the additional cars from the project entering Cardinal Lane.
- Robert Piechota, 2573 Lance St., said the development is inconsistent with the other residential uses on the east side of Cardinal Lane, and he worries about the impacts to his property.
- Ed Desotell, 2541 Lance St., said the church has not been a good neighbor when it comes to resolving issues, and there has been a lack of communication with the residents.
- Amie Baragwanath, 2586 Prestwick Place, said she just moved into her home 30 days ago and is upset that the proposed three-story building with the party space would be right outside her baby's window.

Nobody else spoke. B. McIntyre closed the public hearing.

Mark Ashley came forward to clarify that the development and occupying businesses will pay taxes. Eric Harrmann said the applicants will take into consideration the residents' concerns about the amenity spaces and their proximity to the neighboring homes. He also clarified the plans for parking, stormwater management, and garbage removal.

The commission discussed. D. Wiese clarified the Preliminary Planned Development zoning specifics and how the plans will be revised and more specific in the next step of the process. He also discussed similarities of the proposed development area to existing nearby developments. G. Farr said the stormwater pond that's already on the church property would handle any additional runoff from the extra impervious service in the proposed development.

13. ACTION on the request for Preliminary Planned Development District approval for VH-452-3 and VH-452-4

N. Gwidt moved to approve the Preliminary Planned Development District request from Green Bay Community Church for a mixed-use development that includes first-floor retail, townhomes, and apartments at the corner of Cardinal Lane and Howard Commons for Parcel VH-452-3 only. M. Semrau seconded. **The motion carried 4-3 (No: R. Smith, B. McIntyre, and E. Gulbrand.)**

14. 6:20 P.M. PUBLIC HEARING to amend Howard's Official Map pursuant to sec. 62.23(6) Wis. Stats. and referenced in the Village of Howard Code of Ordinances, Chapter 46, Subdivision and Platting

D. Wiese reviewed the need and process for amending the village's Official Map. G. Farr reviewed the highlights and features of the Official Map, including recent changes that were implemented since the first draft was brought to the Plan Commission.

B. McIntyre opened the public hearing. Stan Kocos, 384 Hidden Creek Trail, said he worries that any additional roadways developed off Whispering Wind Lane and elsewhere in the Hidden Creek neighborhood will worsen drainage issues in the area and especially to his property. Nobody else spoke. B. McIntyre closed the public hearing.

15. ACTION on the request to amend the Village of Howard Official Map

D. Kussow moved to approve the Official Map. E. Gulbrand seconded. **The motion carried unanimously.**

16. Review and take action on the site plan for a proposed building addition at Woodman's Grocery Store, 2400 Duck Creek Parkway, Parcel VH-2047

D. Wiese reviewed the site plan for the proposed addition to Woodman's, including the building elevations and design, landscaping, and lighting plans. Jim Arneson, the contractor representing Woodman's, came forward to explain the project in detail, including the building aesthetics, changes to the loading docks, and plans for stormwater. E. Gulbrand moved to approve the site plan for Woodman's Grocery Store, 2400 Duck Creek Parkway, with the condition that a landscape buffer is added to the north elevation. R. Smith seconded. **The motion carried unanimously.**

17. Review and take action on the site plan for an accessory storage building at BCS Supply, 1510 Brookfield Ave., Parcel VH-3176

D. Wiese reviewed the site plan for the proposed accessory building at BCS supply. B. McIntyre moved to approve the site plan for BCS Supply with the conditions that all parking lots and storage areas are paved with asphalt and a stormwater management plan is approved by the Village of Howard Engineering Department. E. Gulbrand seconded. **The motion carried unanimously.**

18. Review and take action on the site plan for additional doors for the RV Service Center at Camping World, 2323 Woodman Drive, Parcel VH-2046

Patrick Bles, who represents the applicant, came forward to explain the site plan for six new doors near the RV Service Center. E. Gulbrand moved to approve the site plan for Camping World. R. Smith seconded. **The motion carried 6-0 (D. Kussow abstained.)**

19. FUTURE AGENDA ITEMS - None

20. ADJOURN THE MEETING: N. Gwidt moved to adjourn. M. Semrau seconded. **The motion carried unanimously, and the meeting adjourned at 7:47 p.m.**

**Leigh Ann Wagner Kroening
Administrative Assistant**