



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, NOVEMBER 25, 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

B. Approval of the Agenda.

- I. Approval of the agenda for the November 25, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the November 11, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (ZP 19-29) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, submitted by Kenneth Rovinski (Ald. B. Johnson, District 9).

E. Informational.

- I. Director's Report.
2. Date of next meeting: Monday, December 9, 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, NOVEMBER 11, 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: Veronica Corpus-Dax, Randall Petrouske, Lisa Hanson, Timothy Gilbert, Sidney Bremer, Jacob Miller, Jerry Wiezbiskie, Excused: None

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 11, 2019, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Lisa Hanson to approve the amended agenda to reflect the room change to Room 310. Motion carried.

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

C. APPROVAL OF MINUTES.

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

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax 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.

I. (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).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor. 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 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 Jacob Miller to approve the request to authorize a Conditional Use Permit (CUP) for vehicle sales and repairs located at 314 North Monroe Street subject to:

a. Compliance with all 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.

Motion carried.

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

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: 1-11138), 1804 South Ashland Avenue (Tax Parcel: 1-11136) and 1812 South Ashland Avenue (Tax Parcel: 1-11135) (Ald. Johnson, District 9).

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

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

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

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

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the applicants request and the additional staff request to remove the R1 Zoning strip. Motion withdrawn.

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the reduction of the R1 Zoning strip from 25 ft. to 10 ft. along the entirety of the R1 Zoning strip in the 1820/1830 Block of South Norwood Avenue. Motion carried.

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

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).

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 Ald. Veronica Corpus-Dax, seconded by Lisa Hanson 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 Ald. Veronica Corpus-Dax to approve the request to authorize a Conditional Use Permit (CUP) for Limited Production Use at 340 North Broadway subject to the following conditions:

1. Proper approvals from Federal bodies associated with this facility.
2. No odor shall be associated with this use. This CUP could be revoked if smell is an established problem.

Motion carried.

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

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).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve 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). Motion carried.

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

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).

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the request to rezone 1820 Frank Street from Low Density Residential (RI) to Office/Residential (OR). Motion carried.

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

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).

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to approve the request to declare City owned property as surplus, located along the 1300 Block of South Huron Road (Parcel 21-182-3), subject to the following conditions:

- a. The 12 ft. Utility Easement located along South Huron Road must be maintained with Wisconsin Public Service for electrical and gas service (exhibit attached).
- b. The applicant shall work with American Transmission Company through their Encroachment Request process, maintaining a 100 ft. easement over their facilities.
- c. Sale of the subject parcel at market value shall first be offered to the property owner of parcel 21-183.

Motion carried.

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

E. INFORMATIONAL.

I. Director's Report.

There was no Director's Report.

2. Date of next meeting: Monday, November 25, 2019.

F. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Sidney Bremer 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 25, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

(ZP 19-29) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, submitted by Kenneth Rovinski (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 520 Hubbard Street

Reason for Request: To allow for the construction of a single-family home.

Alderson/District: Ald. Brian Johnson / 9

Surrounding Zoning and Land Uses:

SUBJECT	Office/Residential (OR)	Vacant
NORTH	Office/Residential (OR)	Single-family homes
SOUTH	Office/Residential (OR)	Single-family homes
EAST	Office/Residential (OR)	Single-family homes
WEST	Office/Residential (OR)	Religious Institution

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as low to medium density residential uses.

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 Comprehensive Plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The site is currently vacant and is owned by the Green Bay Redevelopment Authority (RDA). Approval of the request will allow the applicant to acquire the necessary permits to construct the single-family dwelling. The proposed building elevations and site plan are attached within this agenda packet.

Planning staff feels this project would fill in a missing portion of the neighborhood block face and would establish a single-family use compatible with other similar uses within the neighborhood. Based on the Comprehensive Plan recommendation, the east ½ (one-half) block 200 North Maple Avenue is a candidate for rezoning to Medium Density Residential (R2) zoning and a single-family home would be a permitted use.

Ald. Brian Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received any calls or objections regarding this request.

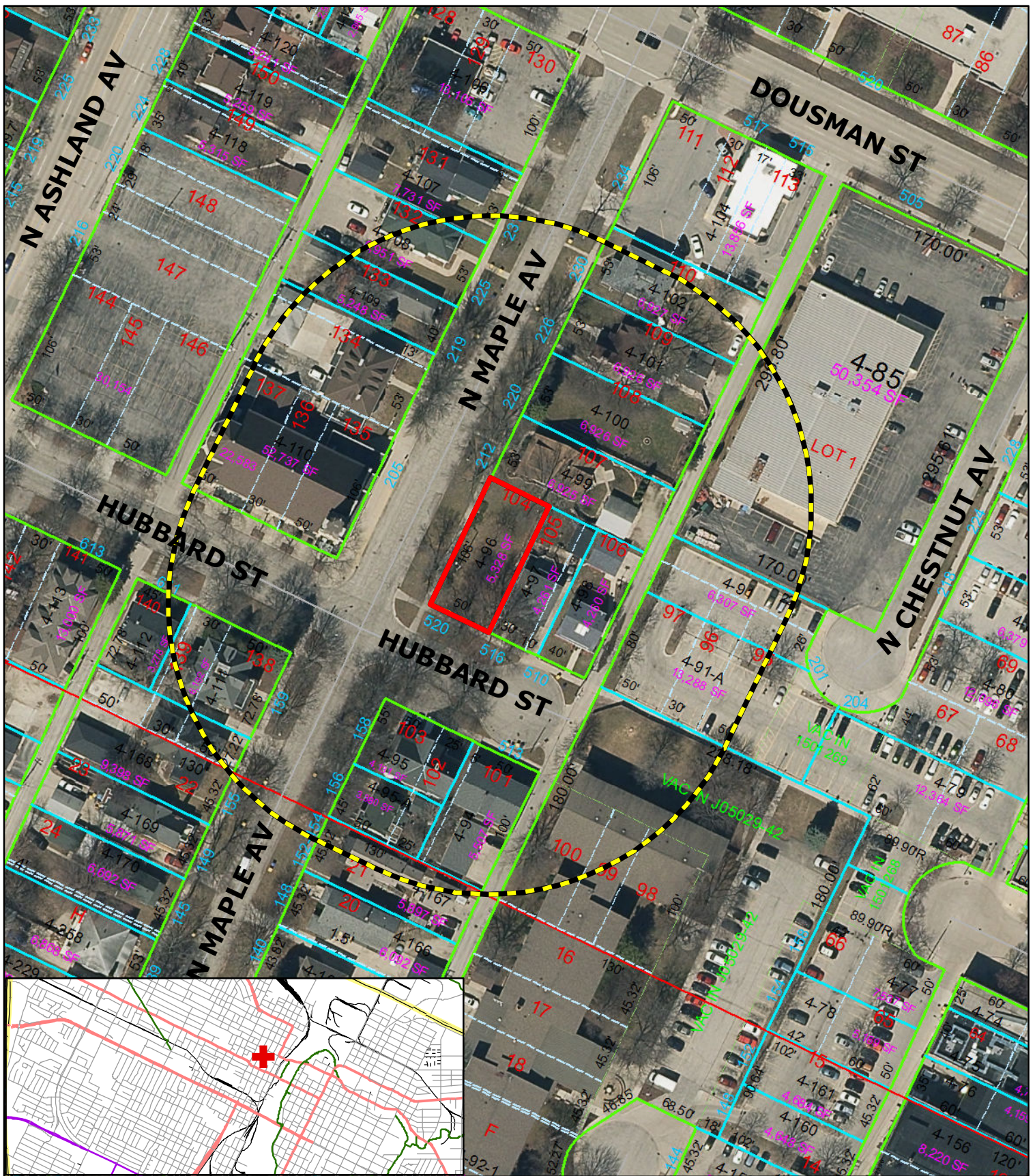
RECOMMENDATION

Staff is recommending approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

FISCAL IMPACT

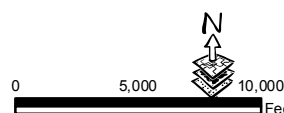
ATTACHMENTS

1. ZP 19-29 letter
2. 520 Hubbard St Bldg Elevations
3. Lemense Lot 104 Hubbard CSM Vertical (I)



Zoning Petition (ZP 19-29)
Proposed Conditional Use Permit (CUP)
520 Hubbard Street

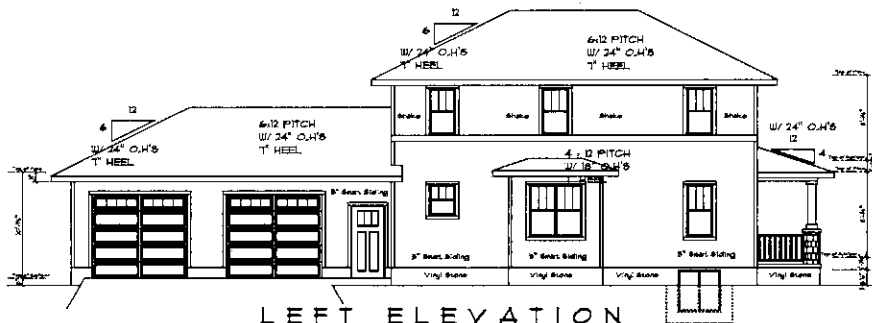
- Proposed CUP
- 200' Property Owner Notice



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.

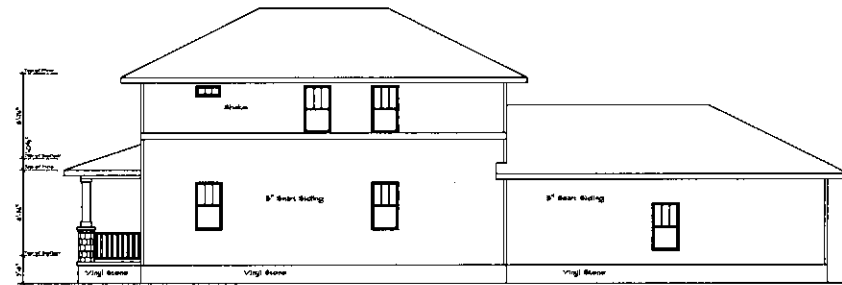
-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:	
FIRST FLOOR:	168
SECOND FLOOR:	151
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



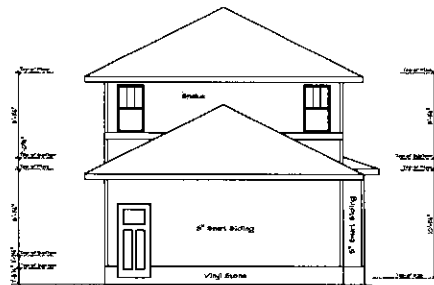
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES

JOB NAME: KEN ROYAKI RESIDENCE	REVISION:	
DATE: 10-19	10-19	
DRAWN BY: J.K.	10-19	
PLAN #:	19-444-T	

IMPORTANT NOTE:

"IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND CONDITIONS OF THE WORK. THE CONTRACTOR/OWNER IS HEREBY HELD RESPONSIBLE FOR ANY UNDISCOVERED DISCREPANCIES."

"IT IS UNDERSTOOD THAT THE UNCOMMON SENSE AND PROFESSIONAL SERVICE CODES AND LAYOUT DRAWINGS FOR FLOOR AND ROOF FRAMES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS."

OFFICE:
1800 LAMAR ROAD
P.O. BOX 10001
GREEN BAY, WI 54301
PHONE (920) 444-8000
FAX (920) 444-8010

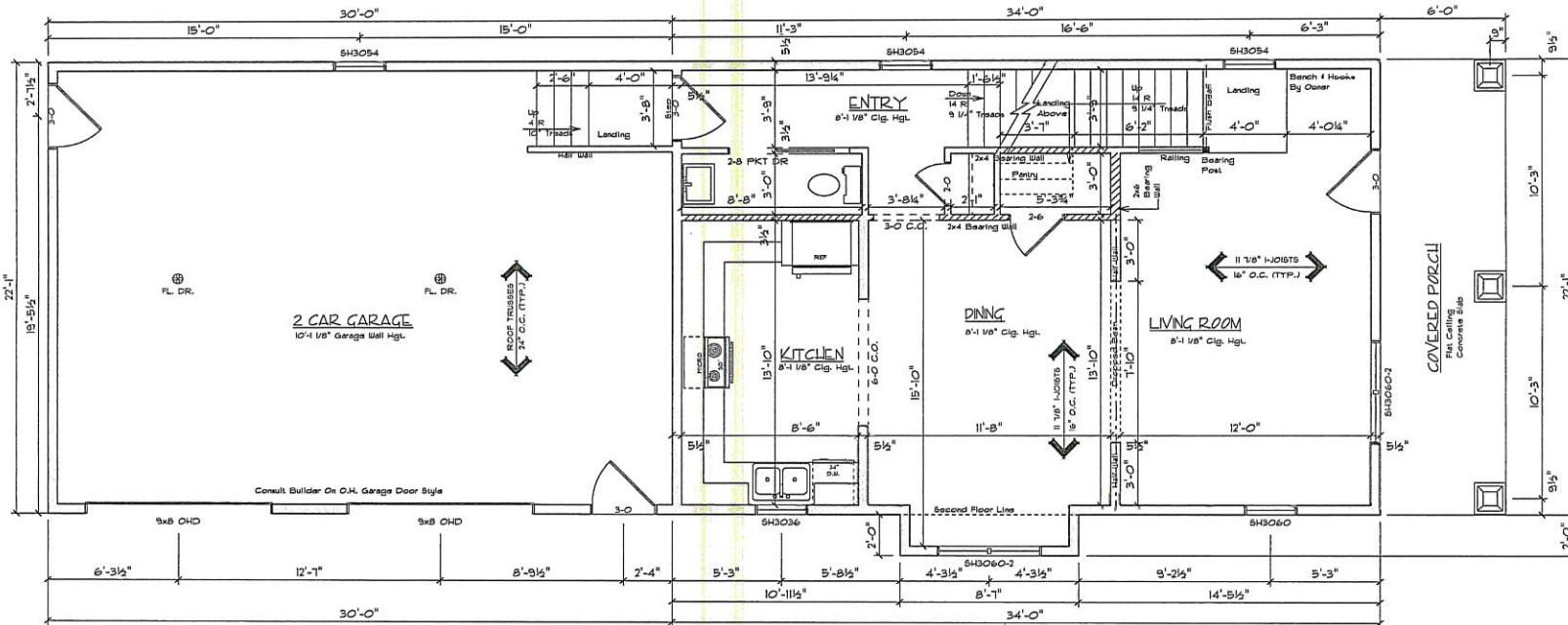
COMPANY:
THE WISCONSIN
GREEN BAY, WI 54303
PHONE (920) 444-8000
FAX (920) 444-8010

HAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301
PHONE (920) 444-8000
FAX (920) 444-8010

Wisconsin
BUILDING SUPPLY

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:	
FIRST FLOOR:	168
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



FIRST FLOOR

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

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES			
JOB NAME:	KEN ROVINSKI RESIDENCE	DATE:	10-11-18
DESIGNER:	PLC	DATE:	10-25-18
DATE:	10-11-18	DATE:	10-25-18
PLAN #:	19-444-T	DATE:	10-25-18

IMPORTANT NOTE:

- IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS, ERRORS, OR INADEQUACIES IN THE PLANS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

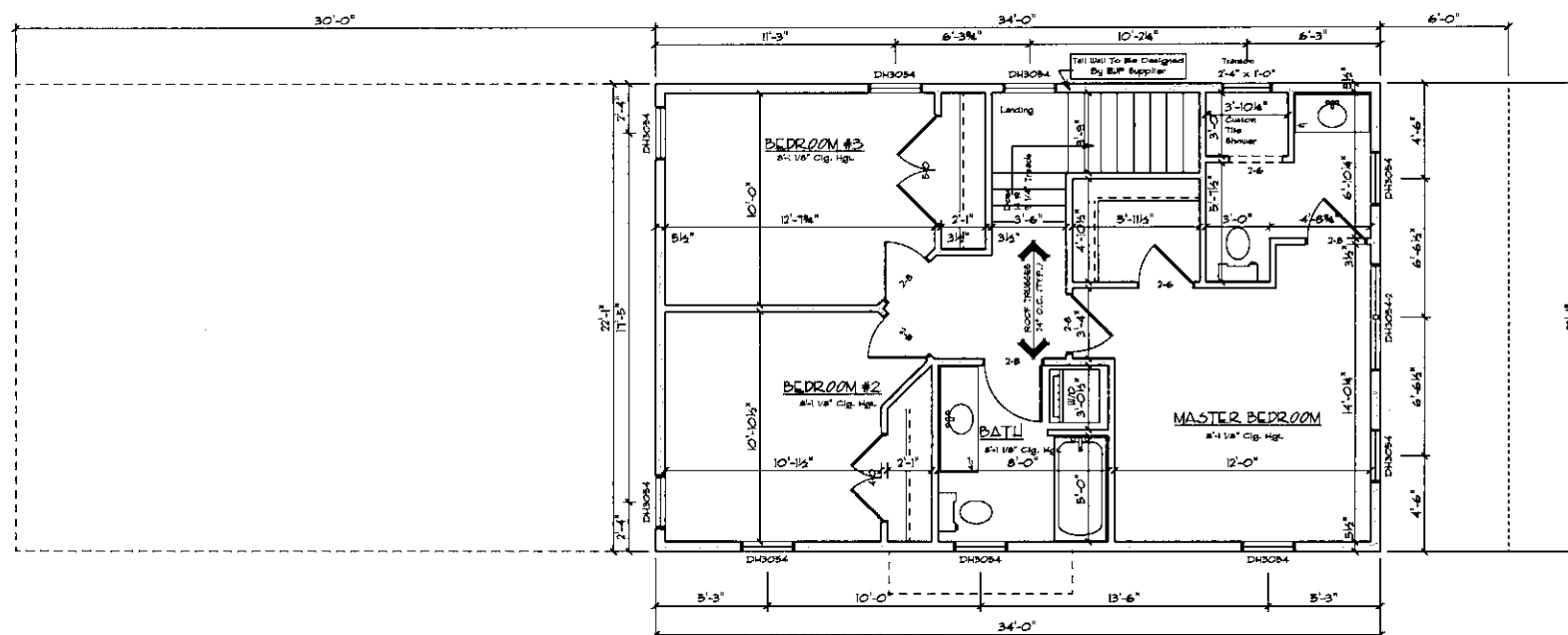
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FAX (920)486-5094

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

Wisconsin
BUILDING SUPPLY

SQUARE FOOTAGE:

FIRST FLOOR:	168
SECOND FLOOR:	131
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



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

CUSTOM DESIGNED FOR:

LEMENSE QUALITY HOMES

JOB NAME: KEN ROVINSKI; RESIDENCE

DATE 10-1-19

DATE RECEIVED

19-444-T

IMPORTANT NOTE:

IMPORTANT NOTE:
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE
COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE
SUFFERED BY ANY PARTY AS A RESULT OF THE USE OF THESE
PLANS.

* IT IS UNDERSTOOD THAT THE USCOBIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS. HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

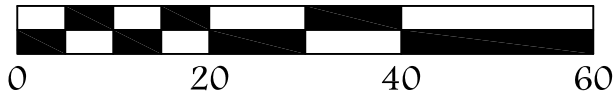
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P.O. BOX 0007
GREEN BAY, WI 54307-0007



Site Plan

Lot 104 of the plat of Dousman's Addition, City of Green Bay,
West Side of the Fox River, Brown County, Wisconsin.
~520 Hubbard Street~



Scale: 1" = 20'

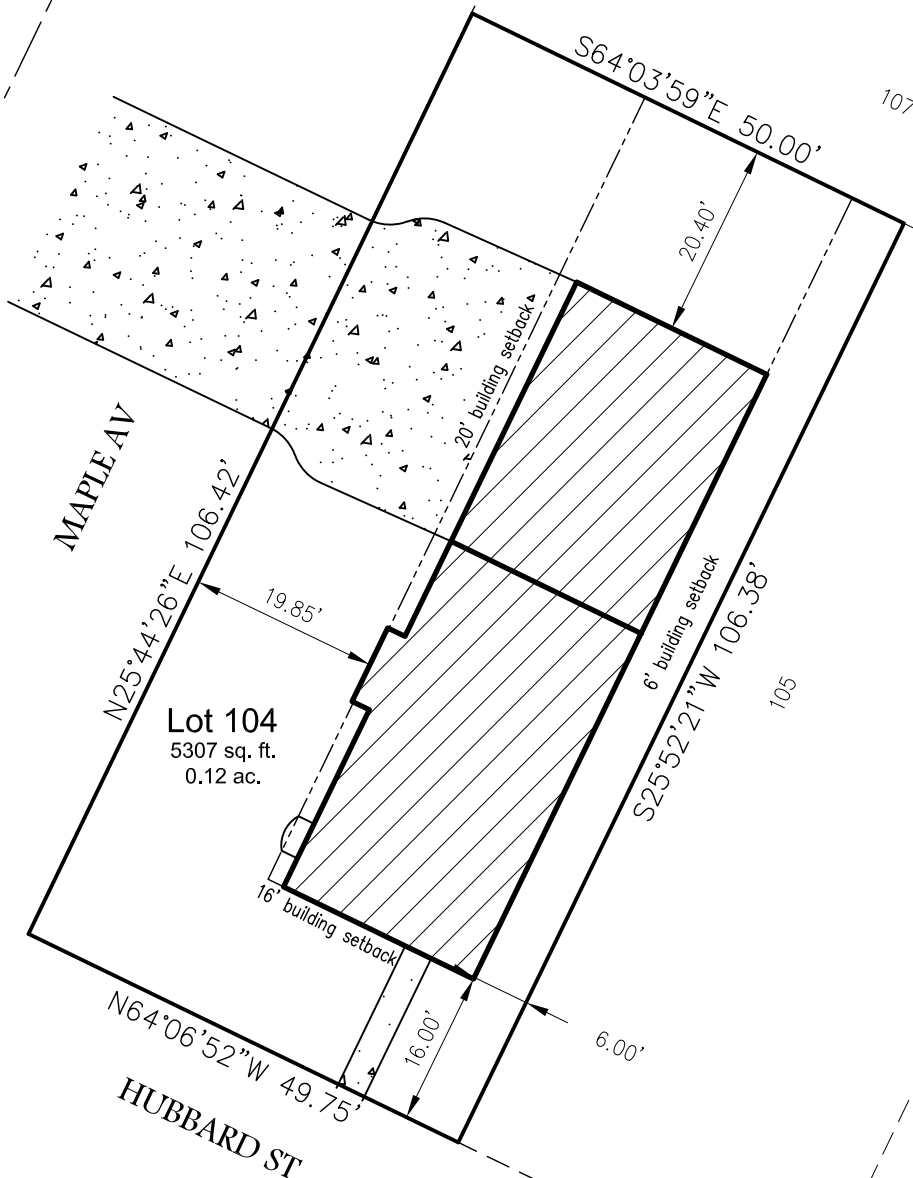
North



Impervious surface

Total Lot: 5307 square feet
House: 1556 square feet
Driveway: 580 square feet
Walk: 48 square feet

Total impervious: 2,184 square feet
41%



Client: LeMense Homes

Tax Parcel: 4-96

Drafted By: MRA

File: Border CSM 021213.dwg

Data File: X-####.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.: -

Drawing No.: L-

Fieldwork Completed: