

Lakeshore Development, and Bayland Builders, began with a presentation of their plan to develop the waterfront, e. side of the river, s. side of bridge, by removing the blue warehouse. On the Bob Vander Kelen site, which Lakeshore Development has an option on. Small retail store (deli, coffee shop, boat rentals as ideas) for trail users, and reroute the trail closer to the water. 3 stories, 45 units, inside parking for the units, outside parking for guests. Plan for 2 parking spots per unit. Public and private (unit owner) docking. From Cass to Mason St. Detailed pictures were shown. 3000 sq. ft. of retail. Liquor licenses are not foreseen. Bellin Hospital does use some parking under the bridge. Unit prices would be \$200,000-350,000 each, 1000-1500 sq. ft. Stone and masonry hardboard (concrete) finish. The city's design review team would look over any plans. Would like to have a fountain and meeting place at the NW end of the building. Minimum 10' wide hard surface, and 12-14' easement around. The new building base would be about 2' higher than the present building. Mostly private financing, of at least a \$10 million project. No timeshares.

Mayor Schmitt expressed the city's interest in developing the waterfront.

Comments from the public (about 25 present): concern about the costs of these units, concern about appearance blending with an historic Astor Neighborhood, concern about scenery of the bridge and coal piles (many comments about coal piles and dust). The developers feel that a good % of inhabitants of the new condos downtown are Green Bay area residents, either young professionals or empty nesters. Important to have a wide-enough trail for both bikes and pedestrians. Favorable to be boater-friendly, but not a boat launch. Desire to have more public park setting along the river.

The city is expecting an opinion from the Astor Neighborhood Association concerning this proposed development.

1) ROLL CALL

Present: E. Hoyer, President; P. Schleis, Secretary/Treasurer; A. Higgins, M. Van Handel, Jennie Schwenk, R. Chronert, T. Bielski

Absent, excused: P. Nelson, D. Schleis

Absent, unexcused: D. Van Den Heuvel, B. Dickey

2) APPROVAL OF MINUTES

3) Treasurer's REPORT

*M/S/C to approve the Dec. 2006 minutes, and the Jan. 2007 Treasurer's report.*

4) GUESTS

Alderman Tony Theisen: present, and quite informative on the Vander Kelen project.

Tony will find out the cost and details of the Broggan land.

Cheryl Reiner-Wigg: new house constructed by Union Congregational. The house moved to 410 Cass, from Madison St., is a project with Neighborworks. Habitat for Humanity is doing work on the relocation, to be done by May 2007. Demolition to begin in February.

ANA is asked for neighbors to assist the relocation project. Saturdays for build project.

Habitat for Humanity has forms to fill out, and will coordinate laborers. Sat., March 10, is designated as Astor Neighborhood day.

## 5) COMMITTEE REPORTS

Wine Tasting, Sat., January 27, 2007 – Andrew. 90 signed up!!! Andrew distributed a new proposed budget sheet. Estimated ANA contribution is about \$556.

*M/S/C to approve the new, working budget.*

Only have four door prizes at this time. Erik Hoyer volunteered to provide some gifts from TJ Maxx, or similar.

Volunteer needs: coat hanger person at each house, three needed. Rox, Trini and daughter and friends  
cleanup at the Steffel house. Trini and daughter

Newsletter – Erik. House kudos will be coming soon. Erik is continuing to set down, willingly, from the newsletter.

Clock Grant – Roxanne. Park Committee did approve the placement of the clock. Andrew has revised the trifold.

## 6) OLD BUSINESS

### 7) NEW BUSINESS

Annual meeting: Mon., March 19, held at First Lutheran Church, 743 S. Monroe Ave. A flyer for the annual meeting, Habitat for Humanity, Fox River trail pick up, and May 19 garage sale, needs to be to the block captains by mid February. A custard social. Political candidates are welcome to attend, but will not speak on the agenda. Mayor Schmitt, as mayor, will be asked to speak. Vander Kelen development, and Clock project will be items of discussion. Highlight the successes!

Garage sale: Sat., May 19. Aldo Leupold will also have an activity then. Trini will be lead person, and wishes to make up signs.

April Fox River trail pick up: Kelly has done the pick up, as well as Phil N.

MNLC New Beautification Grant Ideas needed for March 2007. Enhance the “Welcome to Astor” on S. Monroe, near Mason St.

### 8) OPEN FORUM:

ANA Board discussion about the Vander Kelen site proposal: feeling that the neighborhood people are pretty unaware of this plan. Strong desire for more green space/ parks along the river. Retail would make more sense that a condo facing bridges and coal piles. If there's TIF money involved, the city can set requirements. If we opposed this proposal, what would come along that would be better?

### 9) ADJOURN, 8:46 PM.

Our next ANA Board meeting will be Monday, February 19, 2007, 6:00 PM at the HNFRC, 526 S. Monroe Ave., Green Bay, WI.

Respectfully submitted,

Pastor Paul D. Schleis, secretary/treasurer