



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, NOVEMBER 11, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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 November 11, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the October 21, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

1. (ZP 19-08) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for vehicle sales and repairs located at 314 North Monroe Street, submitted by Justin Wineck, (Ald. R. Scannell, District 7).
2. (ZP 19-25) Consideration with possible action on the request to rezone a portion of a parcel in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) to Highway Commercial (C2), submitted by Tony Wied. In addition, the Department of Community and Economic Development is recommending that the rear yard of the following tax parcels be rezoned from Low Density Residential (R1) to General Commercial (C1): 1800 South Ashland Avenue (Tax Parcel: 1-1138), 1804 South Ashland Avenue (Tax Parcel: 1-1136) and 1812 South Ashland Avenue (Tax Parcel: 1-1135) (Ald. Johnson, District 9).
3. (ZP 19-26) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for Limited Production Use at 340 North Broadway, submitted by Sandra McDonald, Cupid's Arrow Escargot, LLC (Ald. R. Scannell, District 7).

4. (ZP 19-27) Consideration with possible action on the request to repeal Zoning Ordinance (ZO) 7-00 for 840 South Huron Road and to rezone the subject parcel from Rural Residential (RR) to Highway Commercial (C2), submitted by Jeff Osgood, Kwik Trip, property owner (Ald. Corpus-Dax, District 2).
5. (ZP 19-28) Consideration with possible action on the request to rezone 1820 Frank Street from Low Density Residential (RI) to Office/Residential (OR), submitted by Michael J. Coppens, property owner (Ald. Wery, District 8).
6. (SP 19-03) Consideration with possible action on the request to declare City owned property as surplus, located along the 1300 Block of South Huron Road (Parcel 21-182-3), submitted by Paul Kosmoski (Ald. Corpus-Dax, District 2).

E. Informational.

1. Director's Report.
2. Date of next meeting: Monday, November 25, 2019.

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, OCTOBER 21, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 21, 2019, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Lisa Hanson to approve the agenda. 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 October 7, 2019, meeting of the Green Bay Plan Commission.

Moved by Randall Petrouske, seconded by Lisa Hanson to approve the minutes. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).

Staff Recommendation: Receive and place on file.

Moved by Sidney Bremer, seconded by Lisa Hanson to receive and place on file the request to vacate an unimproved right-of-way located near Hillcrest Drive. Motion carried.

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

2. (ZP 19-22) Consideration with possible action on the request to amend Zoning Ordinance 11-13 to allow painted wall signage at 300 Dousman Street, submitted by David Anderson, property owner (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Jacob Miller to amend Zoning Ordinance 11-13 to allow painted wall signage at 300 Dousman Street, subject to the draft Planned Unit Development District Ordinance (PUD) amendment. Motion carried.

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

3. (ZP 19-24) Consideration with possible action on the request to amend the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, submitted by John Bunker, on behalf of GLJB Investments, property owners (Ald. B. Dorff, District 1).

Moved by Randall Petrouske, seconded by Lisa Hanson 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 Lisa Hanson, seconded by Commissioner 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 Sidney Bremer, seconded by Jerry Wiezbiskie to amend the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, subject to the amended Planned Unit Development District Ordinance (PUD). Motion carried.

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

4. (PP 19-05) Consideration with possible action on the request of Downtown Green Bay, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to approve the Downtown Green Bay, Inc. 2020 Business Improvement District Operating Plan. Motion carried.

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

5. (PP 19-06) Consideration with possible action on the request of Olde Main Street, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. C. Stevens, District 5).

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the Olde Main Street, Inc. 2020 Business Improvement District Operating Plan. Motion carried.

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

6. (PP 19-07) Consideration with possible action on the request of On Broadway, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. B. Johnson, District 9).

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the On Broadway, Inc. 2020 Business Improvement District Operating Plan. Motion carried.

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

7. (PP 19-08) Consideration with possible action on the request of Military Avenue Business Association for approval of their 2020 Business Improvement District Operating Plan (Ald. C. Wery, District 8, Ald. M Steuer, District 10 and Ald. J. Vander Leest, District 11).

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the Military Avenue Business Association 2020 Business Improvement District Operating Plan. Motion carried.

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

F. INFORMATIONAL.

I. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, November 11, 2019.

E. ADJOURNMENT.

Moved by Lisa Hanson, seconded by 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



Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.1.

(ZP 19-08) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for vehicle sales and repairs located at 314 North Monroe Street, submitted by Justin Wineck, (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To allow for sale and repair of motorcycles.

Aldersperson/District: Ald. Randy Scannell / 7

Surrounding Zoning and Land Uses:

Subject Property: Downtown One (D1) - Vacant commercial building

North: Downtown One (D1) - Commercial uses

South: Downtown One (D1) - Commercial uses

East: General Commercial (C1) - Commercial uses

West: Public Institutional (PI) - Brown County Library

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Downtown (D). The Planning staff finds that the request is compatible with and is not contradictory to the future land use map and Land Use Plan objectives.

Report: The proposal by the applicant would include occupancy in the building located at 314 North Monroe Street, for the sale and repair of motorcycles. Staff has considered the proposed use to fall within the automobile sales-new or used category and motor vehicle repair-minor as identified in Chapter 13-702, Table 7-1, Green Bay Zoning Code.

The subject parcel is 7,943 sq. ft. and the building occupies approximately 6,599 sq. ft. All display and repairs will be conducted within the building as there is no exterior display based on the size of the building. A building pre-assessment by the architect is attached within this agenda packet.

Staff feels the proposed use is compatible with adjacent land uses and the surrounding neighborhood with minimal impact. Ald. Randy 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

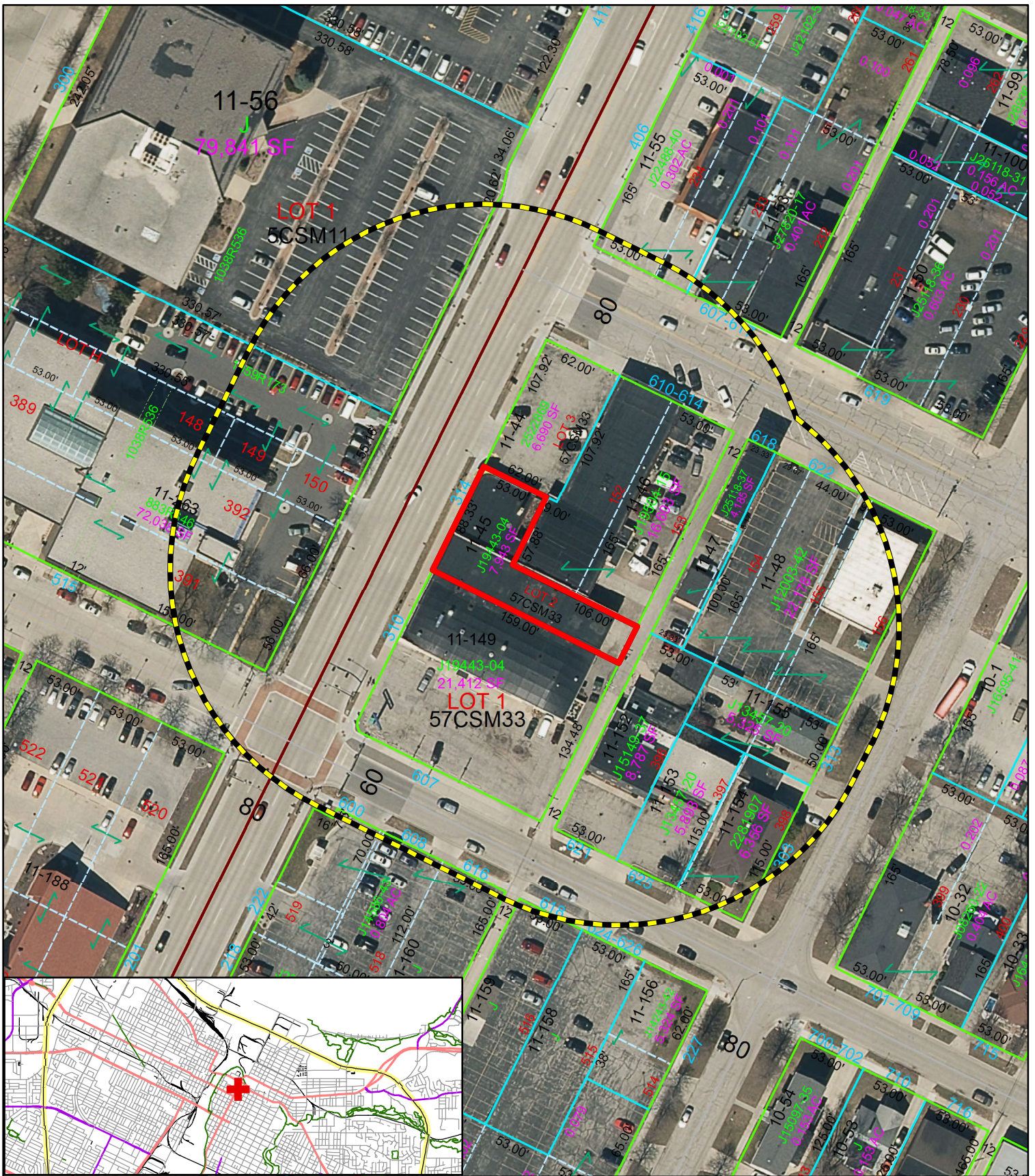
Staff is recommending approval of the request, subject to:

- 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. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.

FISCAL IMPACT

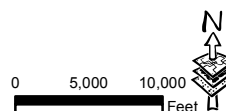
ATTACHMENTS

1. ZP 19-08 letter
2. 314 N. Monroe Ave DVL Letter.



Zoning Petition (ZP 19-08)
Proposed Conditional Use Permit (CUP)
314 North Monroe Avenue

- Proposed CUP
- 200' Property Owner Notice



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 PN

From: [Justin Wineck](#)
To: [Paul Neumeyer](#)
Subject: 314 N. Monroe Ave.
Date: Tuesday, October 22, 2019 1:39:59 PM
Attachments: [IMG_0675.jpg](#)

Paul,

As we discussed in our phone conversation, I have received a letter from David Van Lanen that indicates that the facility above meets the necessary requirements for WDOT Dealer and Agent Section MV2186. I've attached this letter from Bay Architects for your review.

Thank you.

Justin Wineck



Bay Architects, LLC

901 Parkview Road - Green Bay, WI 54304

Ph: 920-337-9400 Fax: 920-337-9416



10.12.19

Re: Justin's Customs
314 N Monroe
Green Bay, Wi. 54301

To Whom it may Concern:

The building at 314 No Monroe, Green Bay, Wi. meets the Business Facility Requirements per the Wisconsin Department of Transportation Dealer and Agent Section MV2186.

If you have any questions, please call.

Sincerely,

David R. Van Lanen
Architect



Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

(ZP 19-25) Consideration with possible action on the request to rezone a portion of a parcel in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (RI) to Highway Commercial (C2), submitted by Tony Wied. In addition, the Department of Community and Economic Development is recommending that the rear yard of the following tax parcels be rezoned from Low Density Residential (RI) to General Commercial (CI): 1800 South Ashland Avenue (Tax Parcel: 1-1138), 1804 South Ashland Avenue (Tax Parcel: 1-1136) and 1812 South Ashland Avenue (Tax Parcel: 1-1135) (Ald. Johnson, District 9).

BACKGROUND

Reason for Request: To allow for a drive-through window for 1828 South Ashland Avenue and to clean-up the rear yard zoning for 1800, 1804 and 1812 South Ashland Avenue.

Aldersperson/District: Ald. Brian Johnson / 9

Surrounding Zoning and Land Uses:

Subject Property: Highway Commercial (C2) & General Commercial (C2) - Convenience store/retail use

North: General Commercial (CI) - Commercial uses

South: Planned Unit Development (PUD) - Commercial uses

East: General Industrial (GI) - Industrial uses

West: Low Density Residential (RI) - Single-family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as High Intensity Retail, Office or Housing (HIROH) and Commercial (C). In addition, 1828 South Ashland Avenue is included the Legends District Master Plan; however, no future land use recommendation is given.

Report: The proposal by the applicant would include the rezoning of a strip zone of Low Density Residential (RI) that runs parallel with South Norwood Avenue, the west boundary for the Dino Stop located at 1828 South Ashland Avenue. In addition, Planning Staff is recommended considering the rezoning of a strip of RI zoning that runs north of 1828 South Ashland Avenue to the north and impacts the rear yards of the business in the 1800 Block of South Ashland Avenue. If recommended for approval, the strip zoning areas would be rezoned to match the existing adjacent commercial zoning districts.

The applicant proposes to add a pick-up window the west side of the existing Dino Stop convenience store building to accommodate a new tenant. It was discovered by staff that there is a 25 ft. strip of RI zoning that run parallel with South Norwood Avenue and would prevent the applicant encroaching into the westerly 25 ft. between the existing Dino Stop convenience store and the South Norwood Avenue right-of-way.

It was a past planning practice to use “strip-zoning” as a method to create a transition between opposite and/or adjacent commercial and residential uses. That practice is no longer used by staff because other standards such as setbacks and transitional yards are regulated in Chapter 13. This particular “strip-zoning”

originated in 1973 where the three parcels in the 1800 Block of South Ashland Avenue were zoned to First Business (BI), the equivalent of the current General Commercial (CI), excluding the westerly 25 ft. of the parcels which, maintained the RI zoning. A station expansion for 1828 South Ashland Avenue required a rezoning as well and excluded the westerly 25 ft. landscape buffer area.

The last know rezoning request came in subject area was in 1995 where, the former Fort Howard Shell Station proposed a rezoning for car wash on the north side of 1828 South Ashland Avenue. The request partially approved which allowed a rezoning to Highway Business (HB) (now Highway Commercial (C2) for the frontage road along South Ashland Avenue but, denied the change in zoning to the 25 ft. strip along South Norwood Avenue.

The existing Dino Stop building is located approximately 25 ft. from the South Norwood Avenue right-of-way. The addition of a pick-up window, possibly another 12 ft., would only allow a 13 ft. setback from the right-of-way. A 15 ft. setback is required for a corner side yard setback, any deviation from that standard would require review and approval by the Board of Appeals.

The City is again presented with the potential rezoning of the of the 25 ft. transitional buffer that nearly runs the length of South Norwood Avenue between Lombardi Avenue and Victory Boulevard. Although there are sufficient standards with the Zoning Code to address setbacks and transitional yards, the rezoning of the “strip” will create an encroachment toward neighboring residential properties to the west with little to no ability to screen the pick-up window and could permit driveway access for all commercial properties to South Norwood Avenue which is considered a residential street.

Existing commercial access is provided by a frontage road to South Ashland Avenue for the three parcels south of Victory Boulevard. The Dino Stop has exiting access to South Ashland Avenue, an illegal drive to the north of the site on South Norwood Avenue and multiple drives on South Ashland Avenue and South Norwood Avenue at Lombardi Avenue.

Staff feels the proposed rezonings would be detrimental and an encroachment in to a buffer area intended to separate commercial uses from to neighboring properties to the west. Staff is recommending denial of the request. Ald. Brian Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received two calls from affected property owners regarding this request.

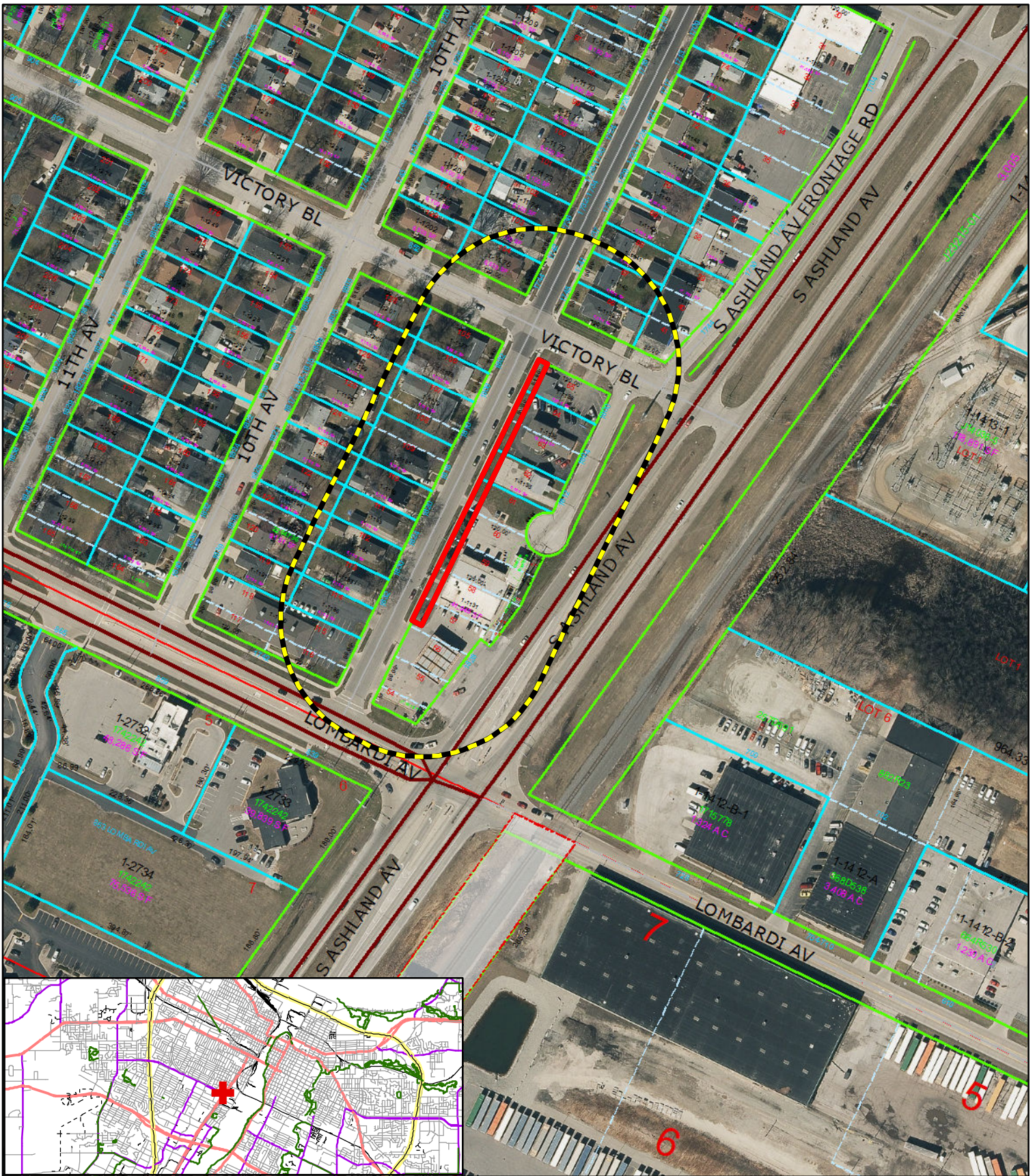
RECOMMENDATION

Staff is recommending denial of the original request to rezone a portion of a parcel in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (RI) to Highway Commercial (C2). Planning Staff is withdrawing its request to consider the rezoning of 1800 South Ashland Avenue, 1804 South Ashland Avenue and 1812 South Ashland Avenue from Low Density Residential (RI) to General Commercial (CI).

FISCAL IMPACT

ATTACHMENTS

- I. ZP 19-25 Letter



Zoning Petition (ZP 19-25)
Proposed Rezoning 1820/1830 Block S Norwood Ave
1800, 1804 and 1812 S Ashland Ave

- Proposed Rezoning
- 200' Property Owner Notice

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 Feet



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 Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.3.

(ZP 19-26) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for Limited Production Use at 340 North Broadway, submitted by Sandra McDonald, Cupid's Arrow Escargot, LLC (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To permit the establishment of the Limited Production Use of heliculture.

Aldersperson/District: Ald. Randy Scannell / 7

Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

North: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

South: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

East: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

West: Downtown (DI) Commercial and Residential Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Downtown, which “promotes high-intensity office, retail, housing, entertainment and public uses preferably in a mixed use environment with strong pedestrian orientations”. Additionally, the AuthenticCity Downtown Plan designates the site as part of the Larsen Green Catalyst. The proposed use is not inconsistent with and does not contradict the recommendations of the Comprehensive Plan or AuthenticCity Plan.

Report: In 2008 a Planned Unit Development was adopted (ZO 4-08) for the 21 acre area formerly known as the Larsen Canning Site, located roughly between Dousman Street on the south, Mather Street on the north, North Broadway on the west and the Wisconsin Central Railroad tracks on the east. It was created to provide land-use regulations of a mixed-use district on the lands formerly used as a large scale vegetable canning operation. In 2013, the PUD was amended (ZO 11-13) for the redevelopment of the southernmost four acres that included rehabilitation of most of the existing buildings south of Kellogg Street. As part of the amendment, limited processing and production (brewing and bottling) became a permitted use and other forms of limited production uses require a Conditional Use Permit.

At this time, the petitioner and property owner are requesting a Conditional Use Permit to establish the limited production use of heliculture, commonly referred to as “escargot snail farming”, which is the raising and processing of land snails (escargot) for human consumption and use in the cosmetics industry. The applicant proposes to occupy approximately 1,100 sq. ft. of the lower level (basement floor) of the existing mixed-use building at 340 North Broadway.

The proposed heliculture use is relatively new in the United States and this facility would be the first in the Midwest. The applicant has been working with the U.S. Food and Drug Administration (FDA) and the U.S. Department of Agriculture (USDA) for necessary permits and approvals. Among other requirements, the use must be conducted within a completely controlled environment that is biologically secured for which the

completely concrete basement of this former industrial property is uniquely qualified. The applicant states that everything necessary for the use will be contained in the production facility and will be inspected by both the FDA and the USDA prior to receiving federal permits. Additionally, as the use is a change in occupancy, building plans will be required to be reviewed and approved by the State of Wisconsin and/or the City prior to occupancy.

Upon initial establishment, there will only be a single employee but as production increases over time, it is anticipated that an additional 1-5 employees may come online. As the business is a production and processing facility requiring strict environmental control, there will be no retail or restaurant area and the facility will not be open to the public, though there is the potential for educational and other nonpublic tours to take place on a limited basis. Product will be distributed via personal vehicle or shipping service and no loading/dock area is necessary. Parking for employee(s) will be accommodated within the Rail Yard's shared parking areas.

Staff believes the proposed use is uncommon in the United States but that the ability to provide a product not currently available within the region or the even widely available in the country is a fitting addition to the Rail Yard innovation development area. Moreover, the qualities of the former industrial building's basement, which makes it difficult to occupy with residential or commercial uses, are almost ideal for a processing and production facility of this nature.

Ald. R. Scannell, On Broadway, Inc. and property owners within 200+ ft. have been notified of the request. Staff has not received any inquiries or objections to the proposed amendment as of the drafting of this report.

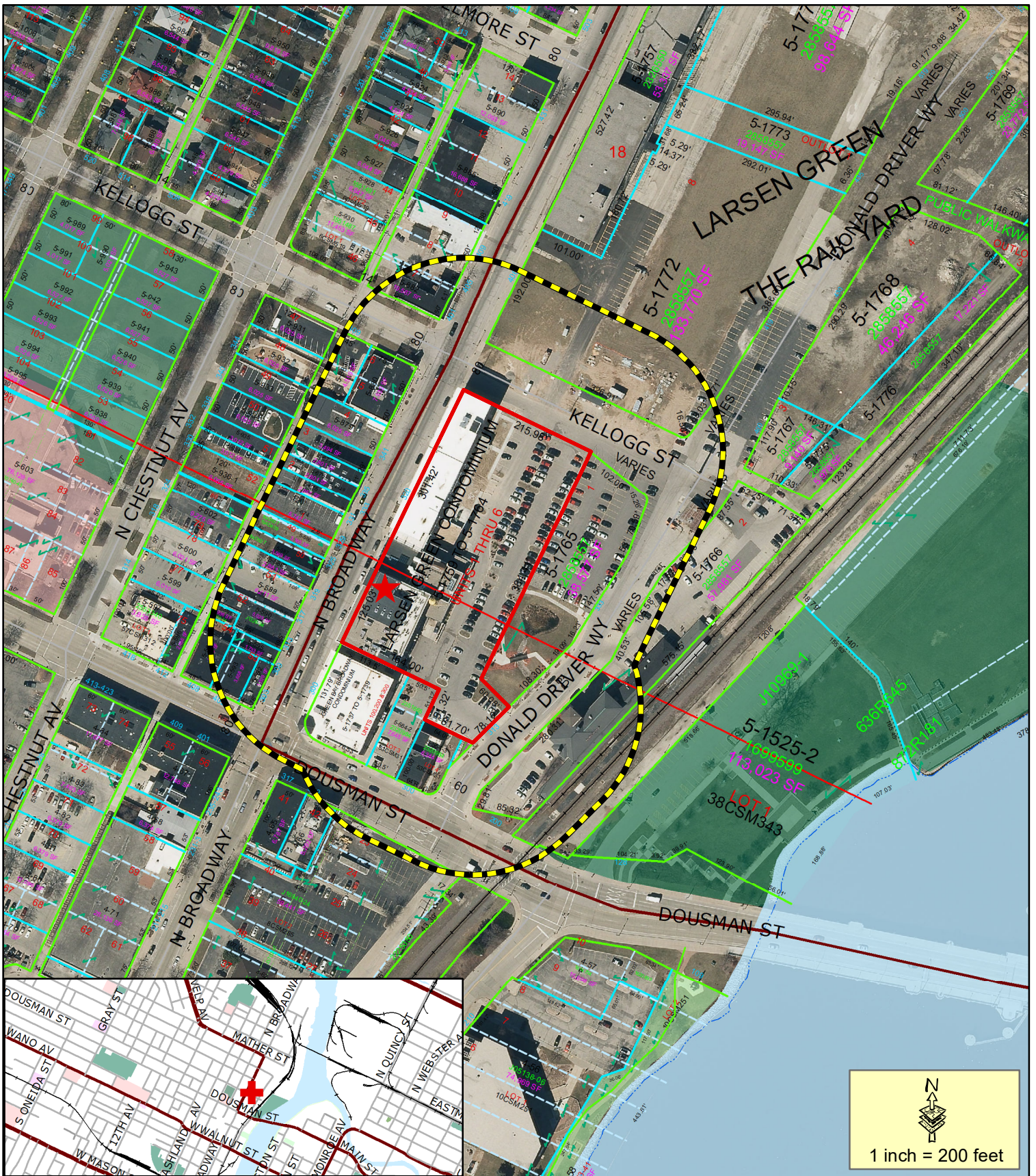
RECOMMENDATION

Staff is recommending approval of the CUP request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-26 Map
2. ZP 19-26 CUP Application



- Proposed CUP
- 200' Property Owner Notice

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Map prepared by DB

Zoning Petition (ZP 19-26) Proposed Conditional Use Permit (CUP) at 340 North Broadway





REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Date: 10-28-19

Petitioner(s): Sandy M. McDonald Phone Number: 920-819-2598

Address: 420 Bellevue St. City: Green Bay State: WI Zip Code: 54302

Property Owner: 5-1764 Phone Number: 1

Parcel Numbers (required): 004 Holdings LLC

Location of Property: 340 N Broadway St.

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Sandra M. McDonald, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map/Area Development Plan Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): Sandra M. McDonald

Review Fee: \$300.- Receipt No.: 2754607-2 Zoning Petition No.: 19-26

Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

request CUP for limited production
see Narrative

Please contact the Dept. of Community and Economic Development, Room 608, City Hall,
(920) 448-3400, if you have any questions.

The name of my company is Cupid's Arrow Escargot, LLC. I will be undergoing the practice of Heliciculture, or what is commonly known as snail farming. It is a process of raising land snails specifically for human consumption. The products I intend to produce are escargot, harvesting snail slime for use within the cosmetics industry and snail eggs for use in the creation of white pearl caviar. The caviar, however, will only become one of my products as my business grows over time.

I have been working with the United States Department of Agriculture (USDA) and the Food and Drug Administration (FDA), but more specifically their Animal and Plant Health Inspection Service (APHIS) department in Madison, Wisconsin in order to become the first certified snail ranch in the Midwest. My business will be the first snail ranch of this kind, by being within an urban setting, utilizing a completely controlled environment. To clarify what I mean by "controlled environment," I mean that the business will be under strict regulations set in place by the USDA and the FDA. The ranch will not be open to the public without explicit consent from myself.

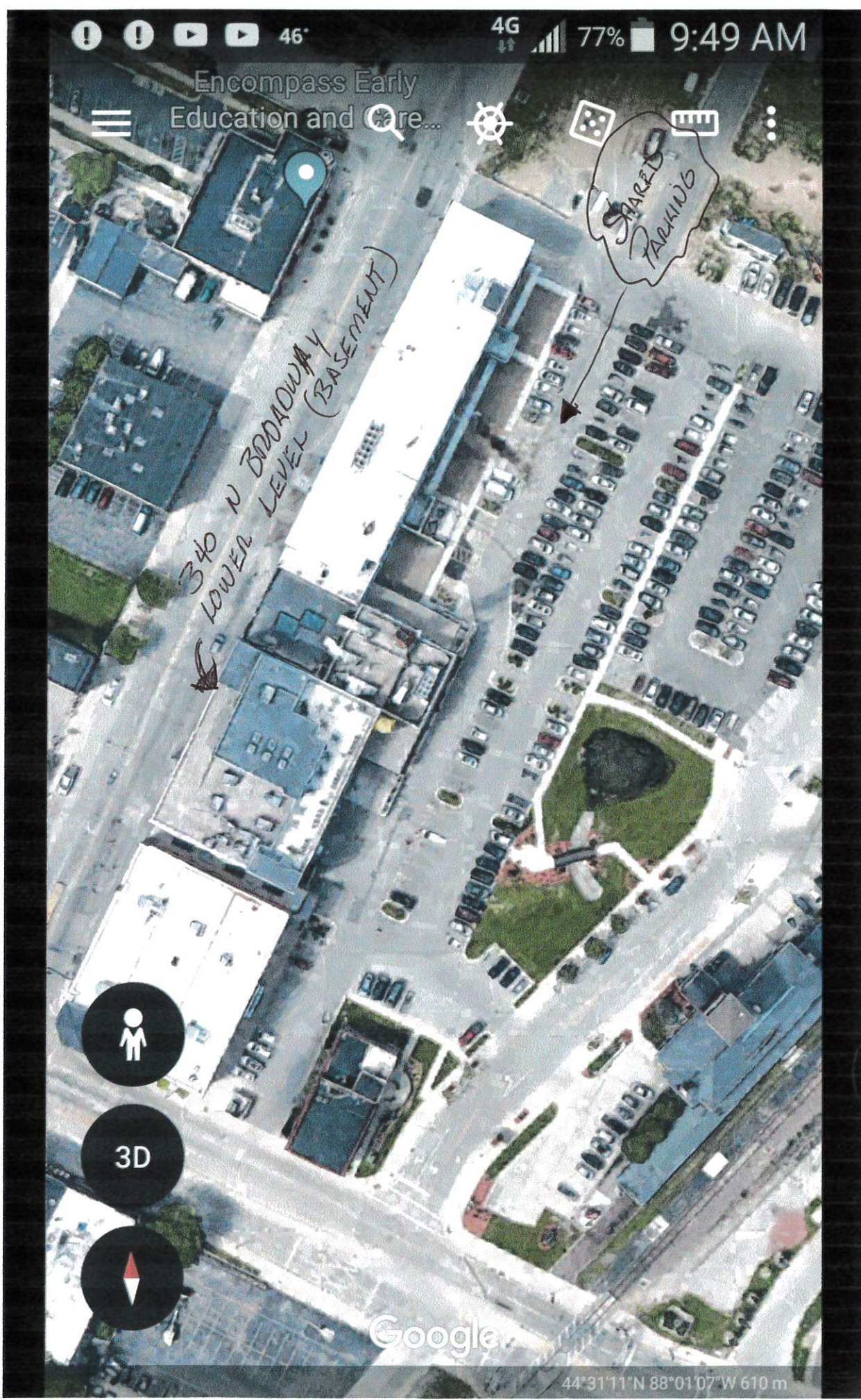
The manner of development by which I plan to create this business will be very eco-friendly and will have a small footprint in the ecosystem in comparison to other protein farms. I will raise and process the products on site, eventually building a kitchen when production has raised to significant enough levels. In order to comply with the necessary requirements of the various governmental entities that place restrictions on such business ventures, my facility will be biologically secured and inspected by both the USDA and the FDA. The facility itself will be comprised of an area on the lower level of 340 N. Broadway St., encased fully by concrete walls and a screened-in greenhouse section. Everything necessary for the cultivation of the product, both snail and vegetative will be contained within this area. There will be four snail pens to start with: a pen for the baby snails, a pen for the young, a pen for those ready to be harvested and a pen for the adult breeding snails. The pens themselves will be mobile, 4X8 units, with individual misting systems in addition to LED lighting.

The waste products of the snails are minimal to begin with, but include waste water, dead snails and excess snail shells. As for the dead snails, I plan to compost them onsite. In terms of the leftover shells, some will be crushed and ground for calcium supplements for the live snails, or potentially sell them as a byproduct to artists, schools or anyone interested in having such a medium for their personal use. There will also be no odor to be concerned with as is a typical misconception when dealing with this type of production, so no specialized venting systems will be required.

I will act as the owner/manager and will work alone for the first year. Snails are nocturnal creatures; therefore, my hours of operation will typically be in later evenings. In the beginnings of the business, it is difficult to give exact times of which the business will be open due to the numerous variables that this work entails. In the beginnings, I would predict that I would be spending more of my time present on site than not, due to the fact that I would need to ensure the integrity of the equipment and the snails themselves. As production eventually increases, I will hire on one to five employees, but this will of course depend on the level of production at that time. There will be no need for a loading area or any sort of dock to receive/deliver goods due to the small scale of the business. I will be delivering product with my personal vehicle well as offer FedEx overnight shipping. In terms of parking, I will utilize one parking space within the Railyard area: a shared parking lot. A person would enter my facility through an entrance on Broadway St. and proceed downstairs to the antechamber to the bio-secured area.

There is a preexisting demand for this product even before I have started, giving me a lot of confidence in the future. As affairs now stand, the United States cannot obtain fresh escargot; only canned escargot can be imported stateside. Having a fresh, farm-to-table protein available to both those in the culinary field and the everyman will be very beneficial to both myself in a financial aspect, as well as those individuals who wish to embrace a new healthy, clean protein.

SANDY McDONALD
CURIOUS Arrow ESCORT



STAIR AREA

STORAGE
CLOSET

VEGETATION
RACKS

OFFICE/STORAGE

EXIT LIGHT
AS REQUIRED

VESTIBULE

TABLE #1

TABLE #2

TABLE 3

TABLE #4

48" WALKWAY THROUGHOUT

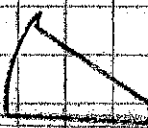
OPTIONAL EXIT
IF REQUIRED
EXIT LIGHTING
AS PER CODE

FUTURE KITCHEN
AREA IF REQUIRED

CLIENT CISTERNA

SCALE 1/4" = 1'-0"

APRIL 12 2019





Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.4.

(ZP 19-27) Consideration with possible action on the request to repeal Zoning Ordinance (ZO) 7-00 for 840 South Huron Road and to rezone the subject parcel from Rural Residential (RR) to Highway Commercial (C2), submitted by Jeff Osgood, Kwik Trip, property owner (Ald. Corpus-Dax, District 2).

BACKGROUND

Reason for Request: To allow for the redevelopment of the site to an updated convenience store.

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

Surrounding Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) - Existing convenience store/fuel sales

North: Rural Residential (RR) - Vacant

South: Planned Unit Development (PUD) - I-43 Business Center

East: Planned Unit Development (PUD) - Commercial uses

West: Rural Residential (RR) - Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Commercial (C).

Report: A proposal by the applicant would revamp the site at 840 South Huron Road to allow a repositioned and reconstructed Kwik Trip convenience store with fuel sales and an attached car wash. The subject property is zoned Planned Unit Development (PUD) and was specifically detailed in Zoning Ordinance (ZO) 7-00 for the construction of a Shell gas station built in 2000. Kwik Trip acquired the property in 2014 and rebranded it as a Kwik Trip convenience store. Because the PUD is geared specifically toward the former Shell station, Planning staff recommended to the applicant to pursue a rezoning to Highway Commercial (C2). Current C2 standards appear to meet the needs of the proposed reconstruction.

Staff feels the proposed use is compatible with current and future land uses consistent with the Comprehensive Plan. Ald. Veronica Corpus-Dax 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.

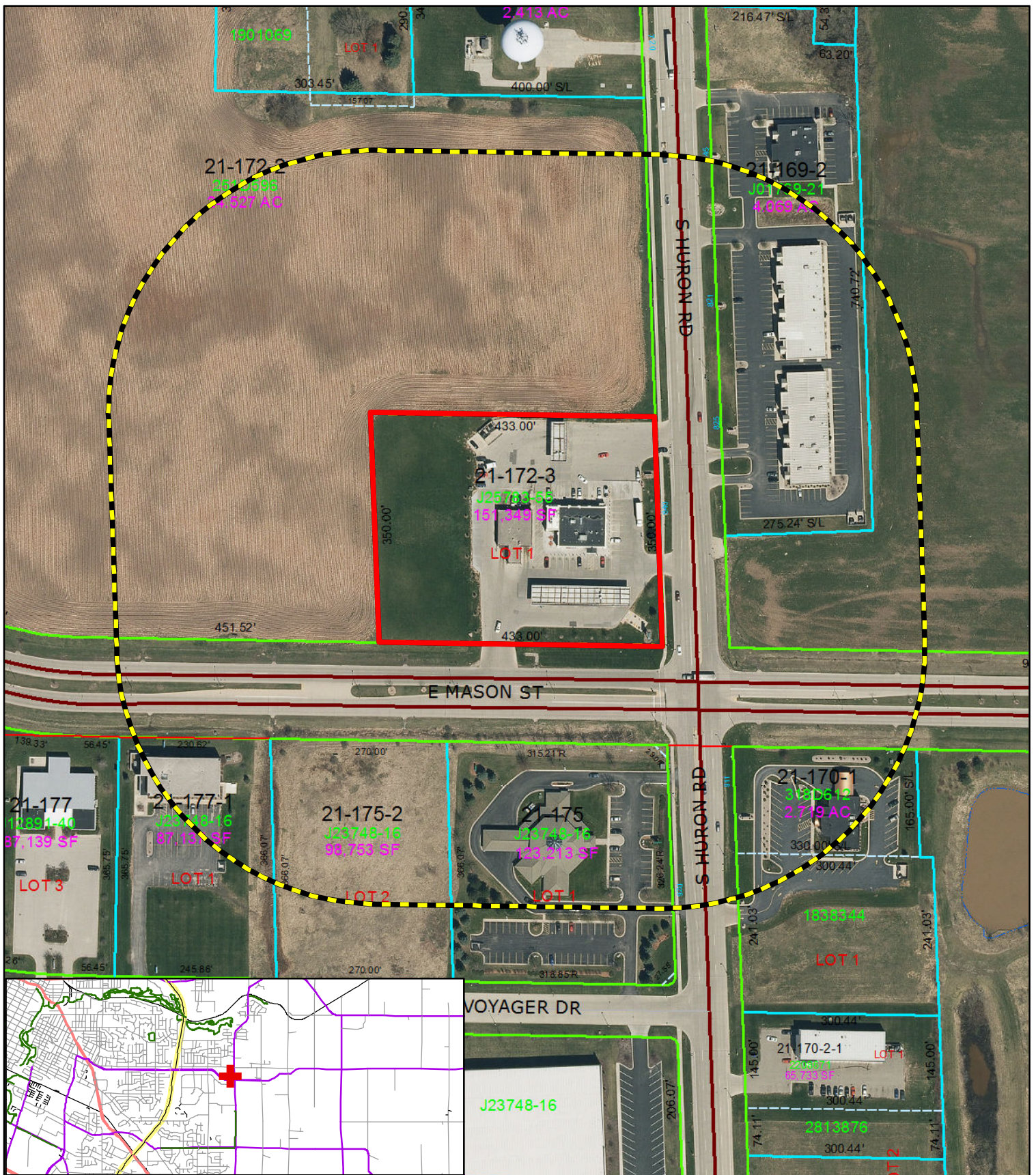
RECOMMENDATION

Staff is recommending approval of the requests.

FISCAL IMPACT

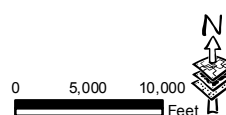
ATTACHMENTS

- I. ZP 19-27 letter



Zoning Petition (ZP 19-27)
Proposed Rezoning
840 South Huron Road

- Proposed Rezoning
- 400' Property Owner Notice



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 Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.5.

(ZP 19-28) Consideration with possible action on the request to rezone 1820 Frank Street from Low Density Residential (RI) to Office/Residential (OR), submitted by Michael J. Coppens, property owner (Ald. Wery, District 8).

BACKGROUND

Reason for Request: To permit the future redevelopment of the site.

Aldersperson / District: Ald. Chris Wery / 8

Surrounding Zoning and Land Uses:

Subject Property: Low Density Residential (RI) - Single family home

North: Office/Residential (OR) - Vacant

South: Office/Residential (OR) - Vacant

East: Low Density Residential (RI) - Single and two-family homes

West: Office/Residential (OR) - Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as High Intensity Retail, Office or Housing (HIROH).

Report: The proposal by the applicant would include the rezoning of the subject parcel from Low Density Residential (RI) to Office/Residential (OR). In 2016, the subject parcel and adjacent parcels were part of a Comprehensive Plan amendment to High Intensity Retail, Office or Housing (HIROH), CPA 16-01.

The Comprehensive Plan amendment was made by the adjoining property owner in anticipation of a proposed 4-story office/retail building proposed at the northeast corner of Lombardi Avenue and South Ridge Road. A Planned Unit Development (PUD) was developed to address the proposed development, but did not include the subject parcel. The PUD lapsed and the surrounding area retained its OR zoning. The subject parcel was not included any former zoning change because it was not part of the surrounding development; however, the applicant is now considering a development at the subject site.

Staff feels the proposed rezoning is compatible with the current and future land uses as amended in the City's Comprehensive Plan. The applicant conducted an informational meeting on Wednesday, October 30, 2019, where two neighbors attended. Ald. Chris Wery 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.

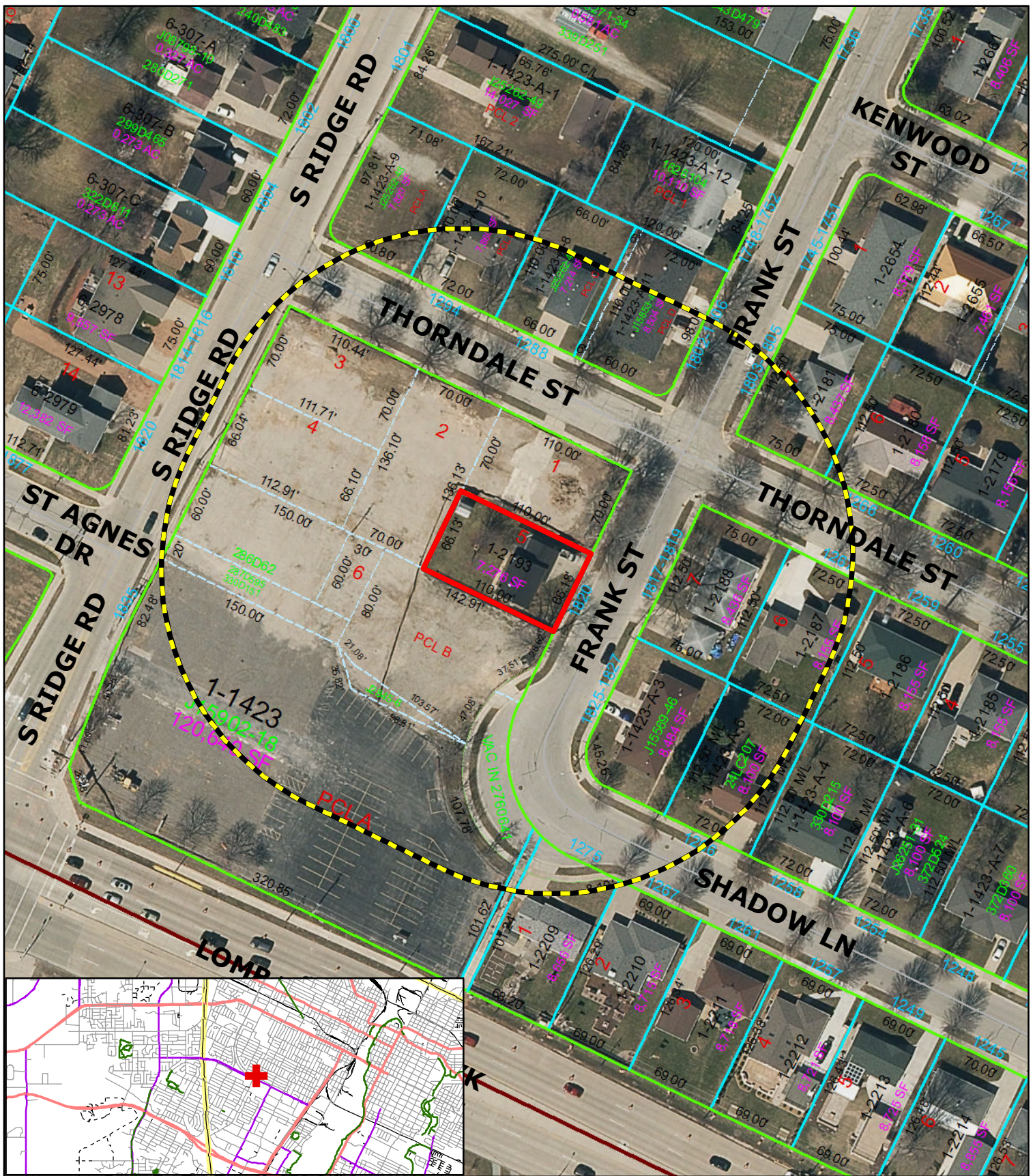
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 19-28 letter

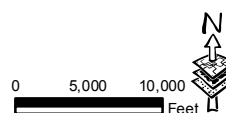


Zoning Petition (ZP 19-28)

Proposed Rezoning

1820 Frank Street

- Proposed Rezoning
- 200' Property Owner Notice



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Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

November 11, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.6.

(SP 19-03) Consideration with possible action on the request to declare City owned property as surplus, located along the 1300 Block of South Huron Road (Parcel 21-182-3), submitted by Paul Kosmoski (Ald. Corpus-Dax, District 2).

BACKGROUND

Primary Address: 1300 Block South Huron Road (Parcel 21-182-3)

Reason for Request: To declare City property as surplus property for a potential redevelopment project

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

Surrounding Parcels Zoning and Land Use:

Subject Property: RR, Rural Residential - Vacant/Utilities

North: PUD, I-43 Business Park - Industrial

South: RR, Rural Residential - Vacant

East: Right-of-Way - South Huron Road

West: PUD, I-43 Business Park - Commercial

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Business Park uses for the surrounding area.

Assessor's Valuation: \$92,100

Analysis: This application was submitted by the property owner of the parcel directly south of the subject parcel (parcel 21-183). The proposal includes declaring the subject property as surplus to then attach to parcel 21-183 as part of a proposed multi-family development project.

While the City has no need for this strip of land, it is used by both ATC and WPS for utility purposes. Conditions have been added to protect these facilities. As this Surplus Declaration was initiated by an adjacent property owner, Staff has also added a condition that they be offered this parcel for purchase at market value prior to opening the sale to other parties.

Ald. Corpus-Dax, adjacent property owners and reviewing agencies have been notified of this request. Utility providers have facilities in this area and have requested the proposed conditions to protect their facilities. No other comments or objections were received.

RECOMMENDATION

Staff is recommending approval of the request, subject to the following conditions:

1. The 12 ft. Utility Easement located along South Huron Road must be maintained with Wisconsin Public Service for electrical and gas service (exhibit attached).

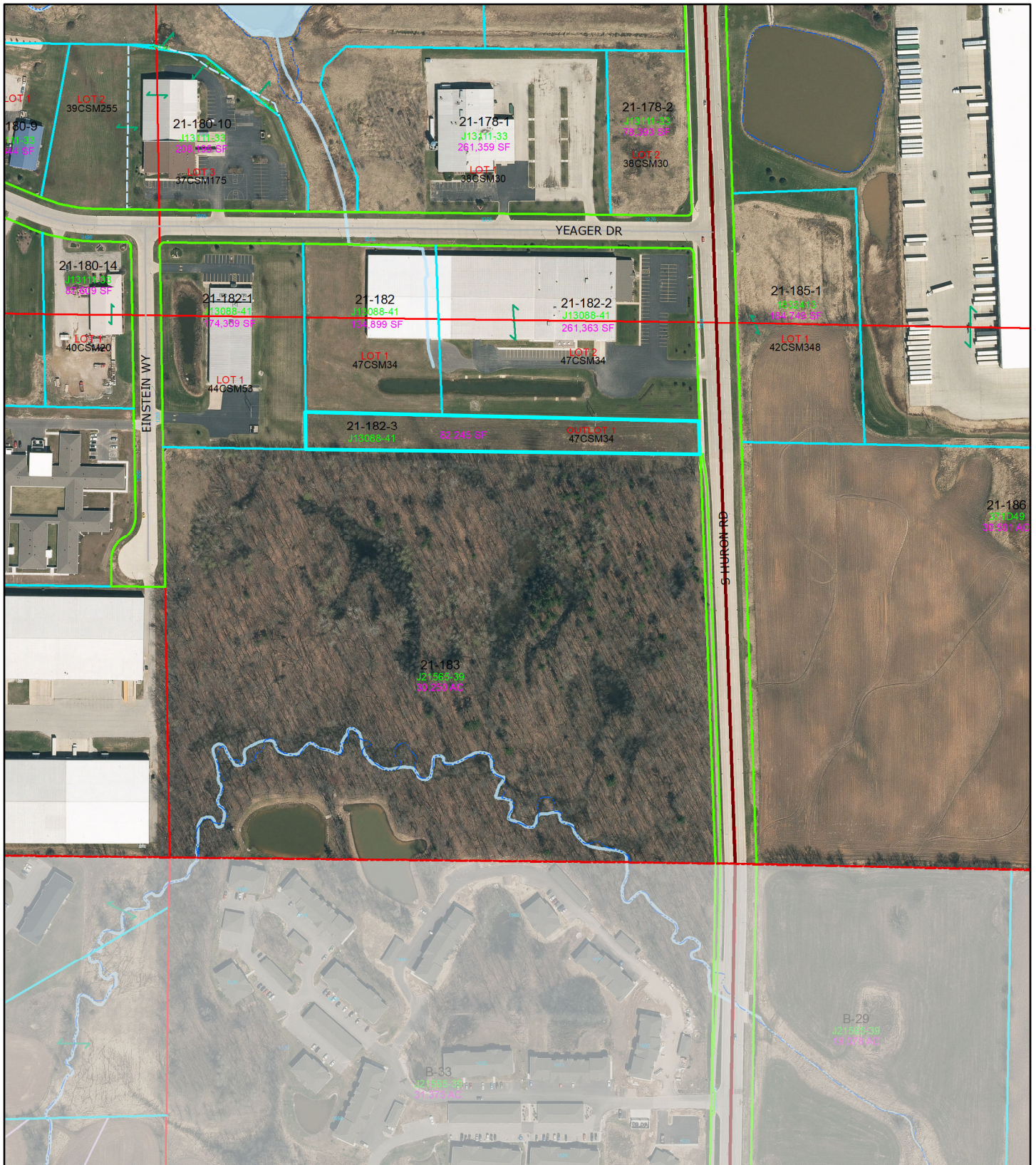
2. The applicant shall work with American Transmission Company through their Encroachment Request process, maintaining a 100 ft. easement over their existing facilities.

3. Sale of the subject parcel at market value shall first be offered to the property owner of parcel 21-183.

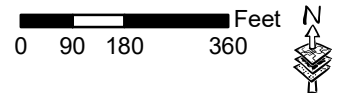
FISCAL IMPACT

ATTACHMENTS

1. SP 19-03 Map
2. SP 19-03 Exhibit



(SP 19-03) Declare City Property Surplus along 1300 Block of South Huron Road

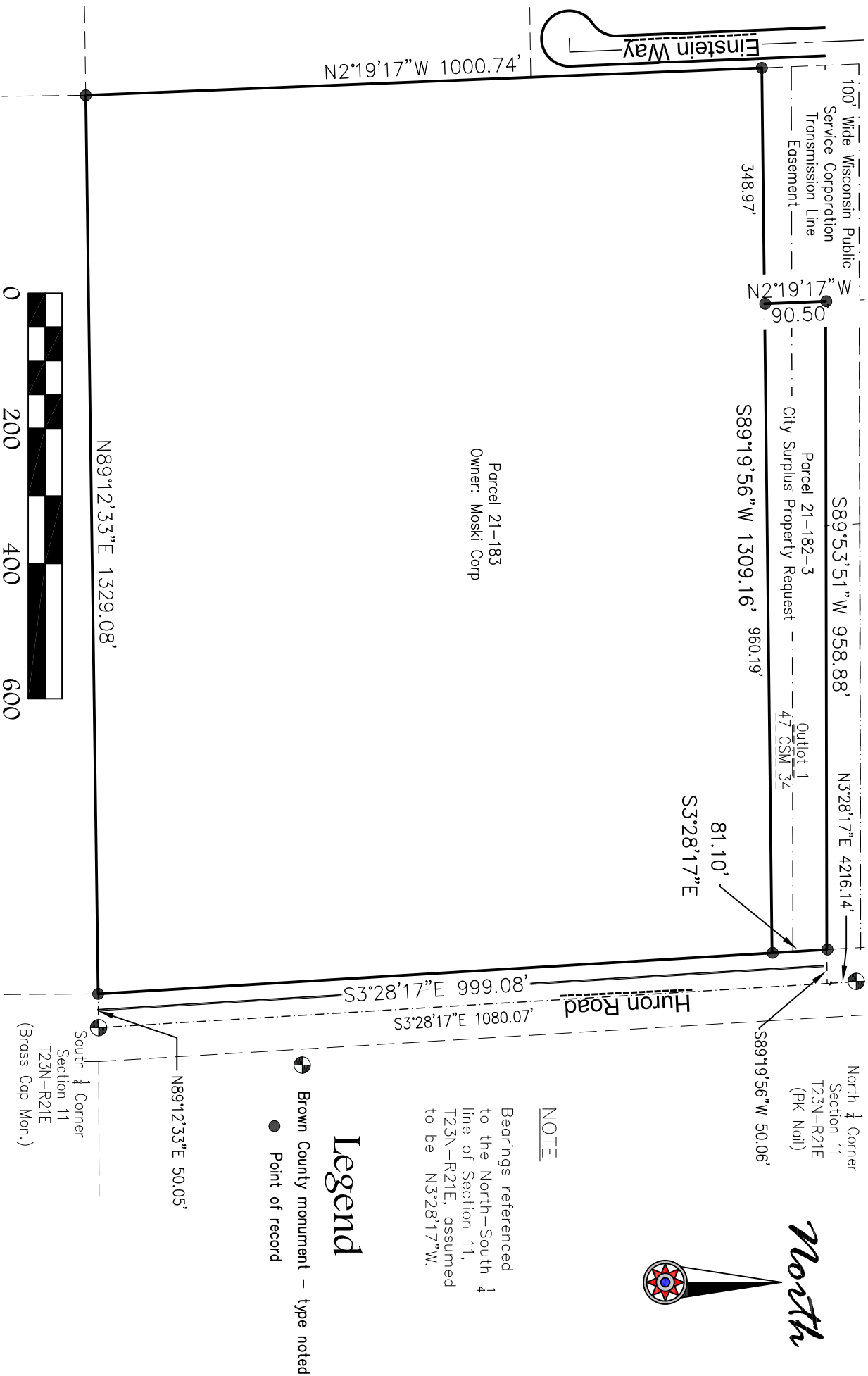


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 Subject Parcel



City Surplus Property Request Exhibit



Client: Moski Corp, Paul Kosmoski
Tax Parcel: 21-183, 21-182-3
Drafted By: JEL
File: K-24398 Parcel Split GB Parcel
Data File: K-24398.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
Project No.: K-24398
Drawing No.: L-10867
Fieldwork Completed: -