



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, SEPTEMBER 24, 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 September 24, 2018, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the August 27, 2018, meeting of the Green Bay Plan Commission Meeting.

D. Regular Business.

1. (ZP 18-30) Consideration and possible action on the request for a zone change of a portion of the property located at 2405 West Mason Street (Frontage Road) from the Business Park (BP) District to the General Commercial (C-1) District. Submitted by GB Real Estate Investments, LLC, on behalf of the property owner (Ald. J. Vander Leest, District 11).
2. (ZP 18-31) Consideration with possible action the request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Karen Michaels, Golden House, Family Violence Center, Inc (Ald. R. Scannell, District 7).
3. (SP 18-03) Consideration with possible action on the request to declare City property (parcel 21-1491) surplus near 1826 North Irwin Avenue, submitted by Brett Lange, Bay Beach Recycling LLC (Ald. K. Lefebvre, District 6).

E. Informational.

1. Director's Report.
2. Date of next meeting: October 8, 2018.

F. 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 Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council 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, AUGUST 27, 2018, 6:00 PM
CITY HALL, ROOM 604**

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, Randall Petrouske, Lisa Hanson, Veronica Corpus-Dax, Timothy Gilbert, Sidney Bremer, Excused:

Others Present: Ald. Barb Dorff

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 27, 2018, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the agenda for the August 27, 2018, meeting of the Green Bay Plan Commission. Motion carried. Voice vote.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 13, 2018, Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to approve the minutes from the August 13, 2018, Plan Commission Meeting. Motion carried. Voice vote.

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

D. REGULAR BUSINESS.

I. (ZP 18-12) Consideration with possible action on the request to amend the Larsen Green Planned Unit Development (PUD) for the Rail Yard Development, 400-600 Blocks of North Broadway, submitted by the Community and Economic Development Department (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

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

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

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

Moved by Randall Petrouske, seconded by Sidney Bremer to Approve the request, subject to the draft Planned Unit Development. Motion carried.

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

2. (ZP 18-29) Consideration and possible action on a request to authorize a Conditional Use Permit (CUP) to construct a detached garage beyond the maximum height requirements found in Chapter 13-615, Table 6-4, in a Low Density Residential (R1) District located at 3503 Nicolet Drive, submitted by David and Nicole Perret, property owners (Ald. B. Dorff, District 1).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

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

Moved by Sid Bremer, seconded by Jacob Miller to go close floor for discussion. Motion carried. Voice vote.

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, subject to:

- 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. Continuance of similar style of architecture, exterior construction material, and color of the structure.

Motion carried.

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

3. (SV 18-02) Consideration with possible action on the request to vacate a portion of Donald Driver Way and to close a portion of Kellogg Street to the public, submitted by Mau & Associates (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to approve the request, subject to the following conditions:

1. Approval of the corresponding Subdivision Plat (CP 18-01) showing the vacation and closure areas.
2. A Maintenance Agreement for the closure area on Kellogg Street with the Department of Public Works.
3. Final roadway design of Donald Driver Way matching this vacation request shall be approved by the City prior to construction.

Motion carried.

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

4. (PP 18-03) Consideration with possible action on appointments to the Military Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Schmitt.

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to approve the request. Motion carried.

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

E. INFORMATIONAL.

1. Director's Report.

No report was given.

2. Date of next meeting: September 10, 2018.

F. ADJOURNMENT.

Moved by Commissioner Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried. Voice vote.

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



Report to the Green Bay Plan Commission

MEETING DATE

September 24, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.I.

(ZP 18-30) Consideration and possible action on the request for a zone change of a portion of the property located at 2405 West Mason Street (Frontage Road) from the Business Park (BP) District to the General Commercial (C-1) District. Submitted by GB Real Estate Investments, LLC, on behalf of the property owner (Ald. J. Vander Leest, District 11).

BACKGROUND

Primary Address: 2405 West Mason Street (Frontage Road)

Aldersperson/District: Ald. John Vander Leest / District 11

Reason for Request: To permit general commercial uses on the subject property.

Subject Parcel Zoning and Land Use:

Business Park (BP) & Low Density Residential (R-1) / vacant commercial/industrial.

Surrounding Zoning and Land Uses:

North: Highway Commercial (C2) / Retail, Service & Restaurant

South: Low Density Residential (R-1) / Undeveloped

East: General Commercial (C1) / Retail, Service & Restaurant

West: Highway Commercial (C2) & General Commercial (C1) / Auto Service Uses

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan recommends commercial uses for the property.

Analysis: This request is in response to the proposed reuse of the former Hasselblad Machine Company property at 2405 West Mason Street. The lot is approximately 6 acres in size with 235 ft. of frontage and 1,170 ft. of depth. The northern 450 ft. of the property is currently zoned Business Park (BP) District and the remaining southern 720 ft. of the property is currently zoned Low Density Residential (R-1).

The developed portion of the property, currently zoned Business Park (BP), is approximately a 2.6 acre area included in the zone change request to the General Commercial (C1) District. The remainder of the property is not included in the request and will retain its Low Density Residential (R-1) District designation until such time that access and other development interest takes place to the south.

The aforementioned developed portion of the property currently contains an approximately 15,000 sq. ft. office and manufacturing facility developed in 1986 as well as a parking area capable of accommodating approximately 80 stalls. The petitioner's intent is to occupy the current structure with commercial retail, service or restaurant business uses. These uses are not permitted or conditional within the Business Park

(BP) District and require the change in zoning.

The requested change in zoning from Business Park (BP) to General Commercial (C1) is consistent with the recommendation of the 2022 Smart Growth Comprehensive Plan. Additionally, the use of the site for retail or service uses is consistent and complimentary to the adjoining uses along West Mason Street and the frontage road.

Ald. J. Vander Leest and adjacent property owners were noticed of the request. Several informational calls were received but no written concerns were submitted to staff as of the drafting of this report.

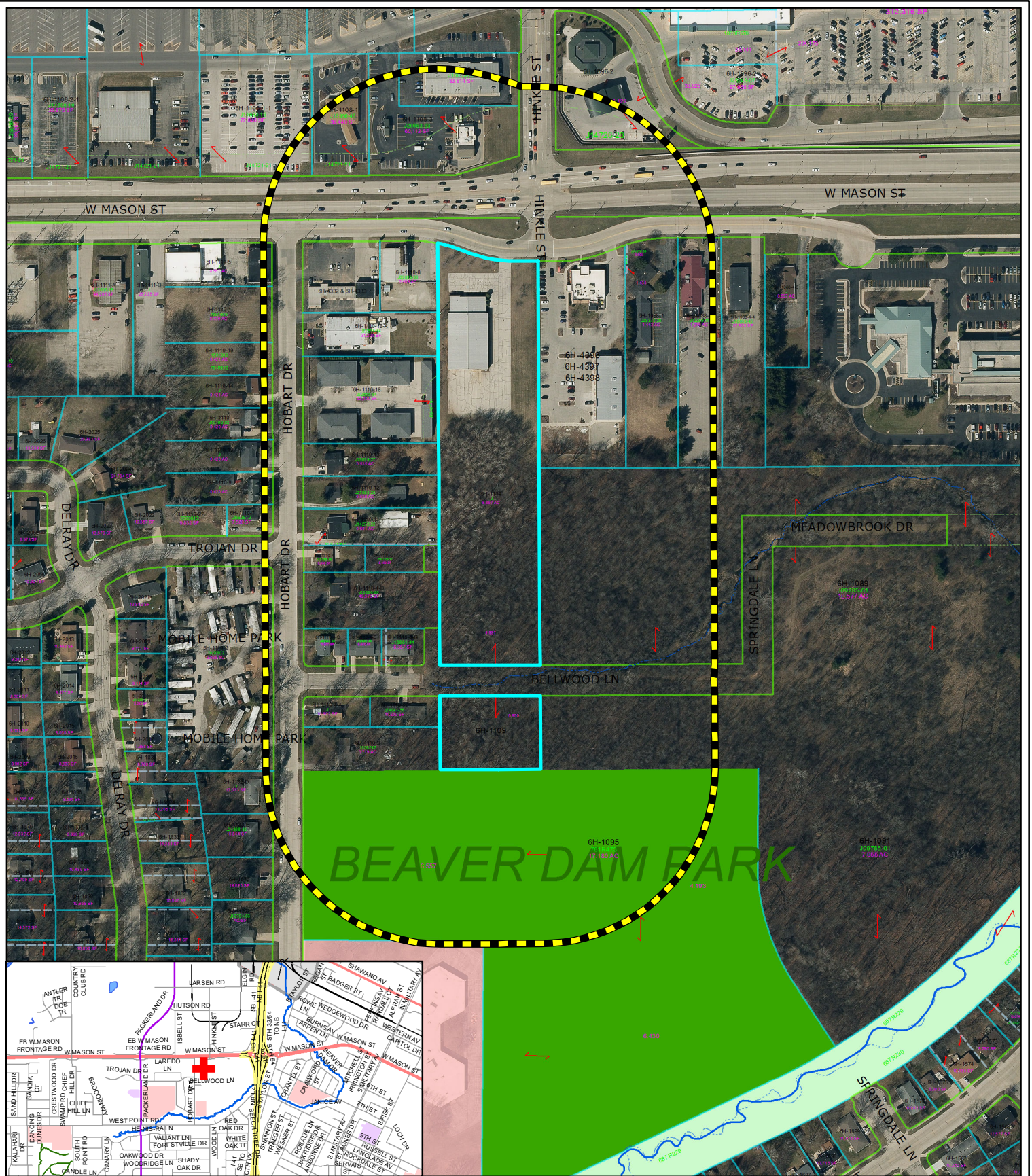
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 18-30_PC Location Map



- Subject Property
- 400' Notice Area

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

Zoning Petition 18-30
Request for a zone change a portion of the
property located at 2405 West Mason Street
(Frontage Road) from the Business Park (BP)
to the General Commercial (C-1) District



0 150 300
 Feet





Report to the Green Bay Plan Commission

MEETING DATE

September 24, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

(ZP 18-31) Consideration with possible action the request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Karen Michaels, Golden House, Family Violence Center, Inc (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To authorize a Conditional Use Permit (CUP) to allow for the current shelter to expand their existing facility.

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Zoning and Land Uses:

Subject Property: Office/Residential (OR) – Emergency shelter facility

North: Low Density Residential (RI)	Single & two family dwellings
South: Public/Institutional (PI)	East River Parkway
East: Public/Institutional (PI)	East River Parkway
West: Public/Institutional (PI)	East River Parkway

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Public (P).

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement; the proposed Conditional Use Permit is consistent with the current zoning of the property.

Report: The request will allow for an existing emergency homeless shelter to expand on the existing parcel owned by Golden House, Inc. Golden House, Inc. offers a 24-hour helpline, individual and group counseling, crisis intervention services and housing which includes an emergency shelter. The existing shelter facility was constructed in the early 1990s.

The subject site is adjacent parkway property along the East River owned by the City of Green Bay and contains 1.06 acres or 46,308 sq. ft. The expansion will include new additions to both the east and west side of the existing structure and will include remodeled space in the current facility. The structure is setup into three core spaces: residential units; common spaces which include kitchen, dining, programming space, storage; and administration. A total of 28 units will be provided that include, single, double and family suites. Details of the site and building are attached within this agenda

The existing and expanded use is compatible with adjacent land uses and the surrounding neighborhood. Ald. R. Scannell and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

RECOMMENDATION

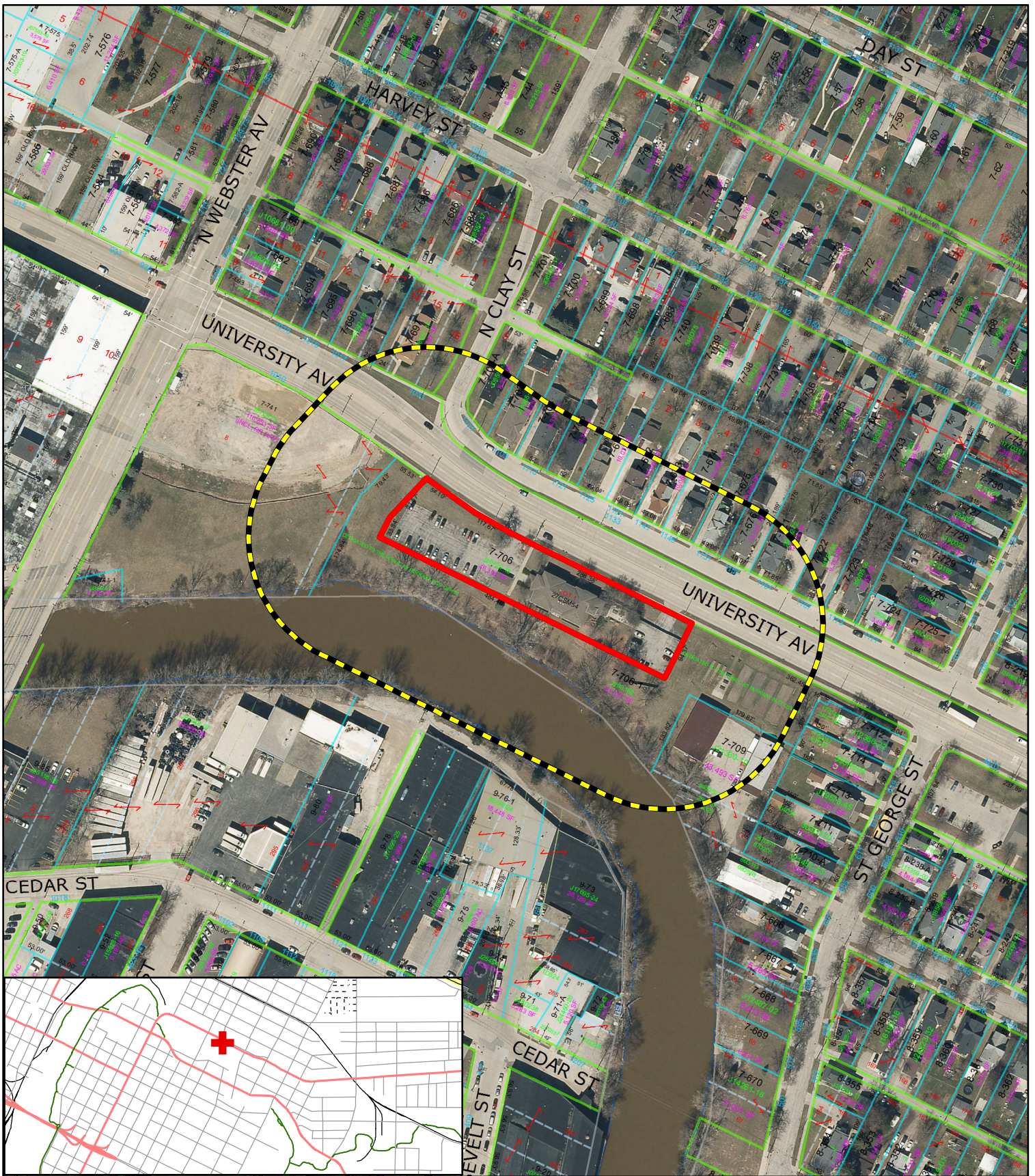
Approval of the request, subject to:

- a. A Conditional Use Permit (CUP) being authorized for the existing emergency shelter at 1120 University Avenue, subject to a capacity of 28 units with no expansion of the use without Plan Commission review and approval.
- b. 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.

FISCAL IMPACT

ATTACHMENTS

1. ZPI8-31 loc map
2. PC Exhibits



- Subject Area
- 200' Property Owner Notice



Zoning Petition (ZP 18-31)
Proposed Conditional Use Permit (CUP) -
1120 University Avenue

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 Map prepared by PN

0 5,000 10,000
 Feet

Today, Golden House, Inc. offers a comprehensive program that includes a 24-hour helpline, individual and group counseling, crisis intervention services, mental health therapy, children's programming, prevention efforts, and a housing continuum which includes our emergency shelter.

The expansion of our current facilities will include a new addition for emergency shelter services and a renovation of our current building to enhance and expand our community's response to victims and their children. Based on industry-leading models across the nation, the new, improved facility will provide ample comforting and healing space including group and holistic therapy rooms for children and adults, increased outreach office space to provide mental health therapy and support services, and additional private emergency shelter rooms including spaces for populations with special needs such as elderly and disabled victims.

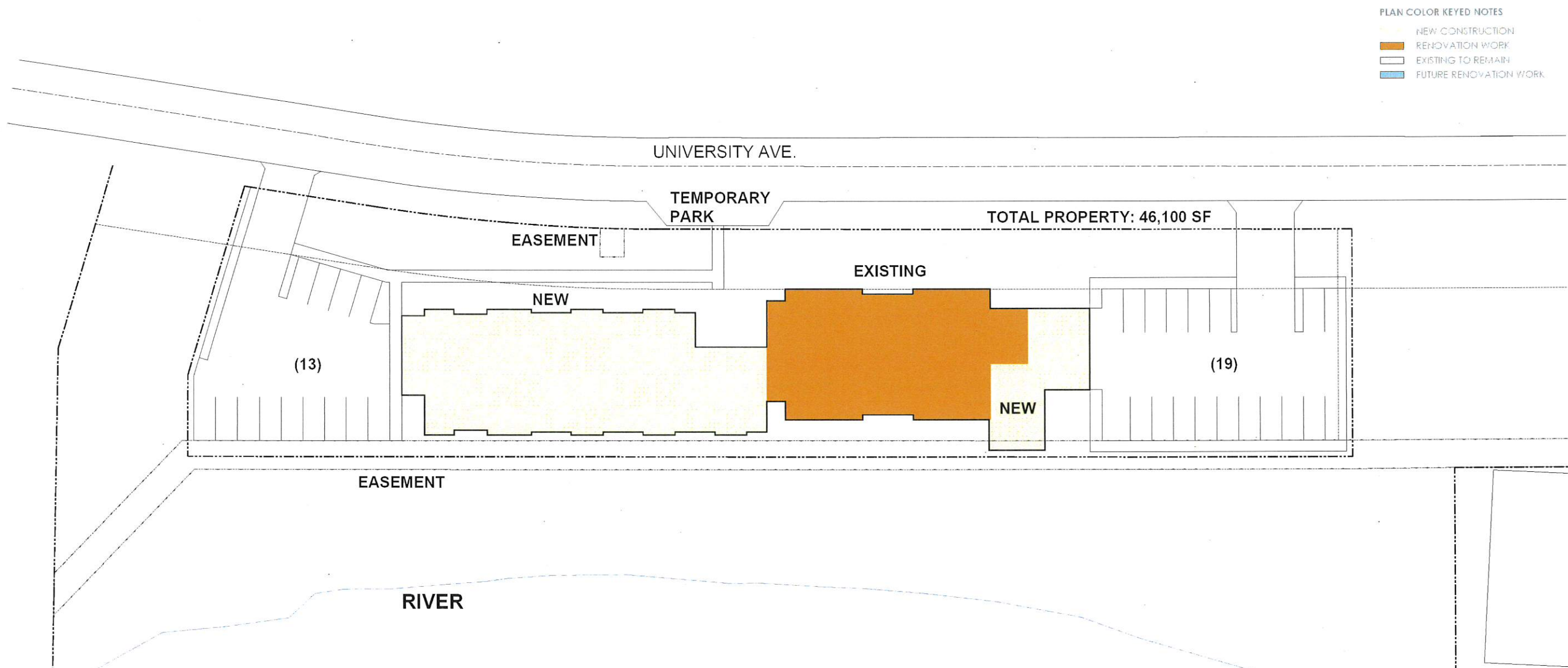
With the expansion, our shelter capacity will grow by twenty-eight beds-providing nearly 6,000 additional nights of shelter for more than 150 victims annually. By increasing our outreach office space, we will have more opportunity for advocacy and mental health services, collaborative wellness and educational opportunities, prevention activities for children experiencing domestic violence, and survivor-driven support programming.

CONTENTS

REQUEST FOR CITY ACTION
- CONDITIONAL USE

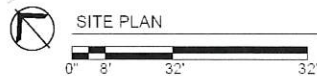
SCHEMATIC PLANS
- SITE PLAN
- LOWER LEVEL FLOOR PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- RENDERINGS





PLAN COLOR KEYED NOTES

- NEW CONSTRUCTION
- RENOVATION WORK
- EXISTING TO REMAIN
- FUTURE RENOVATION WORK



EXISTING PARKING SPACE: 56 STANDARD + 2 ADA = 58

NEW PARKING SPACES:

STAFF: 19

RESIDENTS: 13

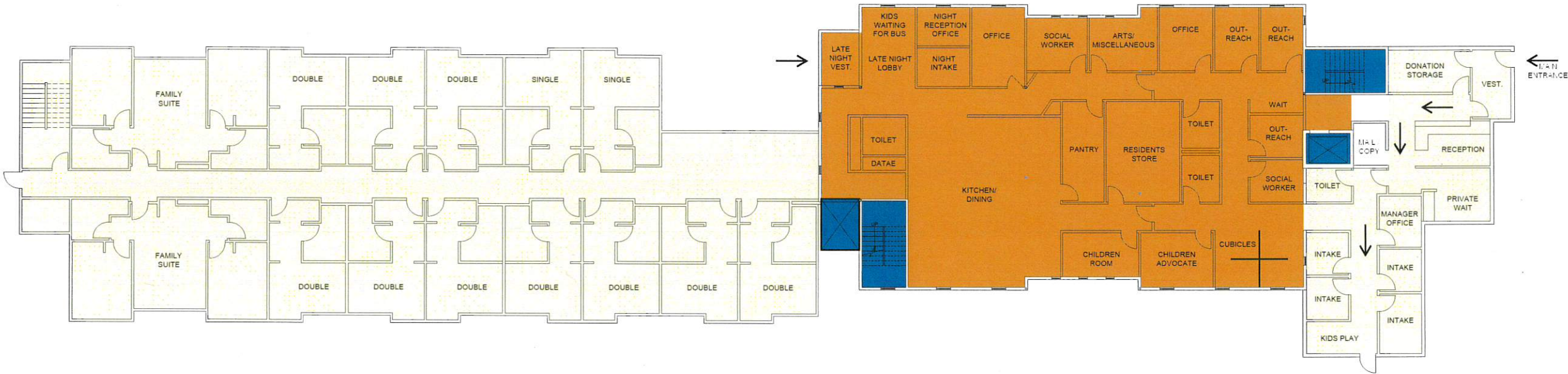
MINIMUM SPACES REQUIRED BY CODE:

1 SPACE PER ROOM = 32

1 PER FULL TIME EMPLOYEE = 6-8

PLAN COLOR KEYED NOTES

- NEW CONSTRUCTION
- RENOVATION WORK
- EXISTING TO REMAIN
- FUTURE RENOVATION WORK



NUMBER OF ROOMS IN ADDITION:

SINGLE ROOMS (OCCUPANCY/QUANTITY/SF EACH):
2 SINGLE ROOMS / 310 SF EACH

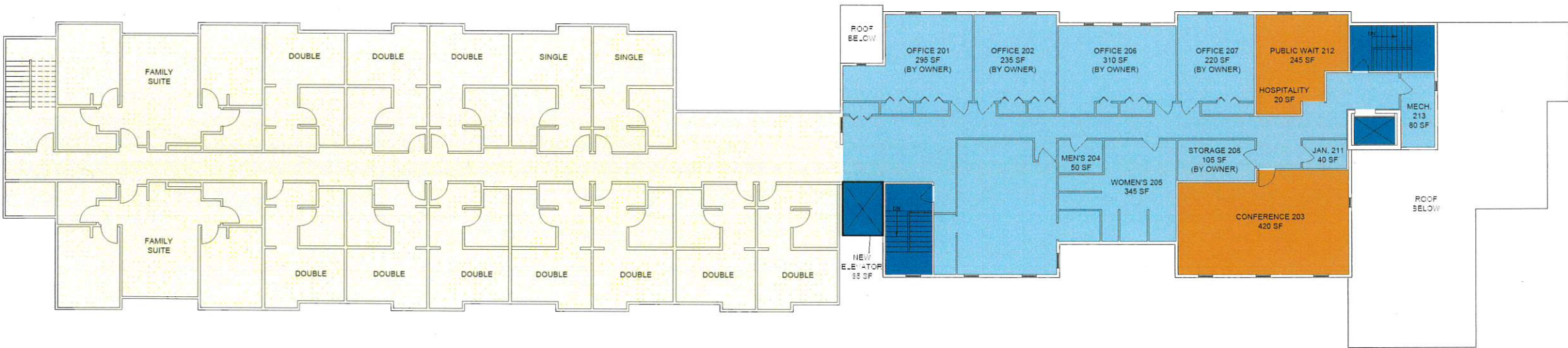
DOUBLE ROOMS (OCCUPANCY/QUANTITY/SF EACH):
10 DOUBLES / 310 SF EACH

SUITES (OCCUPANCY/QUANTITY/SF EACH):
4 SUITES / 795 SF EACH

AREA OF NEW WORK: 6,900 SF WEST + 1,500 SF EAST

AREA OF RENOVATION: 5,000 SF

- PLAN COLOR KEYED NOTES
- NEW CONSTRUCTION
 - RENOVATION WORK
 - EXISTING TO REMAIN
 - FUTURE RENOVATION WORK



NUMBER OF ROOMS IN ADDITION:

SINGLE ROOMS (OCCUPANCY/QUANTITY/SF EACH):	
12 SINGLE ROOMS / 310 SF EACH	
DOUBLE ROOMS (OCCUPANCY/QUANTITY/SF EACH):	
0 DOUBLES / 310 SF EACH	
SUITES (OCCUPANCY/QUANTITY/SF EACH):	
4 SUITES / 795 SF EACH	
AREA OF NEW WORK:	6 900 SF WEST + 0 SF EAST
AREA OF RENOVATION:	1 050 SF





Report to the Green Bay Plan Commission

MEETING DATE

September 24, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.3.

(SP 18-03) Consideration with possible action on the request to declare City property (parcel 21-1491) surplus near 1826 North Irwin Avenue, submitted by Brett Lange, Bay Beach Recycling LLC (Ald. K. Lefebvre, District 6).

BACKGROUND

Primary Address: Radisson Street

Aldersperson/District: Ald. Kathy Lefebvre / 6

Reason for Request: To declare City property as surplus property for sale.

Subject Parcel Zoning and Land Use: C1, Vacant

Surrounding Parcels Zoning and Land Use:

North: Right-of-Way; Radisson Street

South: C1, General Commercial, Bay Beach Recycling

East: G1, General Industrial, Vacant

West: Right-of-Way; N. Irwin Avenue

Comprehensive Plan:

The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial for the surrounding area.

Analysis:

The subject property is currently owned by the City, likely as part of a property acquisition done for the reconstruction of Radisson Street. An adjacent property owner (1826 North Irwin Avenue) is interested in acquiring the subject parcel as part of an expansion of his business. Staff supports this request as the City has no need for the property, it will put the property back on the tax rolls, and will release the City of maintenance and liability on the property.

Ald. K. Lefebvre, adjacent property owners and reviewing agencies have been notified of this request. No objections were received as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. SP 18-03 Map



Surplus Property Declaration (SP 18-03)
1826 N Irwin Ave

0 12.5 25 50 Feet



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 4.17.2018 12 Sep 2018 X:\Planning\City\DATA_GIS\CityActions\SUR_PROP\SP 18-03 Map.mxd

☐ Proposed Surplus Property