

**TOWN OF GREEN BAY, BROWN COUNTY, WI**

**MINUTES OF PUBLIC HEARING**

**May 9, 2017**

Notice is hereby given that a Public Hearing will be held by the Town of Green Bay Town Board at the Town Hall, 5999 County K, New Franken, WI on Tuesday 5/9/17 at 6:30 p.m. at the request of Shirley A. and Louis E. Gomand.

**PURPOSE:**, Shirley A. and Louis E. Gomand, of 6503 County Highway K, New Franken, WI, are requesting a review of their Preliminary Certified Survey Map and an Amendment to their Zoning Map, (#1031-J), in order to rezone 3 acres of parcel GB-2 (located on County Highway K), from Agriculture to Light Industrial. The intention is to sell the newly created 3 acre parcel to an interested party that will use it for a small hotel or bed and breakfast.

**LEGAL DESCRIPTION:**

Part of NW 1/4 of the NE 1/4 of Section 1, T24, R22E, Town of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the North 1/4 corner of said section; thence N 89°48' 22" E along the North line of said Northeast 1/4 section a distance of 62.03 feet; thence N 89°49'02" E a distance of 247.47 feet; thence S 00°15'09" E a distance of 461.98 feet; thence S 89°44'12"W a distance of 312.38 feet to the North-South 1/4 line; thence N 00°06'15"E a distance of 462.41 feet to the point of beginning. Said parcel containing 3.299 total acres of land more or less.

Time: 6:30 pm – 8:00 pm

Location: Town Hall

Attendance: Chairman Lee Dechamps, Supervisor Cary Dequaine, Supervisor Ryan DeBroux, Clerk Debbie Mercier, Treasurer Lori Geniesse, Constable Matt Bosman  
Also present was Planning Commission Secretary Dawn Goodman and Zoning Administrator Gary Jonet

Total present - 38

Chairman Dechamps called the meeting to order at 6:30 pm.

Chairman explained where the said property is located.

Motion made by Supervisor Dequaine to open the floor with a second by Supervisor DeBroux. Voice vote 3-0 Motion Carried.

Public Concerns:

Debra Delcore, feels if the property is changed it will be begin more hotels. She would rather keep the chapel as Mary had intended as a holy place. She feels there is property along Hwy 57 that would be better suited.

Casey Kuehn, here on behalf of the Green Bay Diocese. With a note from Bishop Ricken. Mr. Kuehn read the letter from Bishop Ricken See Exhibit A

Mary Ducat – questioned in the letter what the building in the future would be. Casey stated the Diocese is working on a comprehensive plan. Currently working on the master plan for the next 10-20 years, but nothing is finalized. Master plan may be within the next 6 months

Lori Jacobs, questioned what the master plan is. She would like to know what the plan is and how it would impact the neighboring properties. Stated the frustration is it is not coming to fruition, too many questions.

Casey stated he has attended several meetings and they are working on the plan

Donald Soquet sold land to the Shrine because they had to. They were showed the plan. He stated a gift shop was in the plan and he questioned why there would be a gift shop. He stated that money is being made off of the pilgrims. Donald questioned if they have talked to the local people in regard to the future plans for the Shrine.

Dawn Goodman stated she can hear the prayers at her property.

Sharon DePeau stated she, as a local, would want to see the Shrine grow. Spoke in regard to her faith. She asked the board to not allow a hotel, she further stated she would not like the area be turned into a hotel, but would like to see the area grow for faith, for religion, for people to get well.

Shirley Gomand stated that by the rezoning and the hotel being allowed. The Shrine would benefit from this so that people who come to the Shrine will have a place to stay.

Debbie Olson, stated people are coming by the 1000's- people will keep coming, they need a place for food, a place to stay, she feels as a town we need to plan for the infrastructure. She feels as a community, we need to plan ahead and communicate and plan for the future. She stated it will be a nice facility that will fit into our community with a rural atmosphere that will work with our community. The Shrine has insured this is coming. She explained it will provide jobs, it will help with taxes.

Jason Miller – questioned if the hotel is proposed, and if it doesn't go through at this time, what would be the difference if this group builds a hotel or the Shrine in the future.

Dawn Goodman – stated Lourdes has hotels almost right up to the church and it didn't take away from the experience.

Casey Kuehn – has never been to Lourdes, questioned if it was in the country side. Dawn stated it is not rural any longer. He stated the Diocese does not want to get into the hotel business.

Debbie Olson – again stated having a hotel and other facilities, it will benefit the Shrine.

Richard Charles – stated he was part of the Town Board and was part of the group that wrote the ordinances and is involved with the sewer district, he said when the ordinances were wrote he was concerned about establishing an industrial site. Stated there will be many more requests once

something is passed. He stated the Board should think of a plan and needs a plan from the Diocese as well. Chairman stated the land across the road is zoned Business. Board should consider the Diocese plans and the future plans of the area and the utilities. He agreed it probably will grow, Chairman asked Richard how long before the sewer comes to this area? Mr. Charles stated, they look at the needs.

Chairman Dechamps said the comprehensive plan has been looked at and the area would not be spoiled. He stated the issue has gone through the Planning Commission and the vote was 6-0.

Dawn Goodman stated there was discussion at the Planning Commission. To do a special section for the Shrine to address. The Board decided not to pursue it at that time, as they thought it would not grow as quickly.

Kevin Tielens, Fire Chief of the New Franken Fire Dept was present, he stated the State would require sprinklers, he did speak with officers and they do feel they could service the area, they would like to see a 360 degree turn around the building and for it to be hard surface.

Debra Delcore questioned why the town wouldn't wait to see what the Diocese is planning before making a decision. She agreed with Richard Charles that the town should work with the Diocese.

Casey Kuehn – questioned if there is a Comprehensive Plan for this area? And he apologized for the poor communication with the Diocese. He agreed the Diocese has to better communicate.

Brian Leahy – stated he is the party who plans to purchase the land, he stated he comes as a friend not as a foe. He stated he would look forward to working with the Diocese. He stated he sees a future and he feels he would like to be a part of it.

Richard Charles asked how he is planning to handle the sewage. He stated he has looked at different options, he has plans to meet to figure this issue out.

Kathy Dufek, questioned what it would do to the value of her property. Would it increase her value or would it decrease.

Polly Gomand, stated there isn't anyone around here who wanted to see the Chapel change, they preferred to see it remain and on one hand, it's sad and on the other hand, we are now sharing with the nation instead of only locally and statewide. She also expressed interest on the fact that the church doesn't pay taxes.

Kathy Dufek stated they have been at their property for a long time; she said the Diocese should pay the people what they want if they want to keep the area the way it is, so there isn't a hotel put up.

Deanna Ducat echoed Kathy's sentiments....she also stated she had heard the residential property across from her will be taken down.

Jim Maracque – stated he was aware that the Shrine had held information meetings with the neighboring residents, and questioned if the meetings were informative.

Debbie Olson – stated the meetings were fine, but it is their understanding the whole plan has been scrapped.

Louie Gomand stated, he feels they are getting off the path of rezoning the land.

Supervisor Dequaine questioned what would happen if the in the future, the Shrine would ever be closed for any reason.

Dean Abts, stated the only reason they were going to close the Shrine at one time was due to financial reasons, he stated they can say what they want, but they are making money and they will not close the shrine.

Cory Campbell – Communications Director at the Shrine, stated she will make a commitment to communicate with the area, she stated there is a team assembled at the Shrine, they share the same love that the community has. She stated they will communicate better in the future.

Kathy Dufek, said she hopes there aren't neighbors disagreeing. There is nothing against her neighbors. She stated it is driven by donations, she understands that.

Becky Coppens lives across from the Abts farm. In 21 years, she has never had any communication as to what is going on or what events are being held. Possibly the last 2 years, they received a letter for the 15<sup>th</sup> of August.

Cory Campbell – again stated she will work on better communication

Matt Bosman – questioned Mr. Leahy, the investor, if there has been any study done to see if people are not willing to travel for overnight accommodations.

A representative of the Shrine commented, there has been a study completed in regard to travel. The average pilgrim travels 200 miles, it's a day trip. The national people may be willing to travel.

Supervisor DeBroux, stated the immediate site is followed by farms and dairies. This is the livelihood of the neighboring communities. He further said this is an agricultural community and you would deal with the sights and sounds of the agricultural area.

Richard Charles stated a date should be made for the Diocese to present their plan.

Jeff Koss – new operations manager stated Mary appeared to this area, an agricultural area. There is a Shrine in LaCrosse, the people there stay in the city. He further commented at The Holy Hill, National Shrine of Mary, Help of Christians, this is a private secluded hilltop, people have to travel for places to stay. As far as gifting and willing land to the Diocese, that's not what they are looking for. The plan is to keep the area in a more prayerful place. To keep it a community that they could work together. He stated there are obvious questions. He asked to delay the rezoning. He questioned if everyone had seen the plans of the hotel? Many stated they haven't. He further asked the Board to take a look at the existing 3 Shrines and consider the open space.

Kathy Dufek questioned if this was approved, how quickly would the construction begin.

Brian Leahy stated as quickly as possible. Kathy questioned what makes him not want to keep going? He stated money. Debbie Olson said she feels the Shrine wants to hold the property owners hostage. She feels the Shrine is devaluing the property, because they are stating it should only stay rural. Stated they created the environment. She stated the Diocese turned it into a big deal. People are utilizing it now.

Ms. Coppens, questioned what happens to her well if a hotel goes up? What happens to her internet, what happens to the property taxes and what happens if it goes down? She further mentioned because it is a county road, Brown County won't allow them to put in a second driveway.

Chairman Dechamps said they would have to drill a well 1,000 feet deep.

Julie Renier – questioned if anyone has checked into the research on the amount of people driving to Green Bay and the hotel in Dyckesville.

A resident questioned what the plan is for the size of the hotel.

Mr. Leahy stated the plan is for 50 rooms, 3 stories, no higher than 35'. He further mentioned he is from Chicago, he owns property in Fish Creek and Chambers Island. He stated he had come when the Shrine was made into the Apparition.

Emily Abts – said it is 3 miles to Dyckesville, 21 miles would be a hike and stated we are in the middle of nowhere and people tend to drive past as it is. A hotel in the area would be easy for them to find and would be a Convenience.

Polly Gomand stated if people are thinking it will change the traffic, people will be staying closer. She thinks the building will fit into the area, quaint and rural.

Becky Coppens said she built out in the rural area, not to have a hotel go up next to her, she feels this would take away their privacy.

Mr. Leahy stated they would plan a landscaping buffer.

Sharon Depeau questioned if we could ask the Board to work with all of us- to work with them for a good solution to everyone and give it some time.

Shirley Gomand said she has been in contact with the Diocese in regard to purchasing their land; early last year, they stated by Fall they would have a proposal, in December they had not contacted them. She told them she had a substantial offer, and they gave her a price that was insulting. She doesn't feel waiting a year or ten years is going to change anything.

Don Soquet stated someone from the Shrine went over there and trying pressuring his mother to sell. He stated their land will not be sold to the Shrine.

Motion made by Supervisor Dequaine to close the floor. Second by Supervisor DeBroux.  
Voice vote 3-0 Motion Carried.

Chairman stated the planning commission has approved, the fire department would need a plan, the DNR would need to be contacted. Brian Leahy said he understood the water and wetlands would have to be inspected. Chairman Dechamps questioned Mr. Leahy, if the well would destroy the wells of the area, would you be prepared to run a water line off your water. Chairman stated this question came up when the condos went up on Sunset Bluff. They had to dig 2 wells.

Supervisor Dequaine stated he feels there isn't enough information to make a decision.

Mr. Leahy commented everything would be done legally and correctly.

Supervisor DeBroux stated he has a lot of questions, also had concerns for access to the remaining land.

Debbie Olson said they will maintain access for the back.

Supervisor DeBroux stated there is a lot going on here, he would like the first project do be done right. He feels he needs less doubt in his mind than he has right now.

Motion made by Supervisor DeBroux to table the issue until more information is available. Supervisor Dequaine second the motion. Voice vote 3-0 Motion Carried.

Supervisor DeBroux stated the days of leisure are over, you don't have the time line any longer. Both parties have to come forward with their plans as this is a huge impact to the area and it has to be planned for. Discussion held regarding a reasonable time frame.

Reasonable list of what they need to know and timeline was discussed.

Casey Kuehn – stated for clarification requested 90 days.

Board stated they will allow 60 days. It would be tabled until the 2<sup>nd</sup> Tuesday in July. Issues of well, septic, and traffic need to be addressed.

Motion made by Supervisor DeBroux to postpone the meeting until July 11<sup>th</sup> at 6:00 so they could get sewer and water, access, fire department approval and seek the plans from the Shrine going forward. Second by Supervisor Dequaine. Voice vote 3-0. Motion Carried.

Motion to adjourn made by Supervisor Dequaine with a second by Supervisor DeBroux  
Voice vote 3-0 Motion Carried.

Meeting adjourned at 8:00 pm.

Clerk again stated to those present, meeting postponed until July 11, 2017, scheduled to begin at 6:00 pm. Clerk's understanding, no further individual notification is required and the meeting would be posted as required by law.

Respectfully submitted by:

Debbie Mercier, Clerk