

**MINUTES**  
**BROWN COUNTY PLANNING COMMISSION**  
**BOARD OF DIRECTORS**  
**Wednesday, June 7, 2006**  
**Sophie Beaumont Building**  
**111 North Jefferson Street, Board Rooms A and B**  
**Green Bay, WI 54301**  
**6:30 p.m.**



**ROLL CALL:**

Paul Blindauer	<u>X</u>	Phil Hilgenberg	<u>X</u>
Keith Block	<u>X</u>	Ed Kazik	<u>X</u>
James Botz, Alternate	<u>X</u>	Gary Pahl	<u>X</u>
David Buck	<u>X</u>	William Patzke	<u>X</u>
Keith Chambers	<u>X</u>	Bob Schlag	<u>X</u>
William Clancy	<u>X</u>	Mary Scray	<u>X</u>
Norbert Dantine, Jr.	<u>X</u>	Ken Simons	<u>X</u>
Ron DeGrand	<u>X</u>	Mike Soletski	<u>X</u>
Paul Ehrfurth	<u>Exc</u>	Ray Tauscher	<u>Exc</u>
Bernie Erickson	<u>X</u>	Tim VandeWettering	<u>X</u>
Peter Harris	<u>Exc</u>	Carl Weber	<u>X</u>
Joe Helfenberger	<u>Exc</u>	Mark Williams	<u>Exc</u>
		John Zeller	<u>X</u>

**OTHERS PRESENT:** Mike Parmentier, Lori Williams, Kevin Hanson, Matt Greely, and Andy Schmidt.

1. Approval of the minutes of the following meetings:
  - a. May 3, 2006, meeting of the Brown County Planning Commission Board of Directors.
  - b. April 11, 2006, meeting of the Elderly & Disabled Transportation Subcommittee.
  - c. April 24, 2006, meeting of the Transportation Subcommittee.

A motion was made by B. Erickson, seconded by G. Pahl, to approve the minutes.

P. Blindauer stated he is not accustomed to seeing the minutes from the subcommittees and asked if there was a reason they were on the agenda for approval.

M. Parmentier responded that items 1b and 1c should be received and placed on file as these subcommittees have not yet approved the minutes.

An amended motion was made by B. Erickson, seconded by G. Pahl, to approve item 1a and to place items 1b and 1c on file. Motion carried.

2. Introduction of Joe Helfenberger, appointed by the Villages of Hobart and Suamico, to the Brown County Planning Commission Board of Directors.

N. Dantine instead introduced and welcomed Ed Kazik as a new member who has since been appointed as a representative by the Villages of Hobart and Suamico.

3. **Public Hearing:** Sewer Service Area amendment for the Town of Lawrence to add 152 acres to the Lawrence sanitary sewer service area.

N. Dantine turned the public hearing over to M. Parmentier. M. Parmentier gave an overview of the project and then read the notice as it appeared in the Green Bay Press-Gazette. He then read the names of the people wanting to speak in the order in which they had signed in.

Kevin Hanson, Business Manager for the West De Pere Public Schools, stated that for the last two years the school district looked extensively for land within the school district boundaries. He stated that based on what the school board felt would be passable in a referendum they selected the 45 acre Lawrence site on Williams Grant Drive. He also stated they have exhausted their existing facilities. He stated they have a purchase agreement on the site and the referendum passed overwhelmingly on May 16 by a 60 percent, 40 percent margin.

Matt Greely, Town of Lawrence engineer, stated that this SSA amendment is a reflection of the Town's growth pattern. He stated that the area this is being designated for the school site and residential growth is the next area on the Town's Comprehensive Plan that is in line for growth. He stated that at the Town Board meeting last night, they rezoned the property to residential and approved the conditional use for the School District.

Andy Schmidt, McMahon Associates, stated that another benefit of the development of this area would also promote filling in the other areas along the Scheuring Road corridor.

M. Parmentier then asked three times if anyone else wished to speak. Being there was no other parties that wished to speak, M. Parmentier closed the public hearing.

4. Sewer Service Area amendment for the Town of Lawrence to add 152 acres to the Lawrence sanitary sewer service area.

M. Parmentier gave a presentation explaining the amendment and recommended that the request be approved with the staff recommendations.

Mr. Blindauer asked what the circular location was that showed up on the map within the proposed area.

Mr. Parmentier indicated that it was a depression and will be likely be used as part of the stormwater facilities for the parcel.

C. Weber asked if the flagged area located behind the school site was developable and how wide it was.

M. Parmentier responded that would be an area that would be developed residentially. He stated that initially the Town and the developer had wanted to include a larger area behind the school as part of the amendment and BCPC staff that indicated that the amount of acres was more than could be allowed under the acreage formula and asked them to make that smaller. The area is approximately 320 feet in depth.

D. Buck asked about the lots on the east side of Williams Grant Drive and, as stated in condition number three in the staff report, the SSA should not exceed 250 feet. He stated that it appears to be a little more extension when you get the ESA.

M. Parmentier responded that the lots vary in depth and that the 250 feet goes to the depth of the shallowest lot. He said some of the SSA would only include a portion of the acreage of the parcels.

C. Weber stated we would be leaving some developable property on some of the parcels out of the SSA.

M. Parmentier stated that would have to be part of another amendment. He said if the board wanted to extend the SSA to the east to the rear parcel lines, the Board should be aware that the lots are not all the same dimension.

A motion was made by G. Pahl, seconded by R. DeGrand, to approve the amendment subject to staff recommendations.

C. Weber suggested that the four developed lots south of parcel L-169 on the east side of Williams Grant Drive be extended back to the ESA.

W. Patzke stated that on behalf of the City of De Pere, they have a boundary agreement with the Town of Lawrence and support the request.

K. Block suggested that the motion should be modified to go to rear of the lot lines so their entire parcel is in the SSA rather than to the edge of the ESA.

N. Dantine asked K. Block if he was talking about parcels L-434-1, L-434-2, L-435-1, and L-169-1.

K. Block responded yes and stated that development will be restricted anyway by the actual ESA.

C. Weber agreed but would not like to include parcel L-434-1.

B. Schlag asked K. Block if parcel L-169 would be off and would not go to the ESA.

K. Block responded that he does not believe in creating slivers and creating a nightmare for somebody down the road. K. Block asked B. Schlag if he then meant for parcel L-169 to go 250 feet back.

B. Schlag stated that was his suggestion because you have a big enough area there you could put a cul-de-sac from the east into it and develop it.

G. Pahl stated he would like to go to the ESA instead of the back lot line so that when they do develop, they come here for an ESA approval.

M. Parmentier responded that when you plat, you have to meet the ESA requirements.

G. Pahl stated he would like to keep his amendment up to the ESA area.

M. Soletski asked G. Pahl if he would consider going to the centerline of the creek as there would then be no fluctuation of the buffer.

An amended motion was made by G. Pahl, seconded by R. DeGrand, to approve the amendment as requested but to extend the SSA to the center of the creek of the ESA on the east side of Williams Grant Drive, except for parcel L-169 which will be 250 feet back, per the staff recommendation.

J. Zeller stated there is a large portion of parcel L-434-1 on the eastern side of the creek and asked if the motion includes 100 feet on either side of the creek.

N. Dantine replied that it does not – the east side of the creek would be out and the west side would be in.

A vote was then taken on the amended motion. Motion carried unanimously.

5. Update regarding Planning, Development & Transportation Committee action on 2007 Brown County funding for Bay-Lake Regional Planning Commission.

N. Dantine stated that at the Planning, Development and Transportation Committee meeting, BLRPC came forward with a reduction in the levy and increased the workload to Brown County by \$30,000. The motion was to accept it and it will now be going on to County Board.

6. Update regarding Village of Bellevue environmentally sensitive area amendment conditions for approval from the December 7, 2005, Brown County Planning Commission meeting.

M. Parmentier stated that Peter Schleinz has put something together regarding the developer's agreement and submitted it to the developer and is waiting for comments.

7. Director's report.

None.

8. Brown County Planning Commission staff updates on work activities during the month of May 2006.

The staff updates on work activities during the month of May 2006 were accepted as presented.

9. Other matters.

A discussion took place between the members regarding future meeting locations. The general consensus was that the members preferred the University Extension building over the Sophie Beaumont building location. Suggestions were made as to possibly having meetings off site or at different communities for the summer months.

10. Adjourn.

A motion was made by G. Pahl, seconded by K. Block, to adjourn. The meeting adjourned at 7:15 p.m.

:lsw