



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, AUGUST 13, 2018, 6:00 PM
CITY HALL, ROOM 604**

A. Roll Call.

1. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

B. Approval of the Agenda.

1. Approval of the agenda for the August 13, 2018, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the July 9, 2018, Plan Commission Meeting.
2. Approval of the minutes from the July 12, 2018, Special Meeting of the Plan Commission Meeting.

D. Public Hearings.

1. A Request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park (Figure 22-6), submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP.
2. A request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc. (Arby's Restaurant).

E. Regular Business.

1. (CPA 18-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP (Ald. V. Corpus-Dax, District 2).
2. (CPA 18-05) Consideration with possible action on a request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc.(Arby's Restaurant) (Ald. J. Vander Leest, District 11).
3. (ZP 18-22) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a minor auto repair in a Downtown One (D1) District at 523 N. Broadway, submitted by Abi Velasco, operator and Bruce Johnson, property owner (Ald. R. Scannell, District 7).
4. (ZP 18-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, submitted by Tim Dennissen, NeighborWorks Green Bay (Ald. R. Scannell, District 7).
5. (ZP 18-26) Consideration with possible action on a request to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2), submitted by Ron L. Smits, property owner (Ald. R. Scannell, District 7).
6. (ZP 18-27) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a two-family dwelling in the Office/Residential (OR) District at 225 N. Ashland Avenue, submitted by Sandy Markiewicz, Cover Rentals LLC (Ald. B. Johnson, District 9).
7. (ZP 18-28) Consideration with possible action on a request to rezone a property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (C1), submitted by Scott R. Elsner (Ald. M. Steuer, District 10).
8. (ROW 18-01) Consideration with possible action on the request to approve a Plat of Right-of-Way for Sitka Street and Superior Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

F. Informational.

1. Annual Update on Land Divisions.
2. Director's Report.
3. Date of next meeting: September 10, 2018.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov

- 2) **ACCESSIBILITY:** Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) **QUORUM:** Please take notice that a majority or quorum of the Plan Commission will attend this meeting and will constitute a meeting of the Plan Commission for purposes of discussion and information gathering relative to this agenda.
- 4) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, JULY 9, 2018, 6:00 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members Present: Randall Petrouske, Sidney Bremer, Jacob Miller, Jerry Wiezbiskie, Timothy Gilbert, Veronica Corpus-Dax, Lisa Hanson, Excused: None.

Others Present: Ald. Mark Steuer and Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 9, 2018, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve and amend the July 9, 2018 agenda and move Item# 7 to after Item #1 under Regular Business. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 11, 2018, Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Lisa Hanson to amend the minutes of the June 11, 2018, Plan Commission as amended by S. Bremer:

Under Item EI, the property owner should be Stone Ridge Holdings, LLC.

S. Bremer requested that Plan Commission minutes list the time stamps for each agenda item.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None.

D. PUBLIC HEARINGS.

I. A request to revise properties located at 1003 Pine Street and 1000 Main Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (C) (Figure 22-4), submitted by Ronald L. Smits, property owner.

Timothy Gilbert read for the record the procedure of the Public Hearing. He then opened the public hearing.

Timothy Gilbert then closed the public hearing.

E. REGULAR BUSINESS.

I. (CPA 18-02) Consideration and possible action on a request to revise properties located at 1003 Pine Street and 1000 Main Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (C) (Figure 22-4), submitted by Ronald L. Smits, property owner.

Randall Petrouske wanted it noted for the record that he does own one of the Whitney Townhomes, but does not have any financial interest in the requested properties.

Moved by Jerry Wiezbiskie, seconded by Sidney Bremer to revise properties located at 1003 Pine Street and 1000 Main Street from Medium Intensity Retail Office Housing (MIROH) to Commercial. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (ZP 18-11) Consideration with possible action on the request to amend the previously approved Conditional Use Permit to allow a car wash in a Community Center Commercial (C3) District, located at 1053 Velp Avenue, submitted by Kurt Boulanger, Stone Ridge Holdings, LLC, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie Petrouske to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, Sidney Bremer; No- None, Abstain- None
Timothy Gilbert closed the floor.

Moved by Jerry Wiezbiskie, no second. Motion failed.

Moved by Commissioner Jerry Wiezbiskis, seconded by Randall Petrouske to approve to amend the previously approved Conditional Use Permit to allow a car wash in a Community Center Commercial (C3) District, located at 1053 Velp Avenue subject to the following:

- a) Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
- b) Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.
- c) All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.
- d) Retention of the existing east elevation façade transparency.
- e) Approval of a circulation plan and signage that permits one-way travel behind the subject building acceptable to the Zoning Administrator, City Traffic Engineer and the applicant.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- Sidney Bremer, Abstain- None

3. (ZP 18-17) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family home in a Low Density Residential (RI) District at 891 Howard Street, submitted by Adam Doyen (Ald. B. Johnson, District 9).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None
Timothy Gilbert Closed the Floor.

Moved by Randall Petrouski, seconded by Sidney Bremer to approve the authorization of a CUP for two-family residential use within the Low Density Residential (RI) District at 891 Howard Street, subject to the following conditions:

a) Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

b) Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

4. (ZP 18-18) Consideration with possible action on the request to consider an amendment to the previously approved Conditional Use Permit for a shelter facility in an Office/Residential (OR) District located at 1660 Christiana Street, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, on behalf of House of Hope Green Bay, Inc, property owner (Ald. J. VanderLeest, District 11).

Moved by Sidney Bremer, seconded by Randall Petrouske to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to close the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to approve an amendment to the previously approved Conditional Use Permit for a shelter facility in an Office/Residential (OR) District located at 1660 Christiana Street, subject to:

Approval of the request, subject to:

a) Affected Tax Parcels are combined into one Tax Parcel.

b) The capacity of facility is limited to 27 bedrooms and there shall be no expansion of the use without Plan Commission review and approval.

c) Compliance with the former program statement and operating plan.

d) A site plan is submitted and approved by staff as part of the standard site plan review.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

5. (ZP 18-19) Consideration with possible action on the request to consider an amendment to the previously approved Conditional Use Permit for a shelter facility in an Office/Residential (OR) District located at 411 St. John Street to permit a temporary summer shelter use, submitted by Alexia Wood, St. Johns Shelter. (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to open the floor for discussion.
Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None
Timothy Gilbert closed the floor.

Randall Petrouske stated he wanted it on record that he does work across from St. Johns and they have no issues with the shelter.

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the amendment to the previously approved Conditional Use Permit for a shelter facility in an Office/Residential (OR) District located at 411 St. John Street to permit a temporary summer shelter use, subject to:
a) The temporary COTS emergency homeless shelter is limited to the former St. John's School gym located at 411 St. John Street (Tax Parcel No. 13-106) through October 2018. Hours of operation are limited to 9 pm to 6:30 am and no residential occupancy shall be permitted on the second floor of the structure.

b) If the temporary emergency facility use at 411 St. John Street is discontinued, the operation is dissolved, or if the Green Bay Catholic Diocese of Green Bay no longer manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.

c) At the discretion of the Common Council, Plan Commission, or the Planning Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the temporary emergency homeless shelter including but not limited to: Police calls, other documented safety concerns and inadequate facilities.

d) Sex offenders required to register under §301.45, Wis. Stats., are prohibited from any stay at the facility.

e) A mandatory background check for all shelter residents is required.

f) St. John the Evangelist Homeless Shelter staff shall maintain a history of residence during the temporary use.

g) A site plan is submitted and approved in compliance with Chapter 13-1700 Green Bay Zoning Code.

h) Approved building plans shall be made available to staff and available on site.

Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

6. (ZP 18-20) Consideration with possible action on the request to create a Planned Unit Development (PUD) for the development of an apartment campus at 1060 Gray Court, Submitted by Jon LeRoy, Mau and Associates, on behalf of Gerald and Gloria Bigelow, property owners (Ald. R. Scannel, District7).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None
Timothy Gilbert closed the floor.

Moved by Jerry Wiezbiskie, seconded by Sidney Bremer to approve the request to create a Planned Unit Development (PUD) for the development of an apartment campus at 1060 Gray Court, subject to the draft PUD Ordinance. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

7. (TA 18-04) Consideration with possible action on the request to amend the Green Bay Zoning Code Sections 13-1500 and Section 5 of 13-200 as related to Historic Preservation.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None
Timothy Gilbert closed the floor.

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to approve to amend the Green Bay Zoning Code Sections 13-1500 and Section 5 of 13-200 as related to Historic Preservation, as proposed in the attached draft text amendment. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

F. INFORMATIONAL.

1. Special meeting scheduled for July 12, 2018, at 6:00 pm in Room 310.

2. Date of next meeting: August 13, 2018.

3. Director's Report.

G. ADJOURNMENT.

Moved by Commissioner Lisa Hanson, seconded by Commissioner Jerry Wiezbiskie to adjourn. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None



MINUTES OF THE GREEN BAY PLAN COMMISSION

**THURSDAY, JULY 12, 2018, 6:00 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members Present: Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, and Sidney Bremer

Others Present: Mayor Jim Schmitt

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for July 12, 2018, special meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jerry Wiezbiskie to approve the agenda for July 12, 2018, special meeting of the Green Bay Plan Commission. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. REGULAR BUSINESS.

I. (ZP 18-21) Consideration and possible action on the request to create a Planned Unit Development (PUD) in the 200 Block of North Van Buren Street, submitted by Garritt R. Bader, GB Real Estate Investments, LLC (Ald. R. Scannell, District 7).

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to open the floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

R. Petrouske stated for the record that he does own one of the Whitney townhomes.

Moved by Lisa Hanson, seconded by Sid Bremer to go close floor for discussion. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to approve the request to create a Planned Unit Development (PUD) in the 200 Block of North Van Buren Street, subject to the draft Planned Unit Development (PUD). Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. ADJOURNMENT.

Moved by Sidney Bremer, seconded by Lisa Hanson to adjourn. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.I.

A Request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park (Figure 22-6), submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

A request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc. (Arby's Restaurant).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.1.

(CPA 18-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP (Ald. V. Corpus-Dax, District 2).

BACKGROUND

(CPA 18-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street, to be submitted by Jon LeRoy, Mau & Associates on behalf of property owners Sahara Imperial Group LLC and G & H Properties LLP.

Primary Address: 3400-3500 Block of East Mason Street

Aldersperson/District: Ald. Veronica Corpus-Dax/District 2

Reason for Request: To allow the future request for a zone change for most of the subject property to be included in the I-43 Business Center Planned Unit Development with a light industrial classification, providing the owners the ability to market the land for a cold storage and distribution facility.

Subject Parcel Zoning and Land Use: The parcels included in the request have a base zoning mix of Rural Residential (RR), Varied Density Residential (R-3), Low-Density Residential (R-1), and Public Institutional (PI). Three Planned Commercial Development overlay districts had formerly covered the subject properties permitting a variety of general commercial uses, until expiration in 2006 due to lack of development activity.

Surrounding Zoning and Land Uses:

North: Zoning is Medium Density Residential (R-2) south of Finger Road and Low Density Residential (R-1) north of Finger Road. Land uses include single-family, two-family and outdoor recreation (regional baseball complex)

South: Base zoning is Business Park (BP) with the I-43 Business Center Planned Commercial Development Overlay (Light manufacturing & Entertainment Districts) south across East Mason Street. Land uses include warehousing, commercial service and stormwater retention.

West: Base zoning is Varied Density Residential (R-3) and Rural Residential (RR) with a Planned Commercial Development Overlay permitting general commercial use. Land use includes a multiple tenant commercial retail and service "strip" center.

East: Zoning is Varied Density Residential (R-3) and Low Density Residential (R-1). Land uses include single-family and multi-family residential uses.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial land uses on a majority of the subject properties with a small portion along Finger Road designated for Medium/High Density Residential land uses. This recommendation is the easternmost commercial land-use recommendation in the E. Mason Street Corridor. The recommended land-use was placed to allow business uses that would be compatible with the residentially designated areas to the north and east, the Commercial designated lands adjacent to the west, and the Business Park designation to the south across East Mason Street.

Analysis:

The amendment request involves two large undeveloped parcels of land (Parcels 21-169 & 21-167) totaling 41.8 acres located on the north side of East Mason Street between South Huron Road and Chapel View Road. The applicant is requesting the future land use of 33 acres of the 41.8 acre subject area to be Business Park with the remainder 8.8 acres located along the E. Mason Street frontage retaining the Commercial designation. This Comprehensive Plan Amendment is proposed to allow the owners the ability to market the property to an industrial user and subsequently request future rezoning of the area to Business Park and inclusion within the I-43 Business Center permitting light manufacturing uses for the bulk of the property and business related retail or office along a majority of E. Mason Street.

A narrative and a copy of the conceptual site/development layout plan have been provided by the applicant and are attached within this agenda packet.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of Smart Growth 2022.
 - o Staff does not believe the request further the goals and objectives of the Smart Growth 2022 Plan. The Comprehensive plan does recommend expansion of the I-43 Business Center but generally limits it to the south side of East Mason Street from its existing location east to South Northview Road. Additionally, the existing Commercial designation calls for providing retail and service uses that is only partially realized with the proposal. The Neighborhoods and Districts section of the Comprehensive Plan emphasizes existing neighborhood protection and a reduction in land-use incompatibilities. The proposed change has the potential to intensify incompatibilities which appear to be at odds with the proposed amendment.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
 - o The proposed development is located along the E. Mason Street corridor within the Urban Service Area and there are no significant issues relative to services or facilities.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
 - o The residential uses to the north and east will need to be buffered from the higher intensity industrial use. The potential for higher levels of light and noise may be a deterrent to adjacent and nearby residential properties.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
 - o There will not necessarily be a better or worse transition of uses between the residential properties to the north and east from future manufacturing or industrial uses. Neither the existing commercial or potential business park (manufacturing or industrial use) Comprehensive Plan Future Land-Use designations are soft transitions. Either will likely require significant buffering however commercial activity could act as an amenity and potential convenience to the neighborhood where light manufacturing will likely not.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
o There are no anticipated environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change.
o Not directly; however, the likelihood of large scale “big box” commercial development, originally envisioned for the property, is far less likely in the current retail development market. The desirability of “big box” retail, which was very prominent at the time the City’s Comprehensive Plan was drafted, has been drastically impacted by market forces including e-commerce and the trend in retail development for much smaller facilities that require far less land area. The Commercial designation is not exclusive to “big box” and retains the potential for viable campus style office, retail and service uses that are currently more common.

7. The change corrects an error made in the original plan.
o There was not an error in the original plan however, as mentioned above, market changes nationally have seen the decline in need for large land areas for future commercial development. Additionally, local market forces since the Comprehensive Plans adoption has seen a retraction of existing “big box” development and a sluggish housing market on the east side of the City, which may be hindering interest.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

o There is an identified need for the City to provide space for industrial and office uses in both the central city and the fringe. This recommendation is further detailed in the plan with the concept of expanding the I-43 Business Center to the east.

9. The change helps the City meet its life-cycle and affordable housing goals.

o The proposed change will not advance the goal of creating affordable housing units within the City.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

o Not applicable.

Staff has concerns with the scale and intensity of potential manufacturing uses, the additional truck traffic that could be created and the cumulative impact on the residential properties to the north and east.

From a land use perspective, staff believes the proposed use of Business Park – Light Manufacturing creates a more intensive land use with potential for negative impact on the adjacent and nearby residential. Additionally, although the I-43 Business Center is across E. Mason Street and strip center retail and service is adjacent to the west, the proposed manufacturing land use change would not be directly adjacent to similar uses and does not represent a compatible land use with surrounding properties and the immediate neighborhood.

As a result, staff feels this request represents a less desirable future land use that may be considered attractive only because the current properties are undeveloped. The change in the future land use to Business Park Light Manufacturing will also negate the possibility for potentially much more compatible commercial office, retail or service land uses that would better contribute to the immediate neighborhood and the general area as a whole.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request. Notice has been provided of the public hearings both at the Plan Commission and the Common Council. The applicant conducted a neighborhood meeting, at staff’s request, to gain input from the immediate neighbors/property owners. There was considerable concern expressed from adjacent and

nearby residential property owners.

No written concerns have been submitted as of the drafting of this report. Property owners were noticed of the Public Hearing and action item per the standard notification process of the Plan Commission Rules & Policies. Ald. V. Corpus-Dax was also noticed.

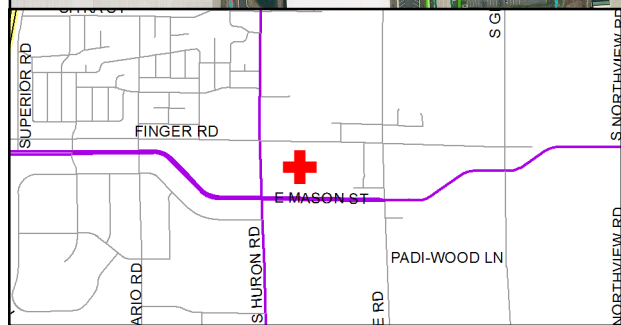
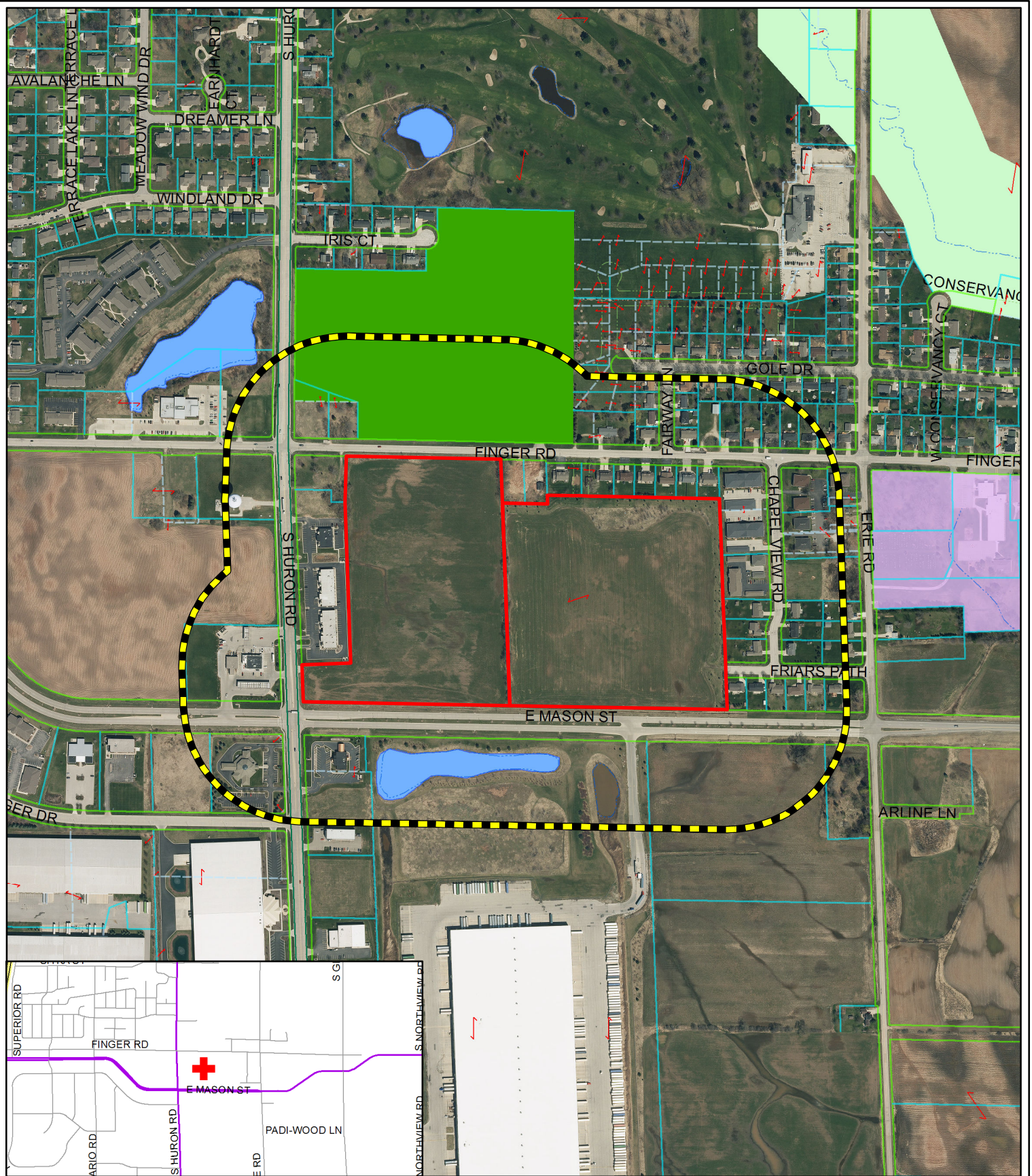
RECOMMENDATION

Staff recommends denial of the request.

FISCAL IMPACT

ATTACHMENTS

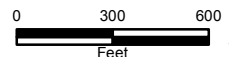
1. CPA 18-03 Map_3400-3500 E Mason
2. CPA 18-03 Official Map ADP Amendment Narrative RE Comm COMP PLAN CHANGE 042718
3. CPA 18-03 Concept Site Plans



- Subject Property
- 400' + Notice Area

Comprehensive Plan Amendment (CPA 18-03)
Request to amend the City of Green Bay Smart Growth
2022 Comprehensive Plan from Commercial to Business
Park on the 3400-3500 Block of East Mason Street

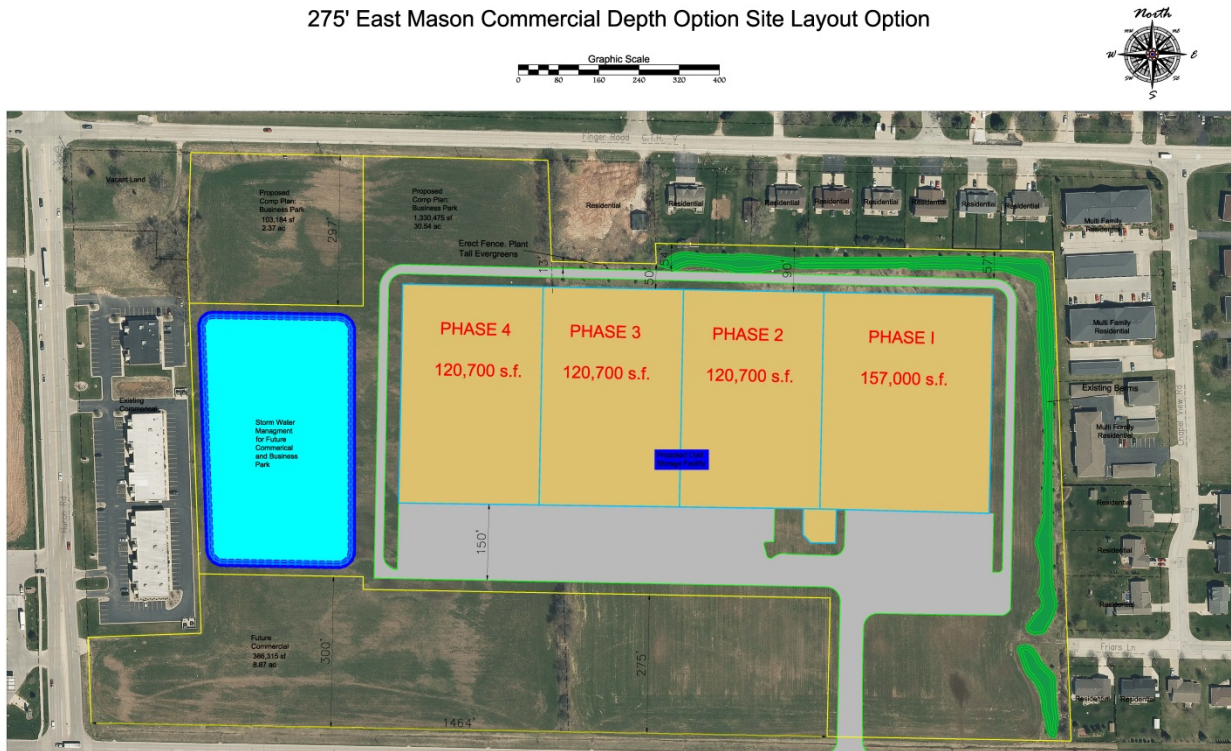
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by DB



Conceptual Distribution Facility

Proposed Modification to the 2022 Comprehensive Plan from Commercial to Business Park located at the 3400 and 3500 Blocks of East Mason Street and Finger Rd

275' East Mason Commercial Depth Option Site Layout Option



Property Owners:

Sahara Imperial Group LLC (21-169)

G&H Properties LLC (21-167)

Developer

RE Commercial

Consultant:

Mau and Associates

July 16, 2018

Distribution Facility Development Project Overview

The property owners of parcels 21-169 (Sahara Imperial Group LLC) and 21-167 (G&H Properties LLC) are proud to submit a concept for a distribution facility located along the eastern portion of parcel 21-169 and all of parcel 21-167 located at the 3400 and 3500 blocks of East Mason Street. A conceptual development is conceived to be a four phase project spanning from east to west to meet the needs of the growing distribution industry.

This development is designed to incur incremental growth with an expanding distribution building. Conceptually, Phase One is projected to have a 157,000 square foot facility with additional expansions of 120,700 each square feet added to the building for four total phases. The goal for a completed, overall facility is estimated at 519,100 square foot building. A Business Park use is designed to have the facility become a natural extension of the I-43 Business Park and become a compatible neighbor to existing single family, duplex, and multi family residents. To accomplish this vision, ***this submission requests an amendment of the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park designation for approximately 33 eastern acres of parcels 21-169 and 21-167 .***

Development Relationship to Neighborhood

Land Use

Both lots in this proposal have been used as agricultural or grassland through time. Residential development occurred to the east and north by 2000. By the end of 00s, commercial and expanded areas of the I-43 Business Park had occurred to the west and south. Since then, existing conditions have become mostly established. A past Planned Unit Development (PUD) had occurred with the two parcels over a decade ago. That PUD had hoped to attract a larger commercial development, but has not occurred. With the generational decline of big box stores and the need to repurpose existing big box stores to medium box stores or different uses, this past goal does not appear foreseeable. We submit this concept under the pretense that site design would meet at minimum the PUD conditions of the I-43 Business Park PUD located across East Mason Street. The City of Green Bay had approached the property owners in 2013 inquiring their interest to become apart of an expanded I-43 Business Park PUD. (See attached letter)

Road Access

Road access to the primary business park facility would come from East Mason Street and only East Mason Street. The road is a county highway and has been designed to handle the type of operations from a distribution facility, like similar uses within the I-43 Business Park. A potential access point exists near the center of the existing parcel 21-167 property which would allow for left turns in and out of the property. A smaller lot could be created at the northwest corner of the two parcels to accommodate a smaller business park operation. Access to this area for a secondary user would come from Finger Road.

Improving Existing Conditions

The site consists of open vacant land. The site slopes downward from east to west. Wetland delineation has been completed within the parcels. Eight individual pockets of wetlands totaling 0.73 acres exist. Wisconsin DNR wetland indicators show minimal wetland indicators on the parcels, unlike many large parcels to the east and south. Any future development must take measures to account for delineated wetlands. Any improvements made to the site must account for storm water management which will ensure harm storm water runoff harm is

not incurred by neighboring properties. A large chain of berms exist along the edge of existing residential properties at parcel 21-167. Additional landscaping/buffering measures need to be taken with specific site plans to provide additional measures to account for potential light and noise pollution.

As noted, this property is currently designated Commercial. As such, a site like this concept was targeted as a 'big box store' destination when the 2002 Comprehensive Plan was originally conceived. The undeveloped 40 plus acres was thought to accommodate such uses and auxiliary strip mall development typically associated with big box stores. A development like this would bring high levels of automobile traffic throughout varying times of the day. As with a potential Business Park-Light Manufacturing use, a commercial use would typically encompass a single, large building footprint and incur the use of semi trucks to transport goods. Much of a commercial site would be dedicated to surface parking and the need to accommodate hundreds of parking stalls.

With this in mind, this proposal suggests a business park setting in which a light manufacturing use would have a building footprint similar of that a big box store, but without the continual intermittent traffic and people accessing throughout the day. A distribution facility like use can be more controlled for access than that of a full on commercial use.

Additionally, this 40 plus acre, undeveloped, yet fully adjacent to built infrastructure site is rare within the City limits of Green Bay. This is in an infill site without large swaths of wetlands. For both the property owners and the City, it makes sense to develop this piece primarily for the use of a single user in need of a large site. In the case of any future development at this site, the user will need to be mindful of the existing residential neighbors which border the site.

A specific site user will need additional landscaping/buffering measures with specific site plans to provide additional measures to account for potential light and noise pollution. An existing berm has been created over the years to anticipate a future land use development to separate residential from future development. Examples of measures which may need to be taken are; expanding the berm, adding trees, and fencing. A 100 foot building setback on the east property line and a 50 foot building setback on the rear property line are noted. If the end user can accommodate a smaller footprint for a building which is smaller than noted in the conceptual plans, the building can be setback further.

Information has been provided at the end of the narrative to address the thirteen pieces of information needed for a preliminary PUD. The developer has been in contact with a number of users who are interested in this site. Business park type users with a focus on light manufacturing have been most curious to the potential for the site. While the exact company(ies) are not listed a food grade user distribution facility is targeted. This concept uses a food grade user distributor as a metric conceptually. To fully market this site to its potential, a comprehensive plan change is requested to better identify to industry that the site has potential to be developed.

A comprehensive plan amendment is not sought for the southwestern 8.97 acres fronting East Mason Street as the area is already classified as commercial, as this concept seeks to remain.

Economic Development

As stated earlier, distribution facilities are in high demand. A conceptual project will create dozens of stable jobs as well as dozens of construction jobs as the facility looks to keep expanding through the years until its final projected state at Phase IV. This concept is projected to have the following impact:

Estimated Total Cost:	\$27,770,000 for Phases I and II
Estimated Annual Taxes:	\$499,860 for Phases I and II
Estimated TIF Contribution:	\$3,300,000 for Phases I and II (Pay-as-you-go)
Estimated Total Assessment:	\$40,000,000 for the Total Project

In Summary

Business park can fit well with the existing conditions along East Mason. To the south, the I-43 Business Park is thriving and this use would complement existing conditions well. This proposed change to the comprehensive plan would be implemented over two existing lots. This proposal shows approximately 1465 feet of East Mason frontage to remain as future commercial. This land use adheres to the comprehensive plan. As noted on attached concept images, ideally a corner commercial property will be marketed to have all four corners of the East Mason/Huron intersection fully developed. Additionally, this concept allows room for commercial development along East Mason leading to the main drive entrance to the distribution facility.

Residential properties are adjacent to the site on the northeast and east sides of the proposal. The expired PUD at this projected either a Neighborhood Business District or Community Center Business District. This usage is clearly different from residential use. We believe the proposed distribution facility would have a similar impact scale to the neighboring properties. Both land uses would have large buildings that would need to be mindful of neighbors through setbacks, landscaping berms, and building scale. Future development needs to take this into account.

Operations for a conceptual facility are projected to be 24 hours, but the areas of day to day activity at the facility will remain only along the East Mason corridor. Trucks and employee vehicles will access from East Mason. A drive shown along the edge of the building is needed for emergency access and maintenance purposes only.

Documents attached at the end of this proposal include a conceptual site plan for Phase I, conceptual site plan for full phasing for a single primary distribution facility user, and wetland delineation exhibit. This concept facilitates future land divisions which will pursue additional commercial growth at the corners of East Mason/Huron and Finger/Huron. A Final PUD standard is needed to ensure development is not overbearing to neighboring residents. We ask for your consideration to modify the Comprehensive Plan to allow for a change from Commercial to Business Park.

Prelim Planned Unit Development Information

Name and Address of the recorded owner of the development:

21-169 3500 Block Finger Rd
Sahara Imperial Group LLC
9960 W Cheyenne Ave #212
Las Vegas NV 89129-7702

21-167 3400 Block Finger Rd
G & H Properties LLP
4428 N New Franken Rd
New Franken WI 54229-9751

Name of developer if different from owner

Todd Devillers
RE Commercial
677 Baeten Rd Suite 200
Green Bay WI 54304

Name of individual responsible for preparation of preliminary plan

Jon LeRoy
Mau and Associates
400 Security Blvd
Green Bay WI 54313

Total boundaries and statement of the total acreage of tract

All of Parcels 21-169 and 21-167 except for:

the Southern 275 feet of the Western 1464 feet of Parcel 21-167 and 21-169

and the Southern 300 feet of the Western 327 feet from the Eastern Boundary of Parcel 21-169-2 (Parcel 21-169)

and portions of the Parcel 21-169-2 which extend into the Southern 275 feet of the Western 1474 feet (Parcel 21-169)

Boundaries within the confines of parcels 21-169 and 21-167. Total acreage of two lots contains 41.81 acres.

Goal to place Business Park Light Manufacturing use in northern part of property, retain frontage along most of East Mason as commercial use.

Approximate acreage requested for Business Park Light Manufacturing = 32.84 acres

Approximate acreage requested for future Commercial = 8.97 acres

Site survey and possible CSM to be completed in future to complete potential future site plan and final PUD

Storm water management pond needed for all 41 plus acres at site. Likely to be constructed at west side of property. Site flows east to west. Current contours flow to existing, smaller storm water pond west of property

Significant features within the tract

Include wetlands delineated in June 2018. Small pockets exist. Small pockets to be remedied through large scale project request to DNR or through jurisdictional determination. Total acreage contains about 0.73 acres in 8 individual wetland pockets. DNR Wetland Indicators GIS shows limited wetland indicators on site, especially compared to large tracts near I-43 Business Park within city limits to south and east. Map attached.

All contemplated uses

Food grade user distribution facility targeted as primary development. Distribution facility. (Business Park-Light Manufacturing)

Potential smaller lot could be split at northwest corner of two parcels for smaller operation.

Commercial: Market lots to that of businesses along South Huron, south of East Mason Street. Lot depth projected about 275 deep. However, final light manufacturing product and necessary buffers can impact depth size for finalized commercial lots.

Nearly half of the northern boundary and all of the eastern boundary borders a mixture of single family, duplex, and multi-family residential lots. Specific user site plan must address

Contemplated Intensity

User of facility like proposed:

Number of employees 30 projected in first phase, upwards of 75 in full potential build out

Number of trucks: approximately 30 per day

Hours of Operation: Continuous

Noise emitted from development: Potential chillers would be covered. Scale of distribution building to act as a shield against incoming truck traffic from south and other portions of I-43 Business Park. Additionally

Light emitted from development: Lighting to meet standards of Interstate 43 Business Center standards

Specific setbacks and standards:

Business Park Light Manufacturing:

Rear (North) 50 foot building setback

Existing buildings

No buildings on site

Proposed Circulation

Site works very well with existing street network. East Mason Street has opening within boulevard to allow for left turn in/out of property. Future commercial lots on East Mason allow for queuing depth at drive entrance.

This has been concern of neighbors due to queues at P-G facility to south. Large scale Business Park-Light Manufacturing development to remain contained to East Mason entrance.

Commercial activity to front East Mason Street. Auto traffic to enter from East Mason or South Huron Road.

Space for potential 2.37 acre lot fronting Finger Road exists at northwest corner of parcels. Auto traffic projected to access from Finger Road, via S Huron Road

Pedestrian, bicycle, and transit circulation systems are not planned.

Existing Rights of Way and Easements

No projected issues are known.

Development in Phases

While a specific user is not known, a facility as large as one which is projected likely would occur in phases. A targeted user would likely phase a light manufacturing distribution facility in four phases. Each phase would likely need one year to build out from start to operations. Market demands for potential users like cold storage distribution facilities are in high demand and project to be into the future. A full build out is likely.

Phase I Concept



SCALE
1"=50'

DRAWN BY
JEL

Phase I
Concept

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-454-9670 Website: www.mau-associates.com
400 Security Blvd., Green Bay, WI 54313

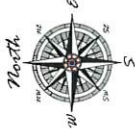
Sahara Imperial Group LLC
G & H Properties LLP

PROJECT NO.
15014

SHEET NO.
1 of 1

DRAWING NO.
S-2977

275' East Mason Commercial Depth Option Site Layout Option



SCALE
1"=80'

DRAWN BY
JAL

275' E Mason Offset
Concept Layout Option

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Sahara Imperial Group LLC
G & H Properties LLP

PROJECT NO.
L-17614

SHEET NO.
1 of 1

DRAWING NO.
S-2960



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2.

(CPA 18-05) Consideration with possible action on a request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc.(Arby's Restaurant) (Ald. J. Vander Leest, District 11).

BACKGROUND

Primary Address: 1600 Block W. Mason Street

Aldersperson/District: Ald. John Vander Leest/11

Reason for Request: To allow for future rezoning of the area for a drive-thru restaurant.

Surrounding Zoning and Land Uses:

Subject Properties: Varied Density Residential (R3), one vacant lot, single and two-family uses.

North: C1 – General Commercial	Commercial/rail
South: R1 – Low Density Residential	Single-family homes
West: R3 – Varied Density Residential	Multi-family
East: C2 – Highway Commercial	Commercial/restaurant

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Low Density Residential land uses. The applicant is requesting Commercial land uses for the subject parcels.

Analysis: This request is in response to the proposed development of a drive-thru restaurant on the south side of the 1600 Block of W. Mason Street. The amendment includes five (5) parcels between Mitchell Street and Irvington Street with one owner controlling 705-707 Mitchell Street, 1615 and 1619 W. Mason Street. The second owner controls 1603 W. Mason Street, Tax Parcel 6-385 and a vacant lot to the west. All five (5) parcels are zoned Varied Density Residential (R3) and there are no pending zoning violations on the subject properties.

The applicant proposes to acquire the residential properties along the south side of W. Mason Street and raze the existing structures and construct an Arby's drive-thru restaurant. This proposed restaurant is west across Irvington Street from the existing Arby's restaurant.

In order to establish the drive-thru restaurant use, the Comprehensive Plan needs to be amended to a commercial land use. Eventually, the subject area would need a rezoning to Highway Commercial (C2) zoning to permit the sales of autos. A narrative and a copy of the conceptual site plan have been provided by

the applicant and are attached within this agenda.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

The change is consistent with the goals and objectives or other elements of Smart Growth 2022. Staff feels the proposed changes do not provide similar land uses compatible to adjoining properties.

The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks. The proposed development is located within the Urban Service Area and there are no significant issues relative to services or facilities.

Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The residential uses to the south will need to be buffered from the higher intensity commercial use. Additional light and noise may be a deterrent to the residential properties.

The change allows a more viable transition to the planned uses on adjacent properties than the current land use. There will not necessarily be a better transition of uses between the residential properties to the north and the proposed drive-thru restaurant.

The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity. There are no anticipated environmental impacts.

There is a change in City policies or neighborhood characteristics that would justify a change. Not applicable.

The change corrects an error made in the original plan. Not applicable.

There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service. Not applicable.

The change helps the City meet its life-cycle and affordable housing goals. Not applicable.

The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication. There are no known landmarks.

The subject parcels in the 1600 Block of W. Mason Street are currently residential and are consistent with the adjoining low density residential neighborhood to the south and west. The current Varied Density Residential (R3) zoning provides an appropriate transition from the commercial areas of W. Mason Street and S. Military Avenue to the low density residential uses found along portions of Irvington Street and Mitchell Street. Further, staff believes higher density residential land uses are a more compatible land use with the neighborhood compared to a commercial one.

The current proposed land use as MIROH is intended to create a medium density, mixed use development that provides a more appropriate long-term land use that will be beneficial to the immediate neighborhood. The proposed land use change would not be adjacent to similar uses and does not fit the intended MIROH land uses along both sides of W. Mason Street.

As a result, staff feels the commercial corridor should not extend any further west in keeping with the City's

Comprehensive Plan as well as the Military Avenue Market Analysis and Corridor Design Plan. Instead, staff believes the proposed protrusion to the west will create a disruption to the residential nature of the area. Based on the proposed development, staff feels the requested amendment and subsequent development does not represent a compatible land use with surrounding properties and the immediate neighborhood. From a land use perspective, the proposed use of a drive-thru restaurant creates a more intensive land use and begins to infringe onto the adjacent residential neighborhood.

Sufficient commercial sites and capacity for auto dependent uses are found and better suited along both North/South Military Avenue as recommended by the Military Avenue Plan; portions of W. Mason, east of S. Military Avenue also provide options for auto dependent uses.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request. Notice has been provided of the public hearings both at the Plan Commission and the Common Council. The applicant did conduct a neighborhood meeting, at staff's request, to gain input from the immediate neighbors and the neighborhood association.

Traffic concerns were raised by neighbors at the meeting; however, after consulting with the City's Traffic Engineer, a detailed traffic analysis is not required. If approved, traffic issues can be handled on a site specific basis and not deter from the existing traffic patterns of the area with a coordinated effort from the applicant, see attached email within this agenda packet.

No written concerns were submitted to staff as of the drafting of this report. Property owners were noticed of the Public Hearing and action item per the standard notification process of the Plan Commission Rules & Policies. Ald. J. Vander Leest and the Firemans Park Neighborhood Association were also noticed.

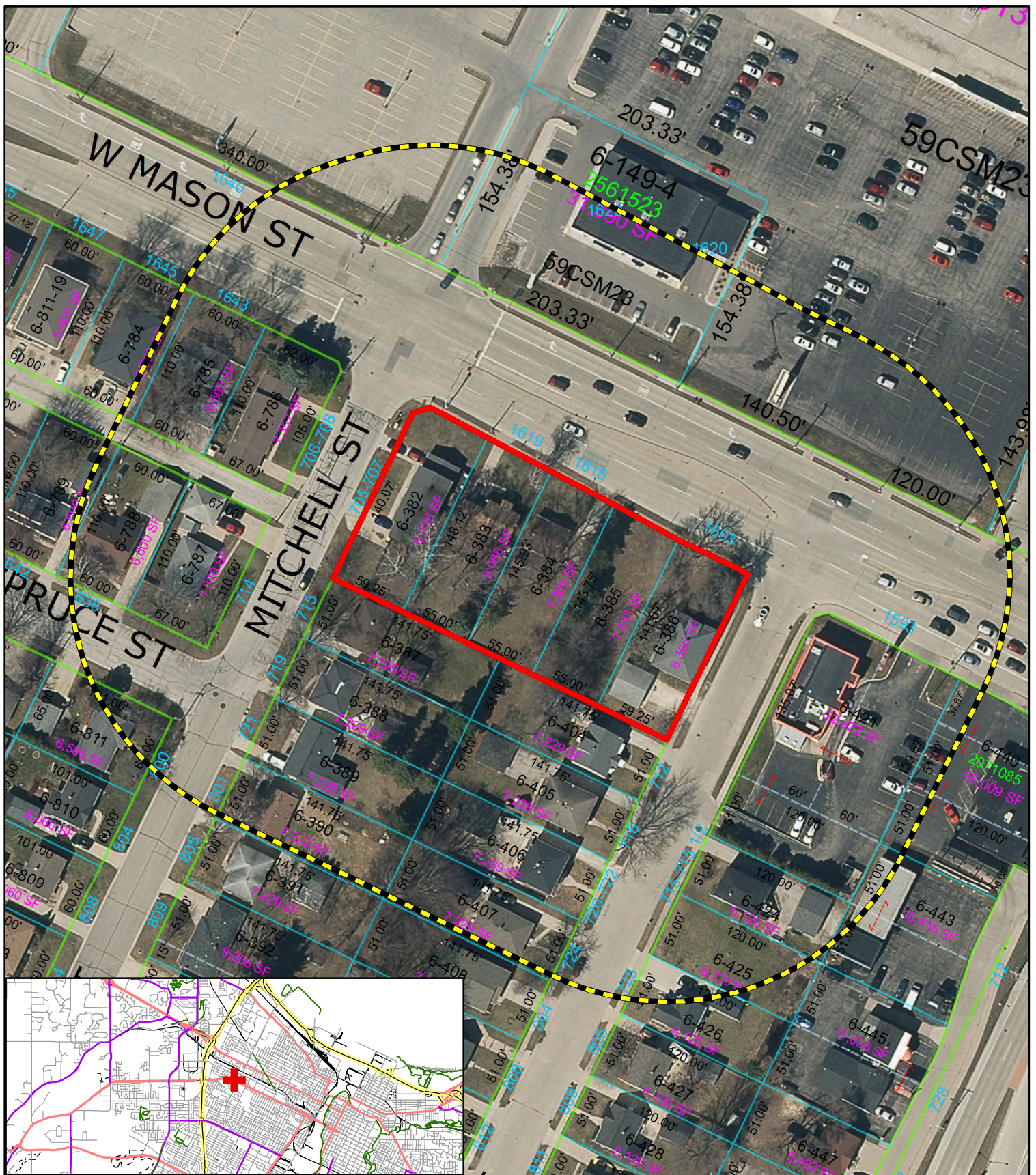
RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 18-05 map loc
2. Arby Site Plan _TruckTurn
3. Arby's proposed development (W Mason St)



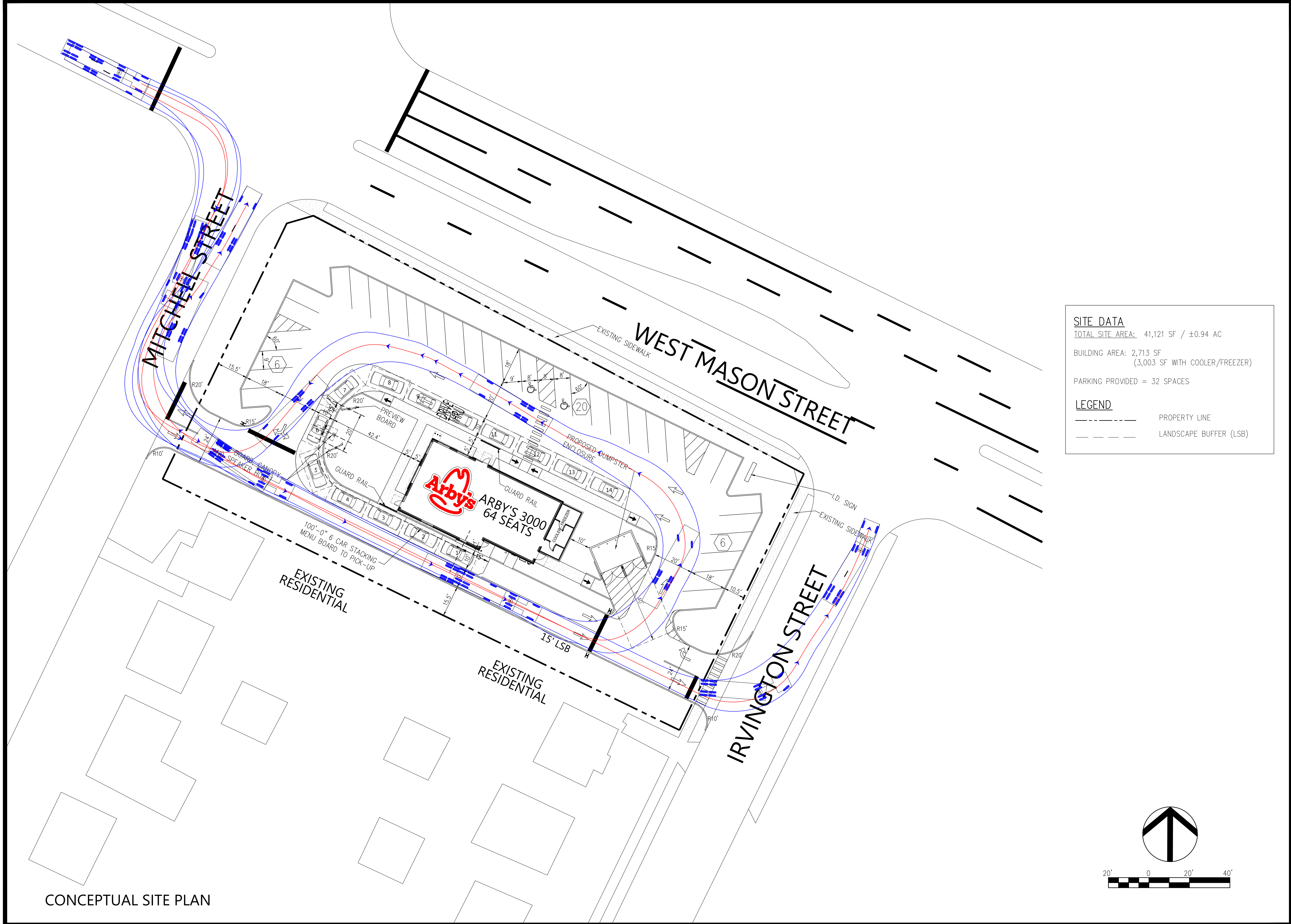
- Subject Area
- 200' Property Owner Notice

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Map prepared by PN



0 5,000 10,000
Feet

Comprehensive Plan Amendment (CPA 18-05)
Revise properties located in the
1600 Block West Mason Street from
Low Density Housing to Commercial land use



CONCEPTUAL SITE PLAN

SITE DATA
TOTAL SITE AREA: 41,121 SF / ±0.94 AC

BUILDING AREA: 2,713 SF
(3,003 SF WITH COOLER/FREEZER)

PARKING PROVIDED = 32 SPACES

LEGEND
- - - - - PROPERTY LINE
- - - - - LANDSCAPE BUFFER (LSB)

REVISION	DATE	REVISION	DATE

--

ARBY'S
WEST MASON STREET
GREEN BAY, WISCONSIN

DATE: 06/12/18
DRAWN: BA
CHECKED: RZ

CP1

From: [Dave Hansen](#)
To: [Paul Neumeyer](#)
Cc: [Steven Grenier](#)
Subject: Arby's proposed development (W Mason St)
Date: Tuesday, August 07, 2018 12:04:04 PM

Paul,

I conducted a trip generation analysis of the proposed Arby's restaurant on W Mason St between Mitchell and Irvington Sts. The forecasted traffic is not anticipated to exceed the traffic volume thresholds that would require the developer to conduct a traffic impact analysis. However, the internal site traffic circulation would result in most customers using Irvington St as the primary ingress and egress street. Given the proximity of Irvington St to the busiest signalized intersection in the city, Military Ave & Mason St, I would expect that the northbound to westbound exiting movement at the Irvington-Mason intersection to result in vehicle crashes. This issue could easily be resolved by rotating the store 180 degrees, resulting in a counter-clockwise traffic flow which would then use Mitchell St as the primary ingress-egress street. And as we know, that intersection is signalized, which would provide protected northbound to westbound left turning movements. This proposed site layout change would significantly improve traffic safety along W Mason St.

Regards,

David J.A. Hansen, P.E., PTOE | *Traffic Engineer*

City of Green Bay | Public Works | Traffic Division | Engineering

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

Office 920.448.3100 Fax 920.448.3102

Email daveha@greenbaywi.gov Web <http://greenbaywi.gov/publicworks/traffic/>

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Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3.

(ZP 18-22) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a minor auto repair in a Downtown One (DI) District at 523 N. Broadway, submitted by Abi Velasco, operator and Bruce Johnson, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit minor auto repair in a Downtown One (DI) District at 523 N. Broadway, submitted by Abi Velasco, operator, Bruce Johnson, property owner.

Primary Address: 523 North Broadway

Aldersperson/District: Ald. Randy Scannell/District 7

Reason for Request: To allow a minor auto repair use on the subject property.

Subject Parcel Zoning and Land Use: The property is zoned Downtown One (DI) District and is currently used as a nonconforming automobile repair/service but is officially listed on assessment records as a legal nonconforming automobile sales business.

Surrounding Zoning and Land Uses:

North (across Bond): Downtown One (DI) Commercial Retail & Multiple-Family Homes

South: Downtown One (DI) Two-family Homes & Commercial Service

East (across Broadway): Light Industrial (LI) w/PUD Commercial Service & Temporary Parking

West: Office- Residential (OR) Single- & Two-Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the west side of the 500 Block of N. Broadway for High Intensity Retail, Office or Housing (HIROH), east side of N. Broadway for Downtown (DT), and the neighborhood to the west as appropriate for Low/Medium Density Housing (L/MDR). While Ch. 66.1001 Wis. Stats. does not specifically require Conditional Uses to meet consistency requirements, the proposed Conditional Use Permit for minor auto repair is not consistent with the land-use recommendation of the Comprehensive Plan. The proposed use is much more of a general Commercial (C) land-use focusing on automobiles with far less density and intensity than recommended in the HIROH designation.

Analysis: The request for the Conditional Use Permit (CUP) is to allow a minor auto repair facility at 523 N. Broadway. The use, T's Tires LLC, is currently operating illegally from the subject property. Following action by Inspection Division personnel, the tenant applied for the CUP. The applicant had previously operated the same business at 215 Elizabeth Street and had several complaints and citations for outdoor storage of tires and noncompliance with the approved site plan. The business then moved to and established

the nonconforming use at 1909 Van Deuren Street, where following complaints on exterior storage and action by Inspection Division personnel, the tenant applied for the CUP. The CUP request was denied, primarily based on proximity to low-density residential and access issues.

The subject property is an existing 6,050 sq. ft. / 0.14 acre parcel located at the southwestern corner of the Bond Street-North Broadway intersection. The lot contains an approximately 1,400 sq. ft. single-story; automobile oriented commercial building with two service doors fronting Bond Street. The structure is a painted block building constructed in 1950. The site is also completely impervious asphalt with an unused curb-cut/driveway onto North Broadway, an extremely oversized (60+ ft.) curb-cut/driveway on Bond, a curb-cut/driveway accessing the service bays off Bond and a fourth access from the adjacent alley to the west.

Following the initial CUP application, the petitioner and landowner met with staff and the Alderman to discuss specifics of the business operations and to evaluate the state of the existing property. It was learned that the property had been used by previous tenants as minor auto repair illegally for a number of years so the current tenant was unaware he required a CUP. Operations of this type of business in close proximity to residential uses as well as past history of the business itself prescribe that regulations pertaining to the business operations be included as conditions of the CUP including limiting the hours of operation, controlling exterior storage & display, and limiting parking of non-related vehicles.

Evaluation of the improvements on the lot revealed that parking had not been formally established for a number of years, the N. Broadway driveway is no longer in use, and one of the Bond Street driveways is oversized and extremely close to the intersection. These conditions create a confusing and potentially unsafe vehicular traffic condition with driveways leading into the front and sides of parking stalls. Lack of curbs within the parking lot also has the potential for vehicles to encroach over the public sidewalk. Following consultation with the Department of Public Works, staff determined that these conditions can be alleviated by striping the parking stalls, adding wheel stops at sidewalk locations, closing the Broadway driveway and closing portions of the oversized Bond Street driveway. Working with staff, the petitioner and owner have created a site improvement plan (included in the packet) to address issues on the site.

Staff supports the CUP request with proposed improvements as the structure and lot are designed for the proposed use, the potential for the redevelopment of the lot for higher intensity uses is unlikely due to its small size and limited street frontage, and the auto service use may be of value to the current and future mixed and higher density residential uses developing within the overall area. It is staff's opinion that the redevelopment potential of this site for higher intensity retail, office or housing will be dependent on consolidation of the property with others to the south along N. Broadway and that the interim use and site improvements associated with the CUP request will help to improve the "curb appeal" and function of the site at the intersection.

Ald. R. Scannell, the Fort Howard Neighborhood Association and surrounding property owners (within 200 ft.) have been notified of the request. As of the drafting of this report, staff has not received any objections.

RECOMMENDATION

Approval of the request to authorize a CUP for a minor automobile repair use within the Downtown One (D1) District at 523 N. Broadway, subject to the following conditions:

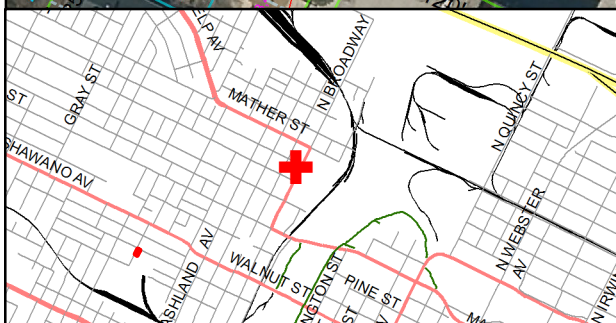
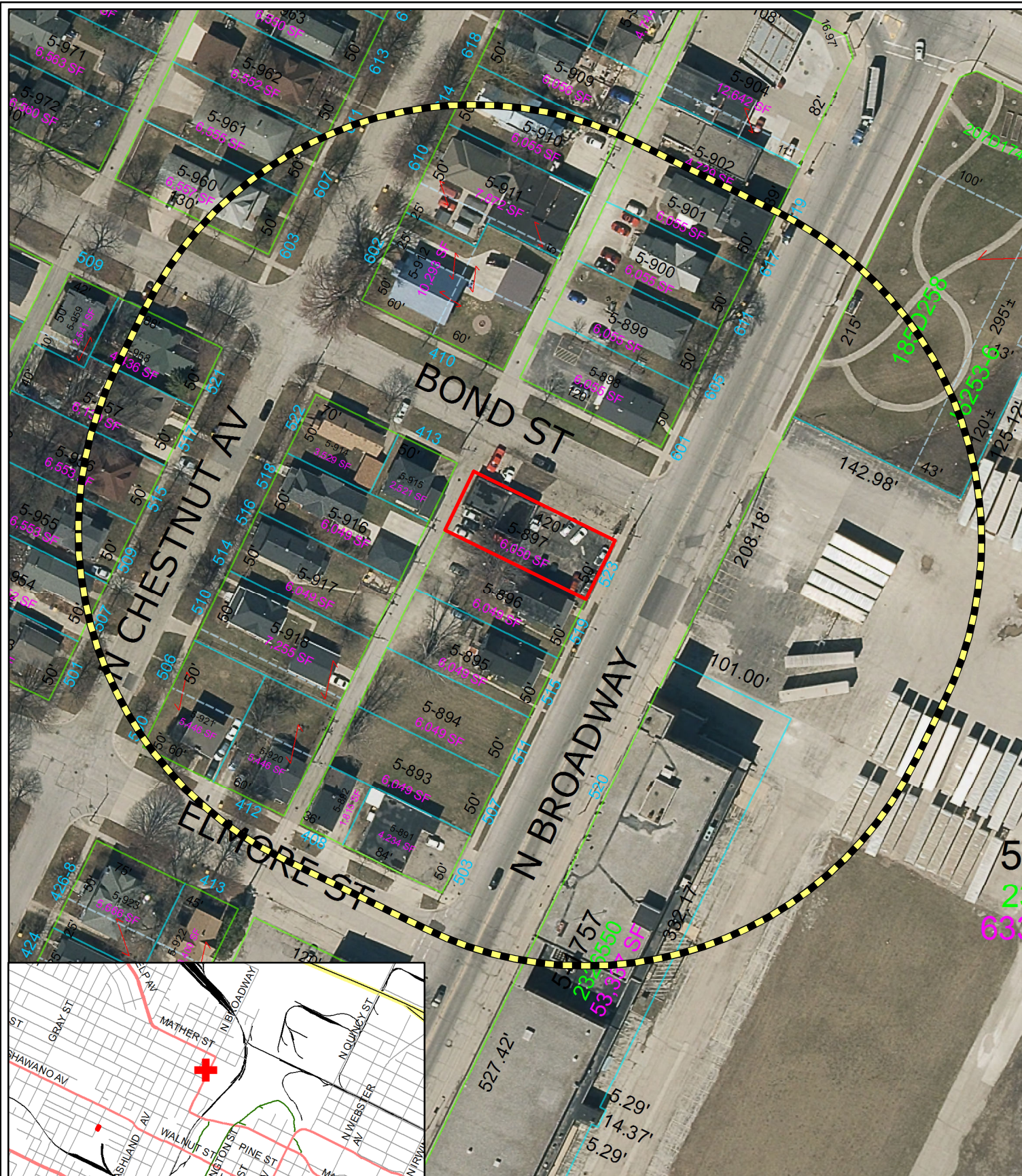
- a. Compliance with all regulations of the Green Bay Municipal Code.
- b. Stripe stalls as indicated on site plan including one required handicap stall.
- c. Close portions of Bond Street curb-cut and unneeded pavement and return to grass.
- d. Close entire North Broadway curb-cut and return to grass.
- e. Wheel stops be installed for stalls along North Broadway property line/sidewalk.
- f. No outdoor storage of any materials.

- g. Outdoor display is in a professionally constructed case that can either be locked or brought in after business hours.
- h. No inoperable or unregistered vehicles not associated with repair work to be stored on-site. Those associated with repair may be parked no greater than 30 days.
- i. No outdoor repair work permitted.
- j. Hours of operation limited to between 6 a.m. – 10 p.m.

FISCAL IMPACT

ATTACHMENTS

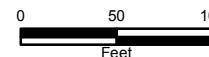
- 1. ZP 18-22 Map_CUP 523 N Broadway
- 2. ZP 18-22 Narrative_523 n Broadway
- 3. ZP 18-22 Site Plan



- Subject Property
- 200' + Notice Area

Conditional Use Permit (ZP 18-22)
Request for a Conditional Use Permit (CUP) to permit
minor auto repair in the Downtown One (D1) District
at 523 North Broadway.

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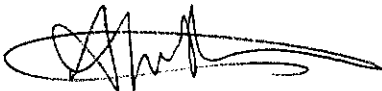
Proposed Conditional Use Permit (CUP) for minor automobile repair

523 N Broadway

523 N Broadway Green Bay WI 54302, T's Tires LLC - is a used tire shop. Tires/ rims are repaired, sold and installed. All labor is done inside the buildings garage. Minor tune ups are serviced - brake changes/window tinting, inside building garage as well. Hours of operation are Monday-Saturdays 9am-7pm. Currently only 1 employee. Weekly, there is approximately 10-50+ customers.

Business Owner,

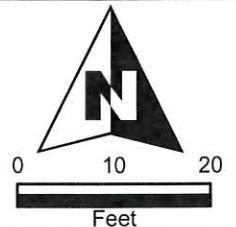
Abisaid Velasco

A handwritten signature in black ink, appearing to read 'Abisaid Velasco', with a long horizontal flourish extending to the right.



Site Plan 523 North Broadway

Map is provided by the City of Green Bay for reference and display purposes only. The City makes no claims regarding the accuracy or completeness of the image.





Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4.

(ZP 18-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, submitted by Tim Dennissen, NeighborWorks Green Bay (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 720 N. Broadway

Aldersperson/District: Ald. Randy Scannell/7

Reason for Request: To establish a single-family use in an R3 Zoning District

Subject Parcel Zoning and Land Use:

Varied-Density Residential (R3)

Vacant lot

Surrounding Zoning and Land Uses:

North: Varied-Density Residential (R3) and Light Industrial (LI); single-family homes

South: Varied-Density Residential (R3) Single-family homes

East: Varied-Density Residential (R3); Single-family homes

West: Low-Density Residential (R1); single-family homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends light industry land uses on this parcel. Ch. 66.1001 Wis. Stats. does not specifically require Conditional Uses to meet consistency requirements. The proposed use of the subject property is compatible to and consistent with surrounding land uses.

Analysis: The subject property is an existing 6,752 sq. ft. parcel located at the intersection of N. Broadway and James Street. The lot is currently vacant after the demolition of a three-family home by the City's Redevelopment Authority. The RDA has an agreement with NeighborWorks Green Bay to develop a single-family home on this parcel.

A Conditional Use Permit (CUP) is required to establish the single-family use in this zoning district. All building code requirements have been met with the attached proposal.

Staff supports the CUP request. The surrounding properties are all used as single-family homes, regardless of zoning district. NeighborWorks also has a similar project in the neighborhood that has received positive feedback.

Ald. R. Scannell, Fort Howard Neighborhood Association and surrounding property owners (within 200 ft.) have been notified of the request. As of the drafting of this report, staff has not received any objections.

RECOMMENDATION

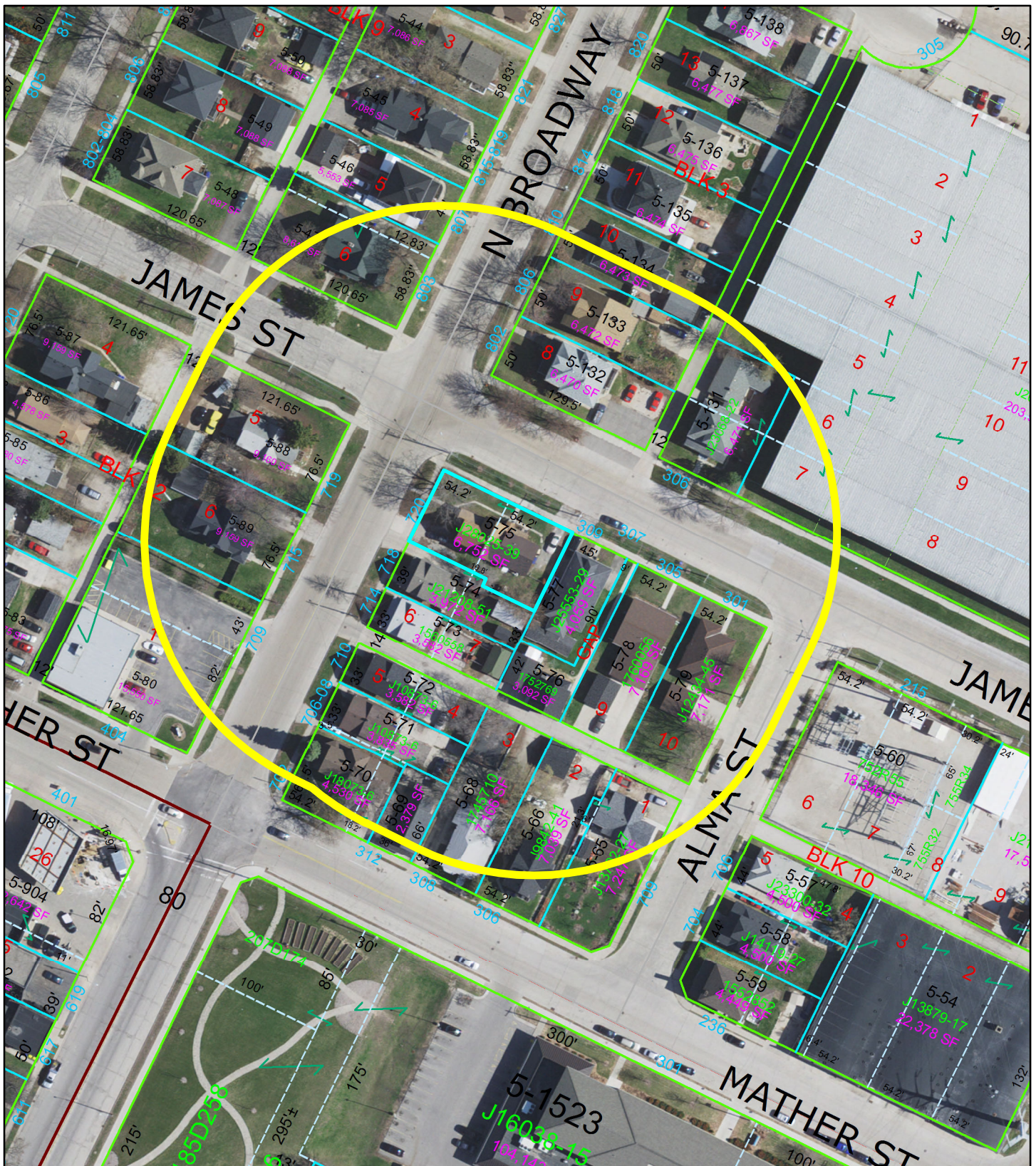
Approval of the request, subject to the following conditions:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a single-family dwelling.

FISCAL IMPACT

ATTACHMENTS

1. ZP 18-23, Map
2. ZP 18-23 Site Plan and Elevation, 720 N Broadway



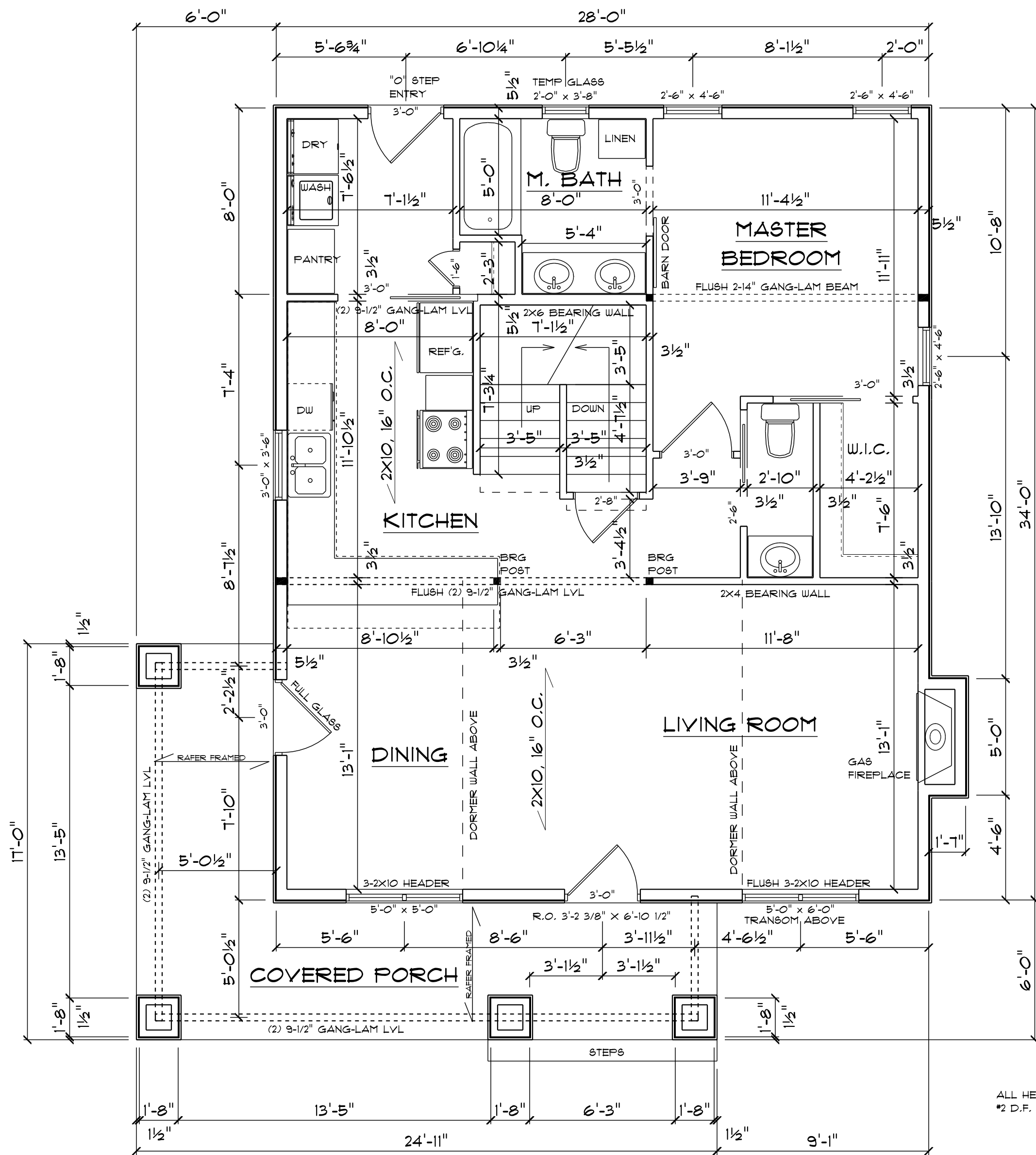
(ZP 18-23) Conditional Use Permit for a Single-Family
Home in a Varied Density Residential (R3)
Zoning District located at 720 N Broadway

0 25 50 100 Feet



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24 Jul 2018 X:\Planning\Basemaps\template_8.5x11.mxd

- Subject Parcel
- Notification Area

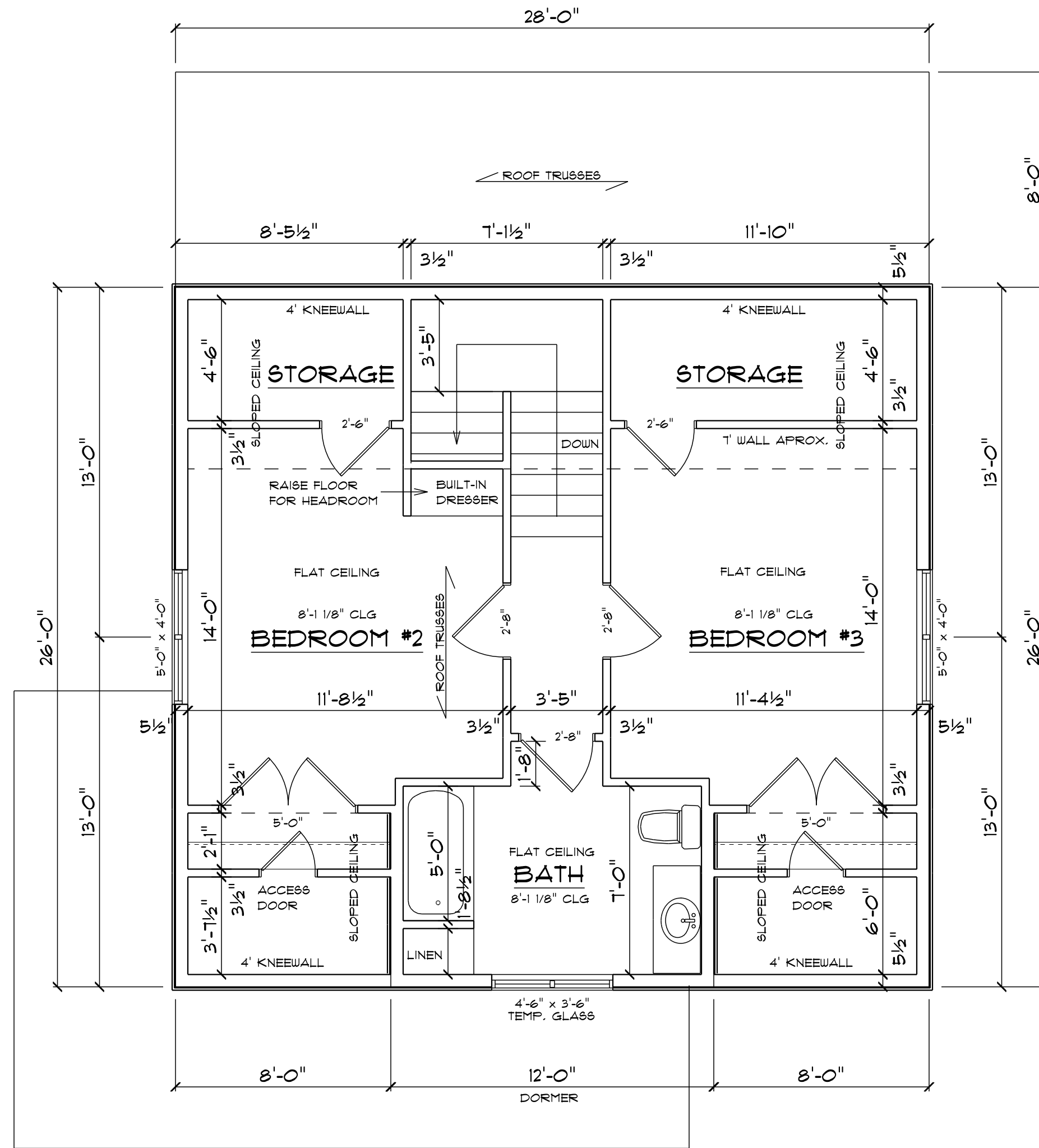


8'-1 1/8" WALLS
1ST FLOOR PLAN
 952 SQ. FT.

ALL HEADERS TO BE 2 FLY 2X10
 #2 D.F. OR BETTER UNLESS NOTED

NOTE: NO HOLES MAY BE BORED THRU BEARING WALLS
 (INTERIOR & EXTERIOR) UNLESS ENGINEERED

REVISED	BY
WEBSITE: www.mcmonagleslumber.com E-MAIL: mcmonagleslumber@yahoo.com	
McMonagle MORE THAN JUST LUMBER	
1105 N. ASHLAND AVE., DE PERE, WI 54115 (920) 336-3134 (920) 336-3136 FAX	
NEIGHBORWORKS NEW RESIDENCE FOR:	
120 N. BROADWAY, GREEN BAY, WISCONSIN	
DRAWN BY	M.A.P.
DATE	7-9-18
SCALE	1/4"=1'-0"
DRAWING NO.	18-137
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.	
SHEET NO.	2 OF 6



2ND FLOOR PLAN
728 SQ. FT.

REVISED	BY
WEBSITE: www.mcmonaglumber.com	
E-MAIL: mcmonaglumber@yahoo.com	

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MORE THAN JUST LUMBER

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(920) 336-3134 (920) 336-3136 FAX

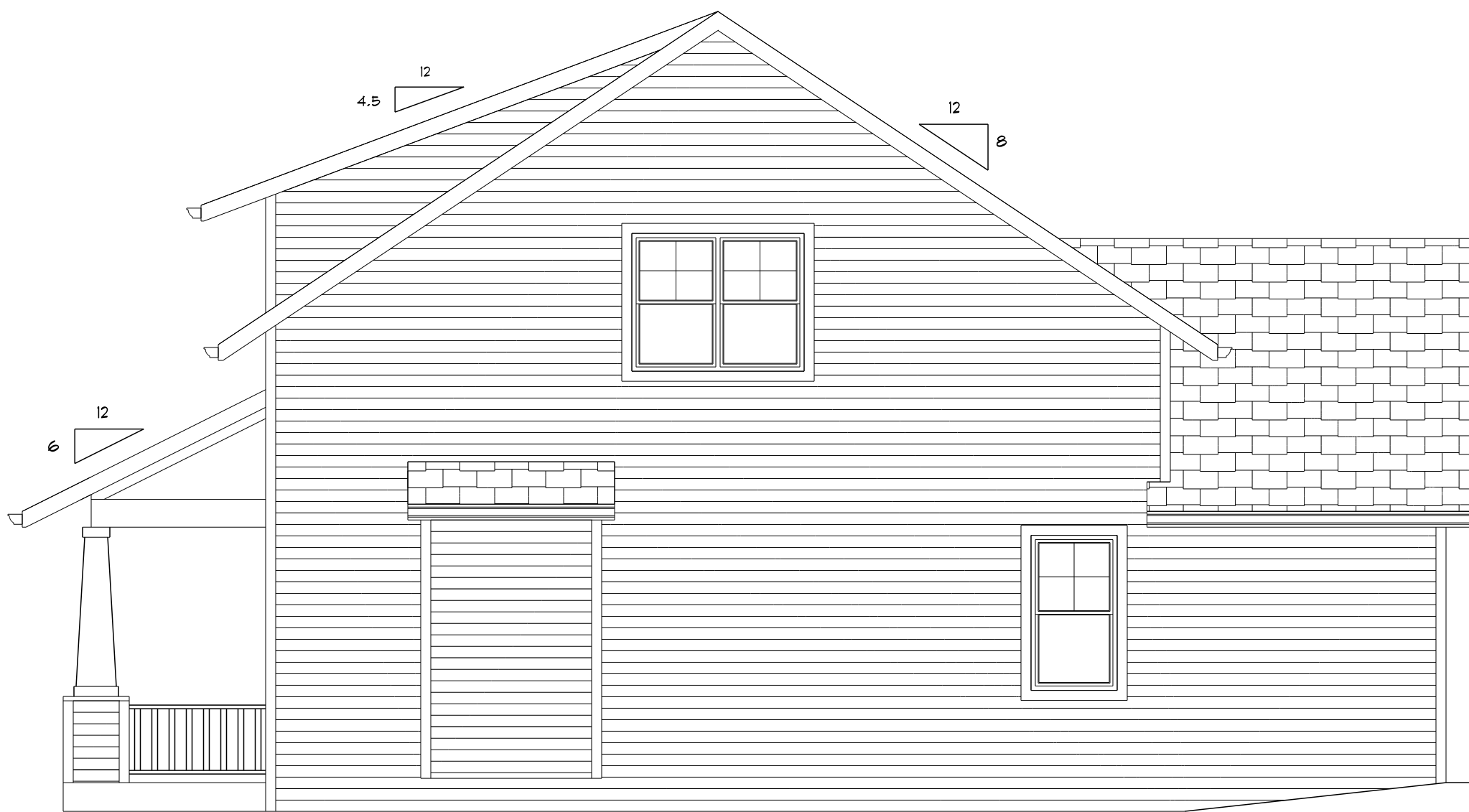
NEIGHBORWORKS
NEW RESIDENCE FOR:

720 N. BROADWAY, GREEN BAY, WISCONSIN

DRAWN BY	M.A.P.
DATE	7-9-18
SCALE	1/4"=1'-0"
DRAWING NO.	18-137

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SHEET NO.	3	OF	7
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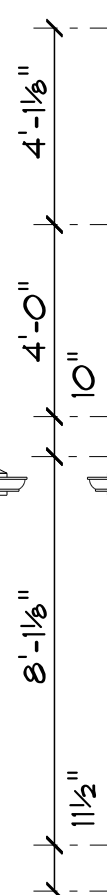
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISED	BY

WEBSITE:
www.mcmonglumber.com
E-MAIL:
mcmonglumber@yahoo.com

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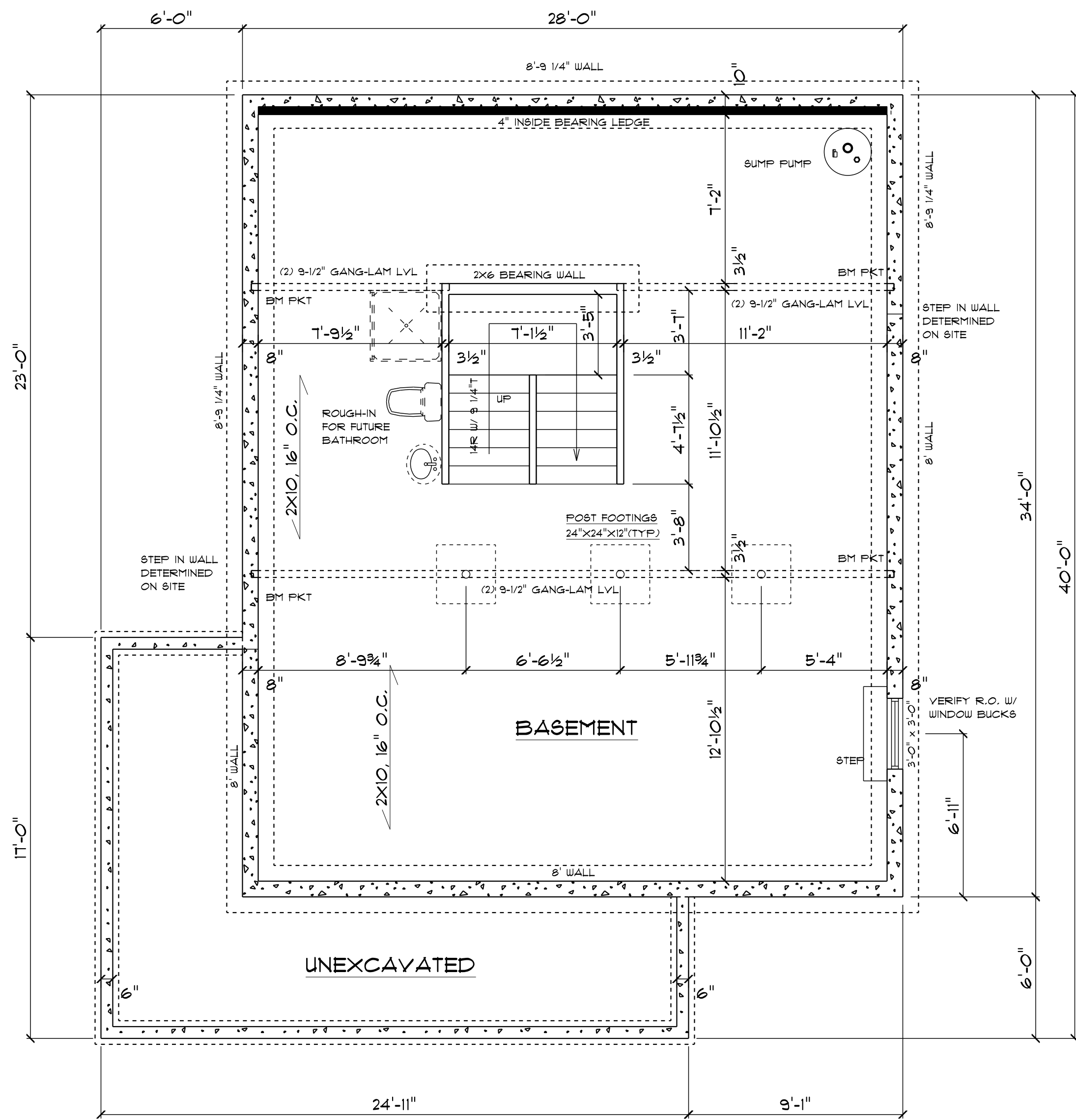
NEIGHBORWORKS
NEW RESIDENCE FOR:

120 N. BROADWAY, GREEN BAY, WISCONSIN

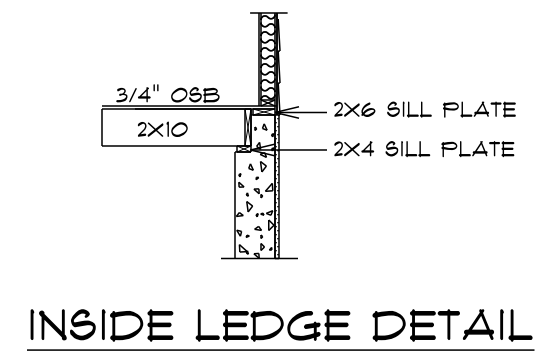
DRAWN BY	M.A.P.
DATE	7-9-18
SCALE	1/4"=1'-0"
DRAWING NO.	18-137

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SHEET NO.	1	OF	6
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FOUNDATION PLAN



INSIDE LEDGE DETAIL

REVISED	BY

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1105 N. ASHLAND AVE., DE PERE, WI 54115
(920) 336-3134 (920) 336-3136 FAX

NEIGHBORWORKS
NEW RESIDENCE FOR:

120 N. BROADWAY, GREEN BAY, WISCONSIN

DRAWN BY	M.A.P.
DATE	7-9-18
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DRAWING NO.	18-137

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SHEET NO.
4
OF
6

CONTINUOUS PROPER VENTS
TO UNINSULATED AREA OF ROOF

2x6 SUB-FASCIA
W/ ALUM. FASCIA
& VENTED SOFFIT

TYPICAL 2x6 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R19 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED

TYPICAL SILL ASSEMBLY:
1/2" DIA. ANCHOR BOLT @ MAX. 72" o.c.
2x6 PRESSURE TREATED SILL PLATE
SILL SEAL

8" POURED CONCRETE
FOUNDATION WALL
1" RIGID INSULATION

WATERPROOF FOUNDATION
COVERING

CONTINUOUS CONCRETE
FOOTING C/W
REBAR REINFORCEMENT
DRAIN TILE

TYPICAL FRAME ROOF:
ASPHALT SHINGLES
15# FELT PAPER
1/2" ROOFING PLYWOOD c/w
1" CLIPS
PRE-ENGINEERED ROOF TRUSSES 24" o.c.
R40 BATT INSUL.
6 mil POLY V.B.
5/8" DRYWALL
TAPED & SANDED

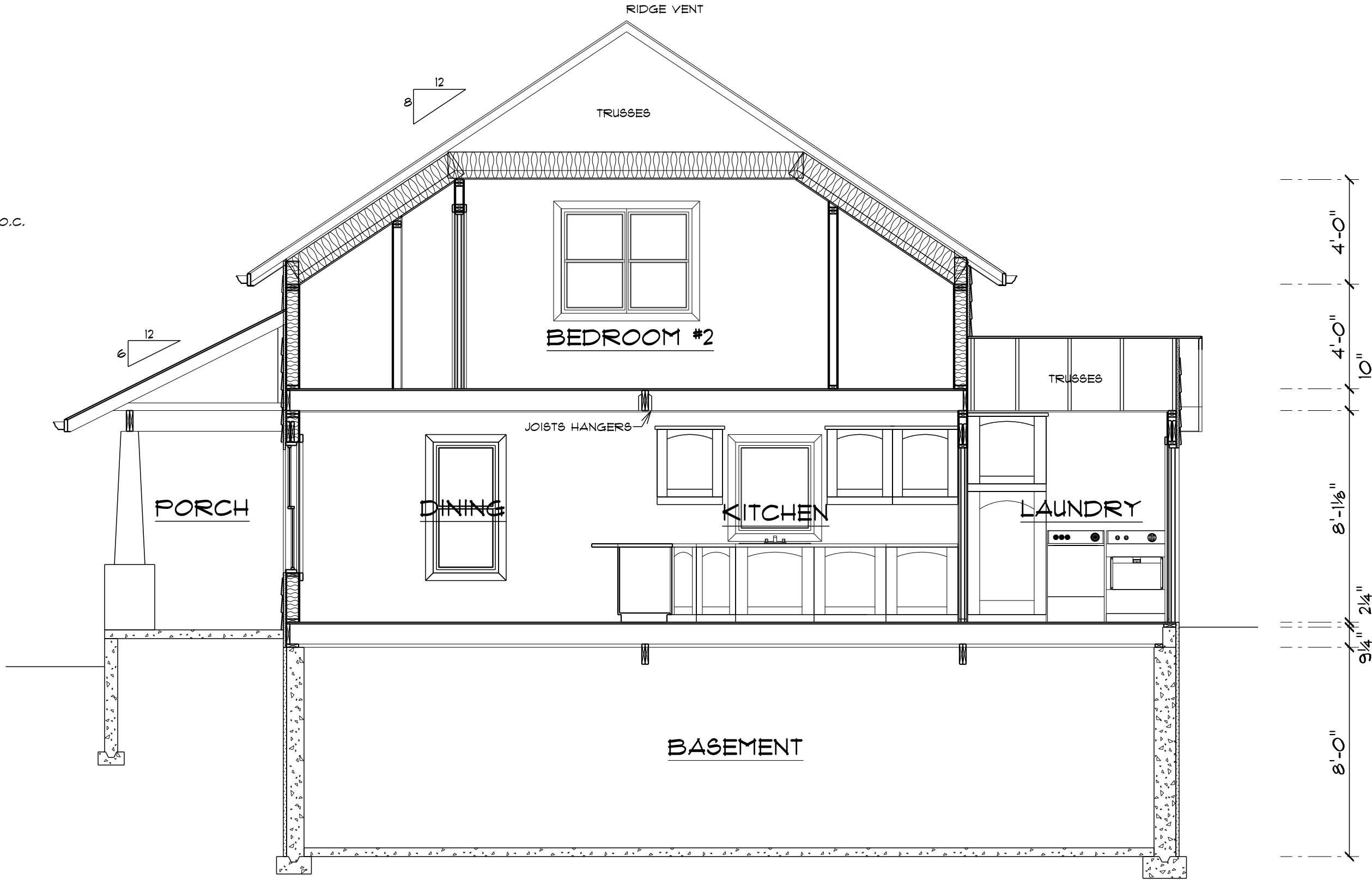
TYPICAL SECOND FLOOR :
FINISH FLOOR ON
3/4" T&G OSB SUBFLOOR
SCREWED & GLUED
2x10 FLOOR JOISTS @ 16" o.c. w/
CROSS BRIDGING
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL FIRST FLOOR :
FINISH FLOOR ON
3/4" T&G OSB SUBFLOOR
SCREWED & GLUED
2x10 FLOOR JOISTS @ 16" o.c. w/
CROSS BRIDGING

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB c/w
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

TYPICAL SECTION

SCALE: 1/4" = 1'-0"



CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

REVISED	BY
WEBSITE: www.mcmonglumber.com	
E-MAIL: mcmonglumber@yahoo.com	

McMonagle
MORE THAN JUST LUMBER

1105 N. ASHLAND AVE., DE PERE, WI 54115
(920) 336-3134 (920) 336-3136 FAX

NEIGHBORWORKS
NEW RESIDENCE FOR:

720 N. BROADWAY, GREEN BAY, WISCONSIN

DRAWN BY	M.A.P.
DATE	7-9-18
SCALE	1/4"=1'-0"
DRAWING NO.	18-137
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SHEET NO.
5
OF
6



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5.

(ZP 18-26) Consideration with possible action on a request to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2), submitted by Ron L. Smits, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 1003 Pine Street/1000 Main Street

Aldersperson/District: Ald. Randy Scannell/7

Reason for Request: To permit subject area for auto sales.

Subject Parcel Zoning and Land Use: General Commercial (C1), used car sales/vacant commercial building.

Surrounding Zoning and Land Uses:

North:	General Commercial (C1)	Vacant restaurant
South:	Office/Residential (OR)	Residential
East:	Highway Commercial (C2)	Car Wash
West:	General Commercial (C1)	CVS

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan recommends commercial uses. The recommended land-use designation was changed from Medium Intensity Retail Office and Housing (MIROH) to Commercial (C) is pending and is scheduled for a public hearing and final ordinance reading on August 21, 2018 at Common Council.

Analysis: This request is in response to the proposed expansion of an auto dealership at 1003 Pine Street. Currently, 1000 Main Street is the location of Nearly New Auto & Truck and is operated by the applicant. This request would permit the expansion of the existing auto dealership from 1000 Main Street to the south along North Webster Avenue. The subject parcels are currently zoned General Commercial (C1) and currently vehicle sales are nonconforming in the C1 district.

The applicant wishes to remove a portion of the building at 1003 Pine Street and retain a rear portion of the building and re-face the exterior walls and pave the frontage along North Webster Avenue and Pine Street for vehicle sales.

This rezoning request is the follow-up to the pending 2022 Smart Growth Comprehensive Plan amendment (CPA 18-02) and is the next step for the expanded dealership. The requested change in zoning is consistent

with the recommendation of the 2022 Smart Growth Comprehensive Plan CPA 18-02.

Ald. R. Scannell, adjacent property owners, Olde Main Street, Inc. and the Downtown Neighborhood association were noticed. No written concerns were submitted to staff as of the drafting of this report.

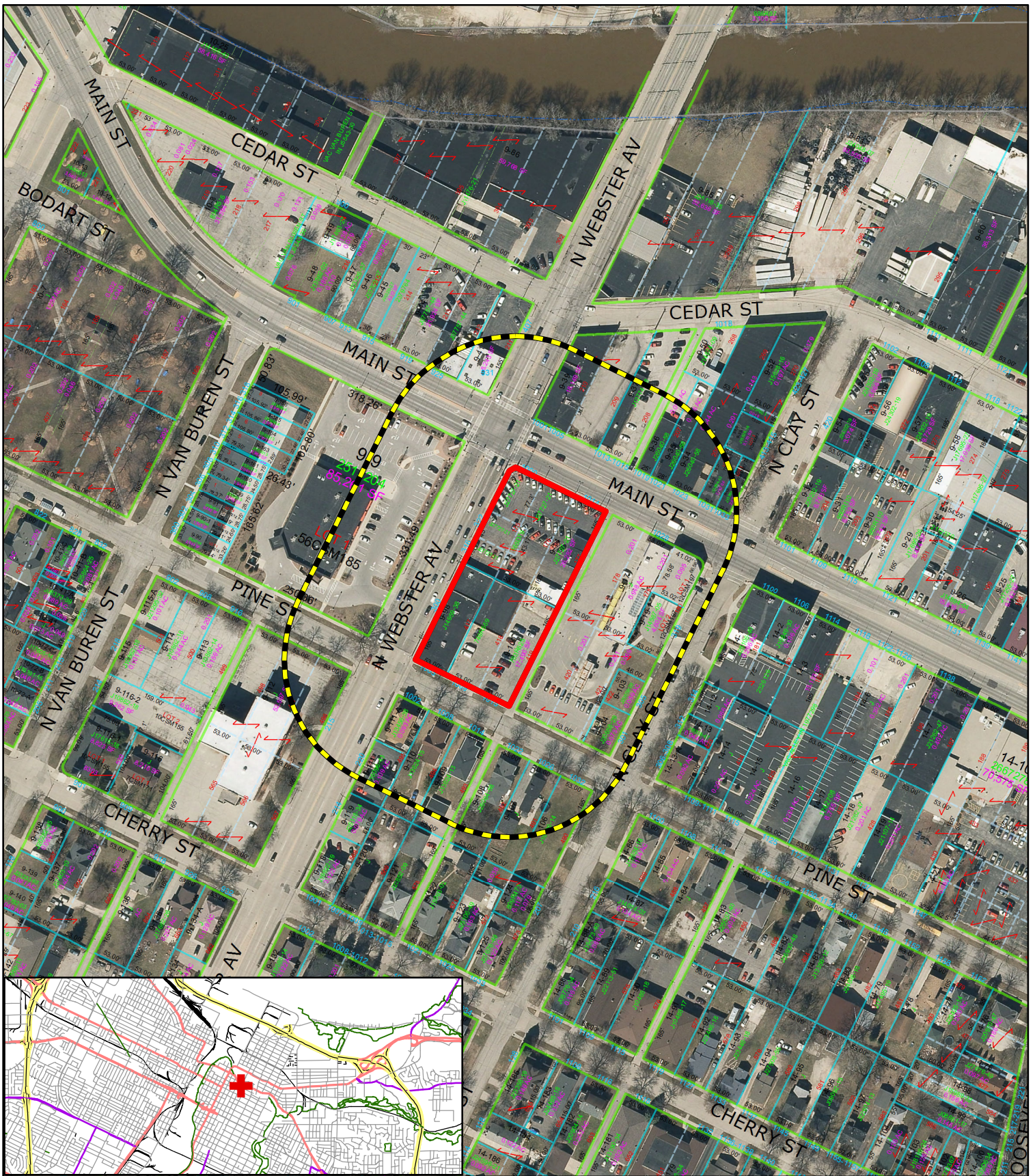
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 18-26 Loc Map



- Subject Area
- 200' Property Owner Notice

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Map prepared by PN



0 5,000 10,000
Feet

Zoning Petition (ZP18-26)
Rezone 1000 Main Street and 1003 Pine Street from
General Commercial (C1) to
Highway Commercial (C2) district.



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6.

(ZP 18-27) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a two-family dwelling in the Office/Residential (OR) District at 225 N. Ashland Avenue, submitted by Sandy Markiewicz, Cover Rentals LLC (Ald. B Johnson, District 9).

BACKGROUND

Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a two-family dwelling in the Office/Residential (OR) District at 225 N. Ashland Avenue, submitted by Sandy Markiewicz, Cover Rentals LLC.

Primary Address: 225 N. Ashland Avenue

Aldersperson/District: Ald. Brian Johnson/District 9

Reason for Request: To re-establish a discontinued nonconforming two-family use on the subject property.

Subject Parcel Zoning and Land Use: The property is zoned Office Residential (OR) District and is currently a vacant single-family home.

Surrounding Zoning and Land Uses:

North: Office-Residential (OR) Single- and Multiple-Family Homes

South: Office-Residential (OR) Single-family Homes

East (across Ashland): Office-Residential (OR) Single-Family Homes and Surface Parking

West: Low Density Residential (R-1) Two- and Multiple Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as appropriate for Low/Medium Density Housing with spotted areas to the north and west designated for Medium/High Density Housing. While Ch. 66.1001 Wis. Stats. does not specifically require Conditional Uses to meet consistency requirements, the proposed Conditional Use Permit is consistent with the land-use recommendation of the Comprehensive Plan. The proposed use is compatible to and consistent with surrounding uses.

Analysis: The subject property is an existing 6,950 sq. ft. / 0.16 acre parcel located on the west side of N. Ashland Avenue, mid-block between Dousman Street and Hubbard Street. The lot contains a 1,884 sq. ft. two-story, two-family structure constructed in 1900 as a single-family dwelling. The site is also improved with a 22 ft. X 36 ft. driveway/parking pad off the alley that runs between N. Oakland Avenue and N. Ashland Avenue.

The home had been converted to a two-family sometime in the past; however, lost its legal nonconforming

two-family status in 2015 as it had been being used as a single-family home for greater than 12 months. The home was condemned in June 2018 due to persistent and continual sanitation and housing code violations and was subsequently put up for sale. The petitioners/applicants will be closing on the property in August 2018 and desire to re-establish the two-family use. They intend to renovate the property maintaining its current design while upgrading interior plumbing and plumbing fixtures, upgrading electrical if needed, plastering and painting and new flooring. The exterior appearance will also be improved by replacing all windows and doors, repairing all decks and painting. Additionally, a two-stall detached garage is proposed to be constructed with access from the alley.

A Conditional Use Permit (CUP) is required to re-establish the two-family use in this zoning district. Two on-site parking spaces are required for each unit (for four total spaces) to achieve parking code compliance for the two-family use. Although a conceptual site plan for a new 24 ft. X 24 ft. garage has been included with the application depicting the required parking stalls, staff recommends that a formal site plan be filed with the City that delineates proposed parking improvements.

Staff supports the CUP request as the two-family use is harmonious with surrounding low-med density residential make-up of the neighborhood, the lots location on N. Ashland Avenue and is consistent with the land-use recommendation of the Comprehensive Plan. Ald. B. Johnson, the Fort Howard Neighborhood Association and surrounding property owners (within 200 ft.) have been notified of the request. As of the drafting of this report, staff has not received any objections.

RECOMMENDATION

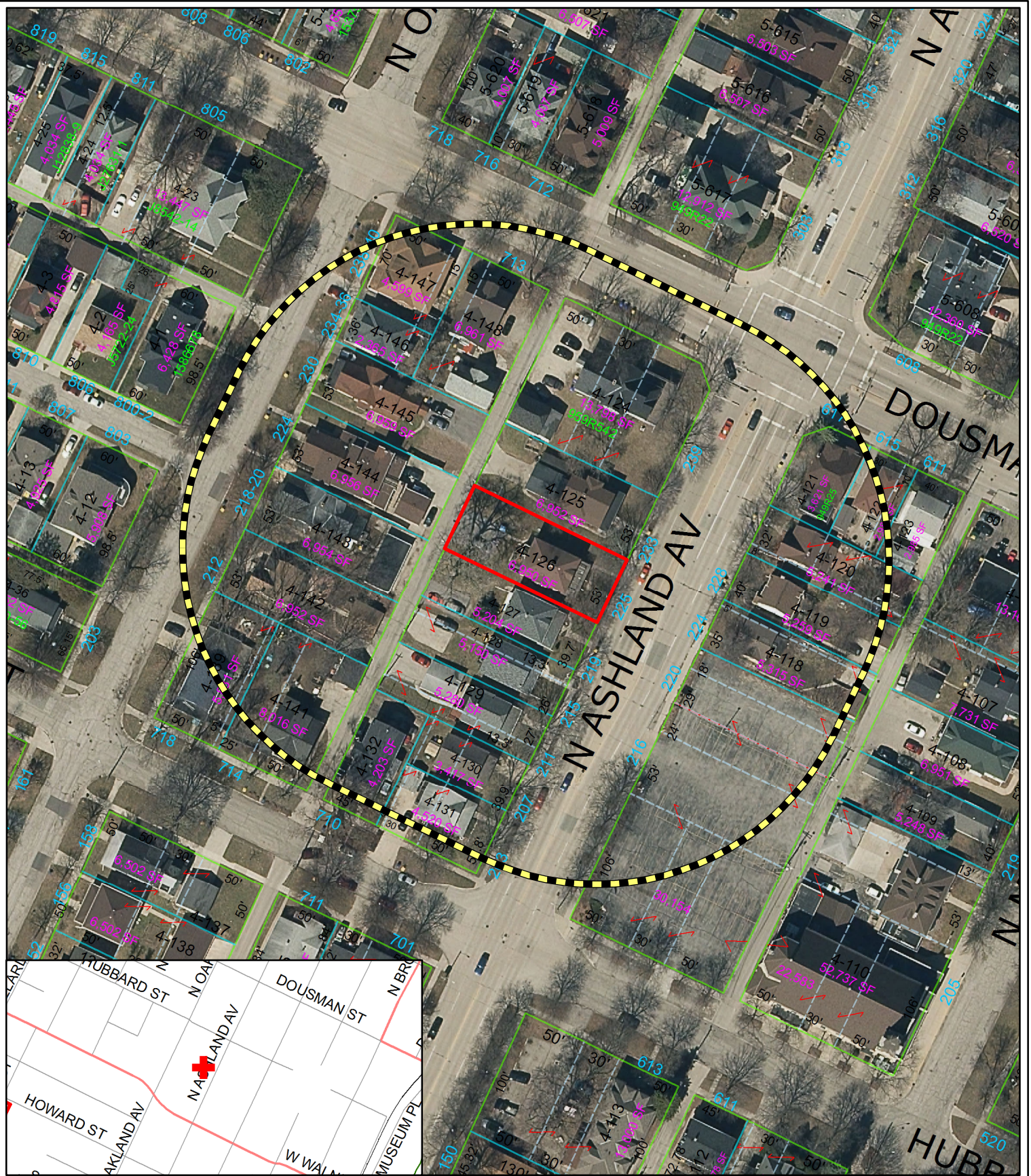
Approval of the request to authorize a CUP for a two-family residential use within the Office-Residential (OR) District at 225 Ashland Avenue, subject to the following conditions:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Submittal of a site plan and building permit(s) establishing minimum parking in compliance with Chapter 13-1700, Green Bay Zoning Code.
- c. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

FISCAL IMPACT

ATTACHMENTS

1. ZP 18-27 Map_CUP 2-fam at 225 N Ashland
2. ZP 18-27 Narrative CUP 2F_225 N Ashland
3. ZP 18-27 Plan CUP 2F_225 N Ashland



- Subject Property
- 200' Notice Area

Zoning Petition (ZP 18-27)
Request for a Conditional Use Permit for a
Two-Family Use in the Office/Residential (OR)
Zoning District at 225 N. Ashland Ave.



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Cover Rentals, LLC
1566 West Mason St
Green Bay, WI

Our scope is the following for the property located at 225 N Ashland Ave.

Plumbing (Drew Plumbing)

- New tubs, Sinks, pipes, drains

Electrical (Center Valley Electric)

- Change all devices and make sure everything is to code

General work (Cover All LLC)

- Plaster
- Paint
- Clean
- Replace all windows
- Replace doors
- Flooring
- Repair all decks
- No chipping exterior paint

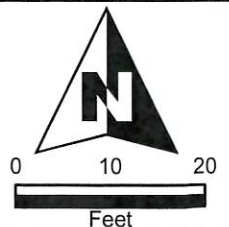
Bring home back to a habituated living condition to be occupied as a two-family rental for cost efficient logistics. Home will be maintained by Cover Rental LLC standards to be none less, meeting all city and housing codes. All tenants have background standards that must be met before occupying the unit. All units are visually driven by inspected externally monthly to remain debris free and kept in clean order. Units are scheduled for random maintenance inspections to check that the unit is kept to standards.

Cover Rentals LLC works with the community to offer and provide safe, code compliant, neighborhood friendly housing conditions.



Site Plan 225 North Ashland

Map is provided by the City of Green Bay for reference and display purposes only.
The City makes no claims regarding the accuracy or completeness of the image.





Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7.

(ZP 18-28) Consideration with possible action on a request to rezone a property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (CI), submitted by Scott R. Elsner (Ald. M. Steuer, District 10).

BACKGROUND

Primary Address: 1532 Shawano Avenue

Aldersperson/District: Ald. Mark Steuer/10

Reason for Request: The request will permit the establishment of a retail business/pawnshop and tobacco outlet.

Subject Parcel Zoning and Land Use: Office/Residential (OR), vacant commercial building.

Surrounding Zoning and Land Uses:

North:	Public/Institutional (PI)	Chappell Elementary
South:	Office/Residential (OR)	Funeral home
East:	Low Density Residential (RI)	Single-family homes
West:	General Commercial (CI)	Restaurant

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan recommends commercial uses. The proposed zoning is consistent with the Plan.

Analysis: The request will permit the establishment of a retail business/pawnshop and tobacco outlet in the current location of the former Jim Powell Dance Studio. The subject parcel is currently zoned Office/Residential (OR) and permits retail as a Conditional Use Permit (CUP); however, the current Comprehensive Plan recommends a commercial land use. The subject parcel represents the outer limits of the current commercial corridor of Military Avenue. A brief narrative has been provided by the applicant and is attached within this agenda packet.

The requested change is consistent with the recommendation of the 2022 Smart Growth Comprehensive Plan. The request for General Commercial District (CI) designation will match the zoning of the adjacent zoning to the west.

Ald. M. Steuer, adjacent property owners, the Military Avenue Business District and the Western Corridor Neighborhood Association were noticed. Staff has not received any comments regarding the request as of the drafting of this report.

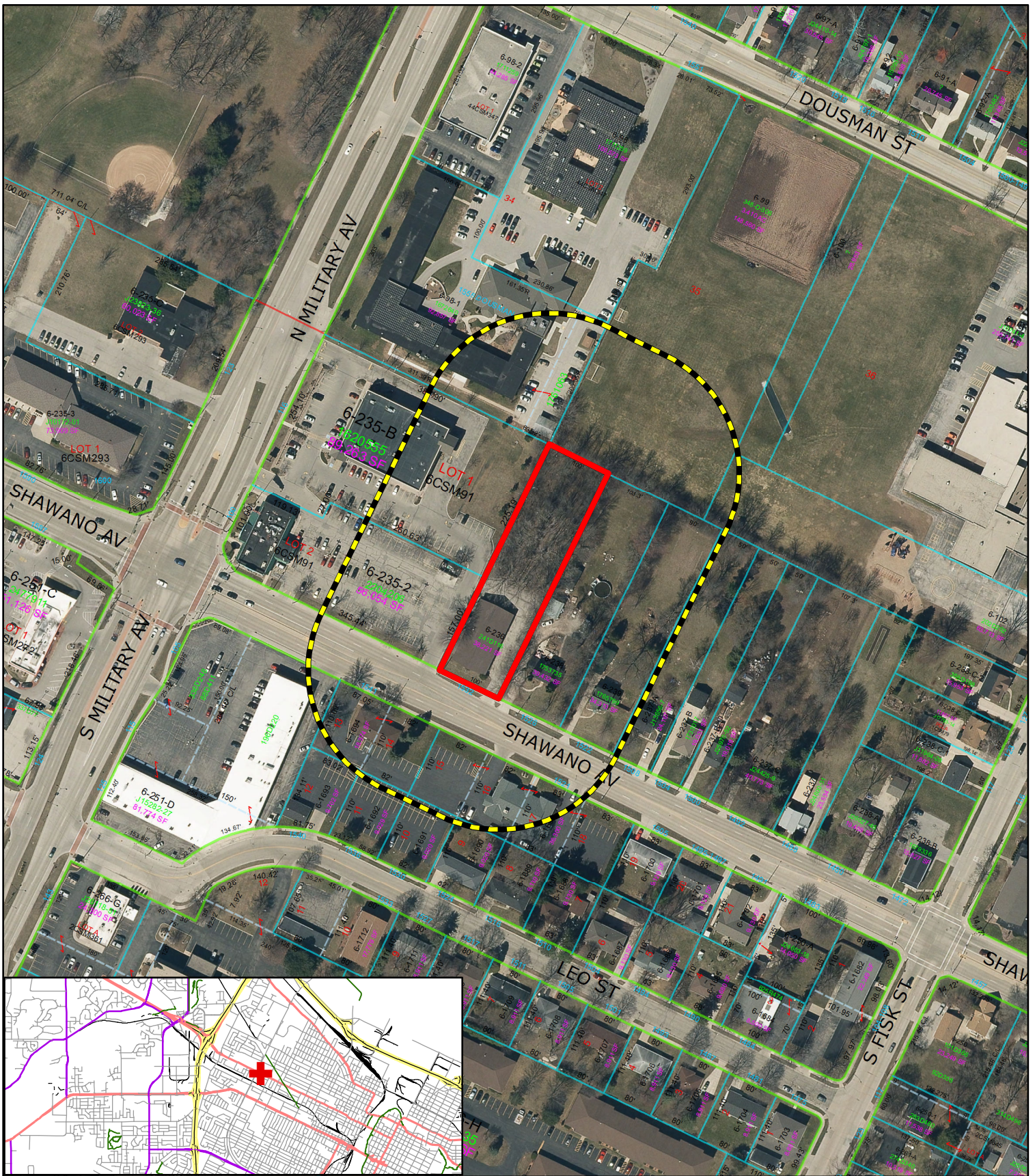
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 18-28 Map Loc
2. Narrative 1532 Shawano Avenue



- Subject Area
- 200' Property Owner Notice



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Map prepared by PN

0 5,000 10,000
Feet

Zoning Petition (ZP18-28)
Rezone 1532 Shawano Avenue from
Office/Residential (OR) to General Commerical (C1)

From: [Scott Elsner](#)
To: [David Buck](#)
Subject: Rezoning of the J. Powell Dance Studio 1532 Shawano Avenue
Date: Friday, August 03, 2018 2:35:27 PM

Dear City Of Green Bay,

I would like to address the city of Green Bay for the rezoning of the J. Powell Dance Studio from residential/business to commercial. My name is Scott R. Elsner. I am the owner of Hawkeye's Trading Post, LLC. It's a Buy, Sell, Trade, Pawn and Smoke shop all in one stop. I have been a business owner in Brown County for almost 11 years. Prior to that I had a business in Gresham, WI for 3 years. I was born and raised in Brown County.

I feel the rezoning of the property mentioned could be very beneficial to the community and to the Shawano Avenue area. I plan on grooming the property for a much needed curb appeal. Right now the landscape is a little out of control due to lack of upkeep from the previous tenant. I would also like to give the building a bit of a facelift. Not only will I make the building more appealing, I hopefully can bring some jobs to the area and to keep shopping and revenue in Green Bay. Especially for those who need to turn to used items due to lack of finances and for the people who love to shop for that cool eclectic piece. Due to my wonderful inventory this buildings size would be a wonderful fit for me and help the community and area at the same time. My hours of operation is 10:00am to 10:00pm 7 days a week. I feel my business would be a great asset to the community. If you have any questions feel free to call me. 920-246-5592 and ask for Scott.

Sincerely,

Scott R. Elsner



Report to the Green Bay Plan Commission

MEETING DATE

August 13, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.8.

(ROW 18-01) Consideration with possible action on the request to approve a Plat of Right-of-Way for Sitka Street and Superior Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

BACKGROUND

This request was referred from the Improvement & Services Committee meeting on July 11, 2018. The request will allow for a road reconstruction project along Sitka Street from Superior Road to Ontario Road. No Official Map Amendment is required as part of this request, only temporary and permanent easements are required as part of this project.

Ald. V. Corpus-Dax and affected property owners have been notified of this request. Staff has not received any objections as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ROW 18-01, Sitka & Superior, Plat of ROW
2. ROW 18-01, Map

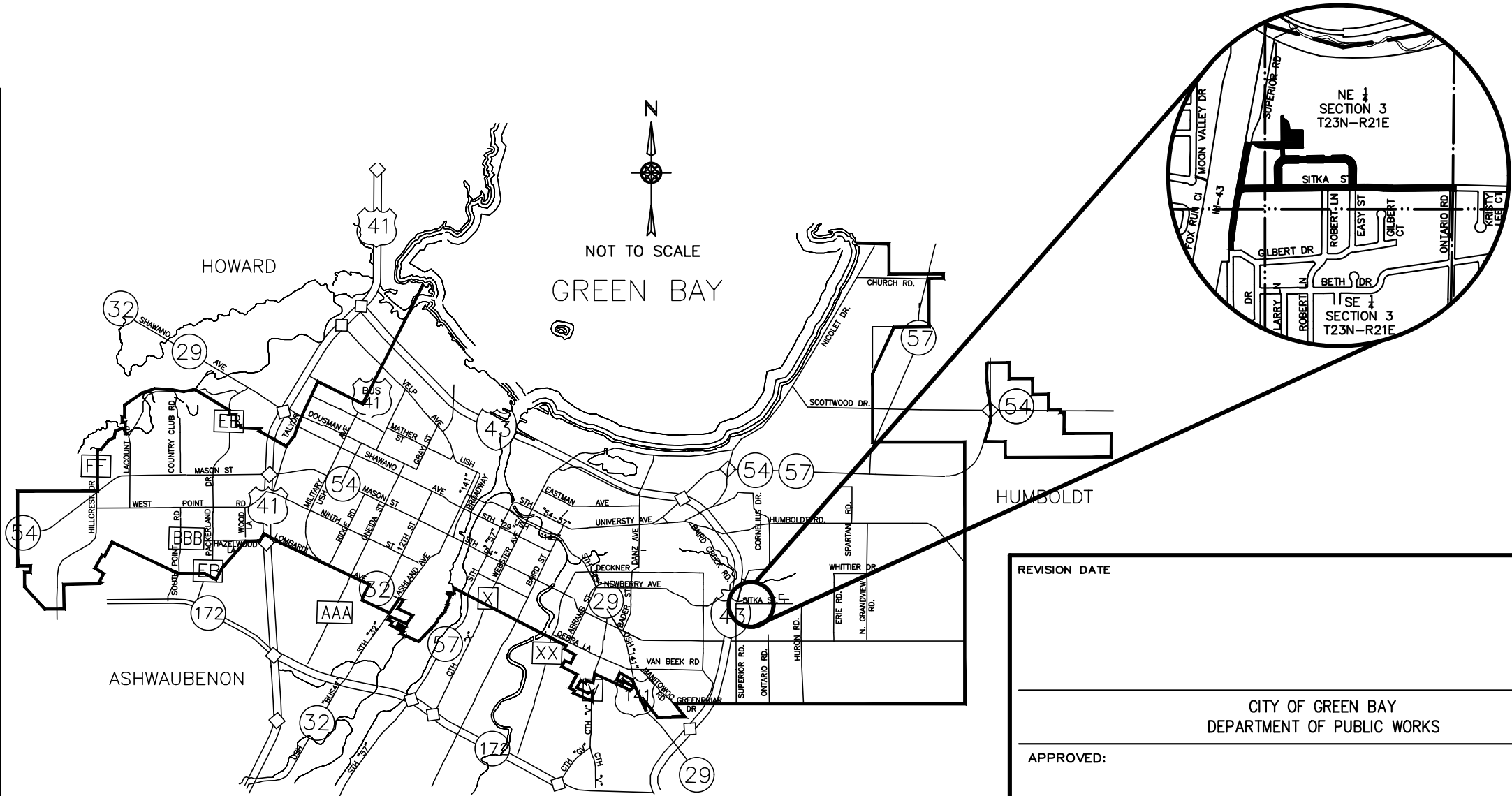
I:\DeptData\PubWorks\Eng\CAD\CAD\ROW\Plats\Sitka Street and Storm Management Facility\Sitka Street & SWMF.dwg, Pg1- TitleSheet, 7/5/2018 7:54:12 AM

SCHEDULE OF LANDS & INTERESTS REQUIRED											CITY OF GREEN BAY BROWN COUNTY WISCONSIN		SHEET NUMBER	TOTAL SHEETS
AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER(S) WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.													1	8
PARCEL NUMBER	TAX PARCEL NUMBER	OWNER	INTEREST REQUIRED	TOTAL SQ.FT./ ACRES	R/W FEE TITLE SQ. FT./ ACRES REQUIRED	SWMF FEE TITLE SQ. FT./ ACRES REQUIRED	SQ. FT. / ACRES REMAINING	STORM SEWER P.L.E. SQ.FT./ ACRES REQUIRED	GRADING T.L.E. SQ.FT./ ACRES REQUIRED	TOPSOIL STORAGE T.L.E. SQ.FT./ ACRES REQUIRED	PLAT OF RIGHT OF WAY REQUIRED FOR SITKA STREET FROM SUPERIOR ROAD TO ONTARIO ROAD AND SUPERIOR ROAD FROM GILBERT DRIVE TO SITKA STREET AND PROPOSED STREETS NORTH OF SITKA STREET BETWEEN SUPERIOR ROAD AND EASY STREET AND SUPERIOR ROAD STORM WATER MANAGEMENT FACILITY			
1	21-51	DANIEL A. SCHMIDT REVOCABLE TRUST	FEE PLE & TLE	267623/ 6.144	26284/ 0.603	8253/ 0.189	233086/ 5.351	4747/ 0.109	26257/ 0.603	17942/ 0.412				
2	21-50	DANIEL A. SCHMIDT REVOCABLE TRUST	FEE & TLE	537744/ 12.345	45893/ 1.054	0/ 0.00	491851/ 11.291	0/ 0.00	13105/ 0.301	36542/ 0.839				
3	21-52	DANIEL A. SCHMIDT REVOCABLE TRUST	FEE PLE & TLE	1119527/ 25.701	26941/ 0.618	0/ 0.00	1092586/ 25.082	480/ 0.011	21034/ 0.483	0/ 0.00				
4	21-71	BLUE VIPER, LLC	TLE	587128/ 13.479	0/ 0.00	0/ 0.00	587128/ 13.479	0/ 0.00	27660/ 0.483	0/ 0.00				
5	21-3876	BENJAMIN C & JODY A WIPFLI	TLE	11839/ 0.272	0/ 0.00	0/ 0.00	11839/ 0.272	0/ 0.00	944/ 0.022	0/ 0.00				
6	21-6668-55-1	DANIEL A SCHMIDT	TLE	45709/ 1.049	0/ 0.00	0/ 0.00	45709/ 1.049	0/ 0.00	3852/ 0.088	0/ 0.00				
7	21-68-3	DANIEL A. SCHMIDT REVOCABLE TRUST	TLE	377235/ 8.660	0/ 0.00	0/ 0.00	377235/ 8.660	0/ 0.00	4900/ 0.112	0/ 0.00				
8	21-68-5	AARON J & MELISSA H STEFFEN	TLE	15714/ 0.361	0/ 0.00	0/ 0.00	15714/ 0.361	0/ 0.00	1178/ 0.027	0/ 0.00				
											RELOCATION ORDER DATED – 2018			

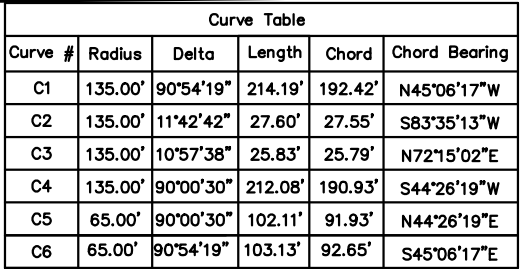
CONVENTIONAL SIGNS AND ABBREVIATIONS	
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER/QUARTER SECTION LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY (R/W) LINE
	PROPOSED RIGHT-OF-WAY (R/W) LINE
	FEE ACQUISITION AREA
	PERMANENT LIMITED EASEMENT (PLE) AREA
	TEMPORARY LIMITED EASEMENT (TLE) GRADING AREA
	TEMPORARY LIMITED EASEMENT (TLE) TOPSOIL STORAGE AREA
	PROPOSED SUBDIVISION PLAT
R/W	STREET RIGHTS-OF-WAY
PLE	PERMANENT LIMITED EASEMENT
TLE	TEMPORARY LIMITED EASEMENT
SWMF	STORM WATER MANAGEMENT FACILITY

NOTES:

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE BROWN COUNTY, WISCONSIN COORDINATE SYSTEM. ALL PLAT DISTANCES ARE GROUND LENGTH. RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.



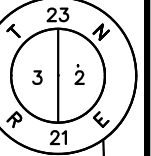
REVISION DATE
CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS
APPROVED:
STEVEN M. GRENIER, P.E. DIRECTOR OF PUBLIC WORKS
DATE:



Line Table		
Line #	Length	Direction
L1	203.14'	N00° 20' 53"E
L2	691.17'	S89° 26' 34"W
L3	202.46'	N03° 33' 53"W
L4	10.92'	S89° 28' 23"W
L5	30.03'	S00° 31' 37"E
L6	12.52'	S89° 28' 23"W
L7	180.03'	S03° 33' 53"E
L8	205.36'	S00° 33' 56"E
L9	70.00'	N89° 26' 04"E
L10	205.36'	N00° 33' 56"W
L11	691.17'	N89° 26' 34"E
L12	204.25'	S00° 20' 53"W
L13	70.01'	N89° 26' 04"E

NW-SE
SECTION 3
T23N-R21E



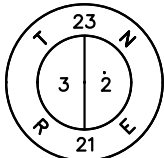
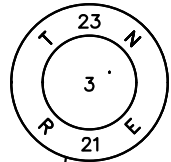




DANIEL A
OUTL
21-666

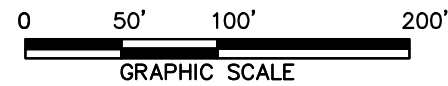
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	214.19'	135.00'	90°54'19"	192.42'	N45° 06' 17"W
C2	40.35'	135.00'	17°07'33"	40.20'	S80° 52' 47"W

Line Table		
Line #	Length	Direction
L1	203.14'	N00°20'53"E
L2	691.17'	S89°26'34"W
L3	114.57'	N03°33'53"W
L4	8.77'	N89°38'40"E
L5	231.10'	N89°38'40"E
L6	199.08'	N00°00'00"E
L7	158.71'	N90°00'00"W
L8	50.72'	N07°38'30"W
L9	52.10'	N11°58'58"W
L10	74.66'	N51°01'10"W
L11	348.72'	S00°31'37"E



Line Table		
Line #	Length	Direction
L1	670.65'	S89° 26' 00"W
L2	100.00'	N86° 15' 52"W
L3	267.22'	S89° 33' 28"W
L4	20.00'	N0° 30' 03"E
L5	266.89'	N89° 33' 28"E
L6	100.00'	S86° 15' 52"E
L7	10.00'	S0° 00' 00"E
L8	425.17'	N89° 26' 00"E
L9	10.00'	N0° 34' 00"W
L10	245.91'	N89° 26' 00"E
L11	20.00'	S0° 38' 53"W
L12	20.00'	N1° 26' 57"W
L13	20.00'	S1° 26' 57"E
L14	12.00'	S89° 26' 00"W
L15	20.00'	N00° 34' 00"W
L16	12.00'	N89° 26' 00"E
L17	20.00'	S00° 34' 00"E

Curve Table					
Curve #	Radius	Length	Delta	Chord	Chord Bearing
C1	1296.49'	97.32'	418°04"	97.30'	N89°24'54"W
C2	1366.49'	135.40'	5°40'02"	135.34'	N89°06'10"W
C3	1386.49'	137.38'	5°40'02"	137.32'	S89°06'10"E
C4	1276.49'	83.22'	3°44'08"	83.21'	S88°07'56"E
C5	1286.49'	12.70'	0°33'56"	12.70'	N89°43'02"E
C6	1366.49'	12.00'	0°30'12"	12.00'	S88°33'03"W
C7	1386.49'	12.00'	0°29'45"	12.00'	N88°33'03"E



DANIEL A SCHMIDT
REVOCABLE TRUST

SE-NE
SECTION 3
T23N-R21E
21-52

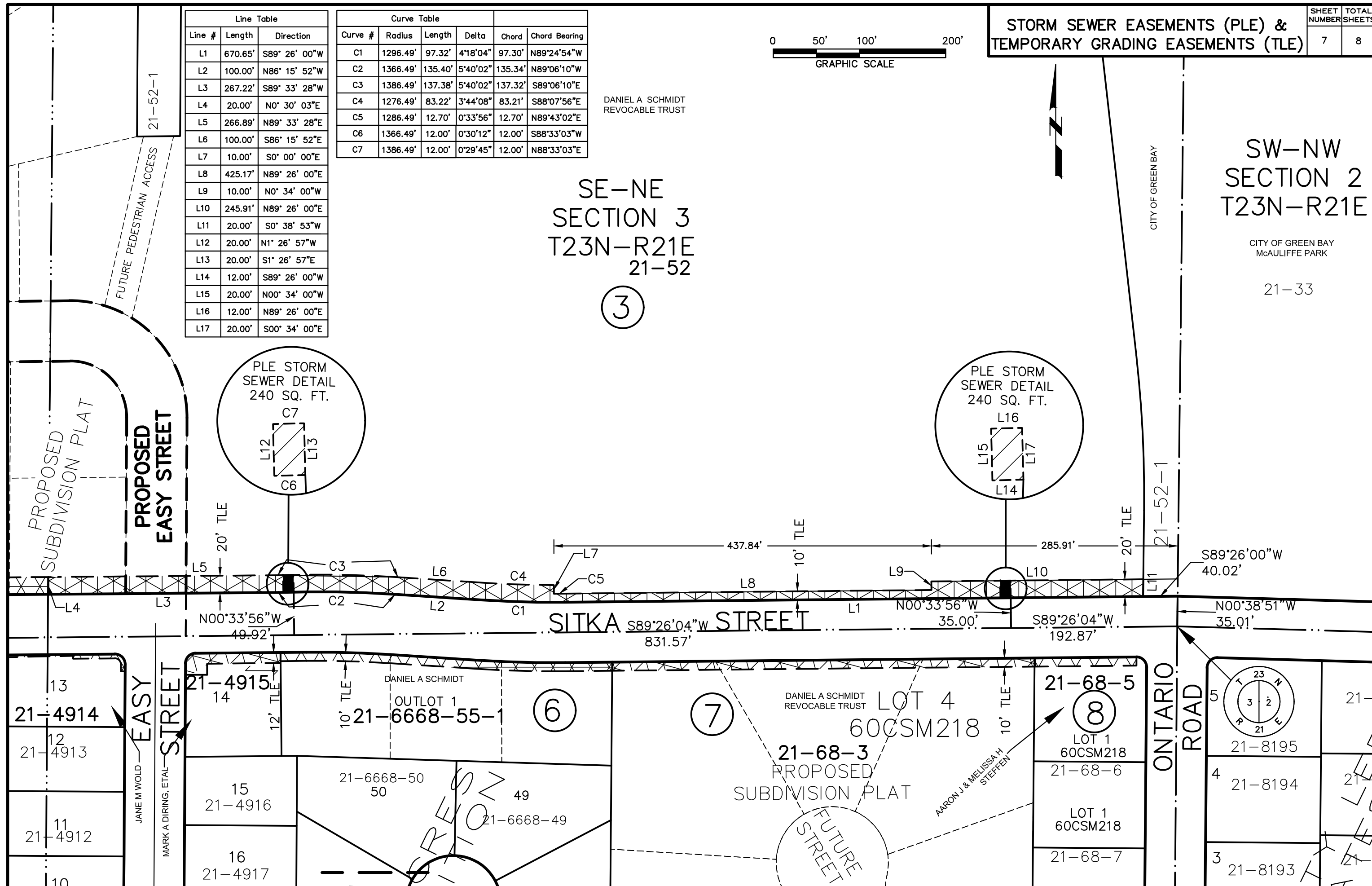
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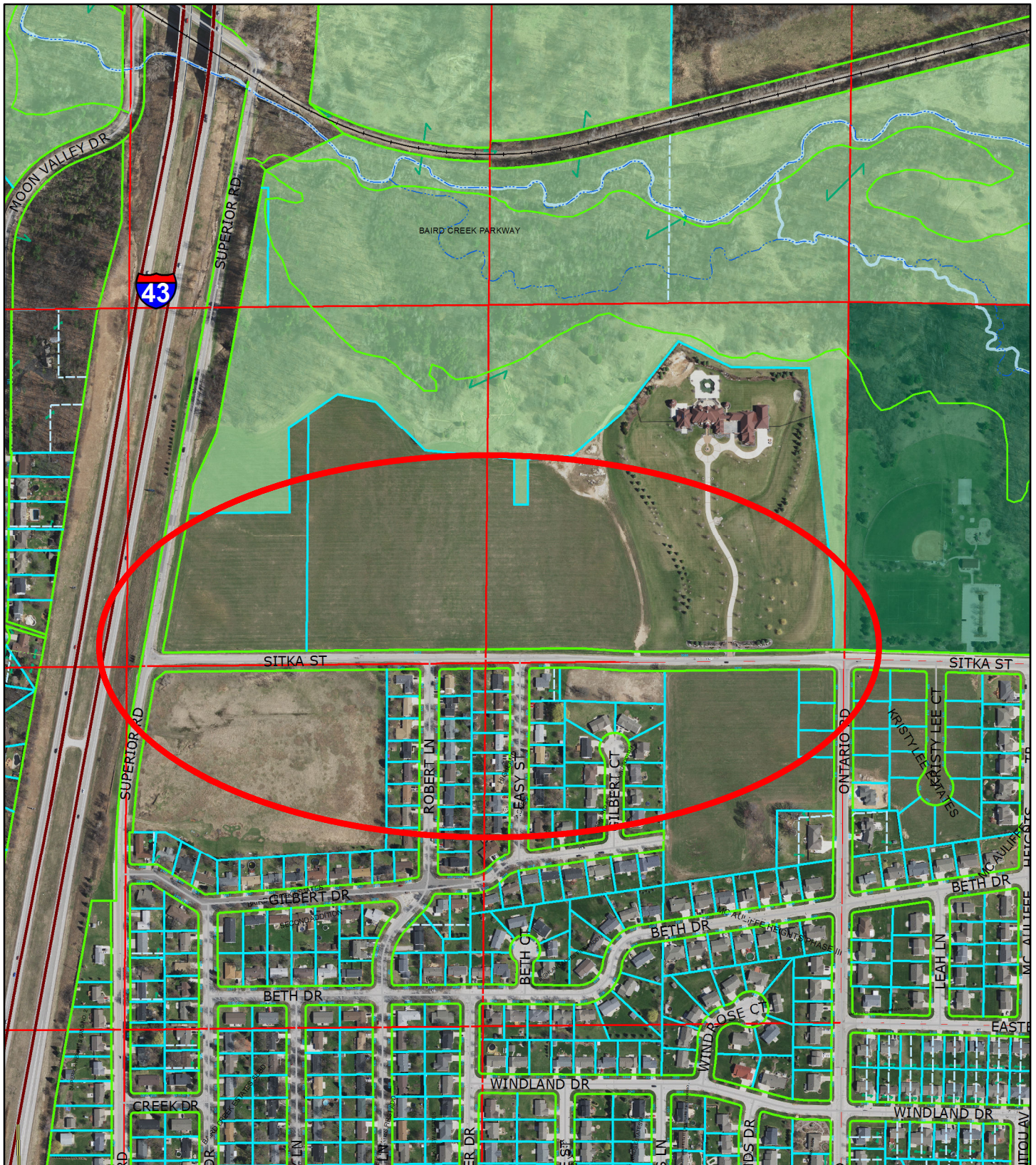
STORM SEWER EASEMENTS (PLE) & TEMPORARY GRADING EASEMENTS (TLE)

SW-NW
SECTION 2
T23N-R21E

CITY OF GREEN BAY
McAULIFFE PARK

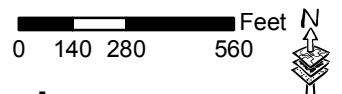
21-33





**(ROW 18-01) Consideration with possible action
on the request to approve a Plat of Right-of-Way
and Map Amendment for Sitka Street and Superior Road**

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 7.24.18 24 Jul 2018 X:\Planning\Basemaps\template_8.5x11.mxd



 **Subject Area**