



AGENDA OF THE COMMON COUNCIL

**TUESDAY, DECEMBER 3, 2019, 6:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL**

A. Roll Call.

B. Pledge of Allegiance.

C. Invocation.

- I. The Invocation will be presented by Alder John VanderLeest, District 11.

D. Approval of Minutes.

- I. Approval of the minutes of the November 19, 2019 Common Council meeting.

E. Approval of the Agenda.

F. Report by the Mayor.

G. Announcements.

H. Appointments.

I. New Appointments:

Economic Development Authority

Tara Yang, 1706 Chateau Drive, Green Bay, WI 54304

Term to expire: December 1, 2022

2. Reappointments:

On Broadway Business Improvement District Board

Sandra Ranck, 340 N. Broadway, Suite 175, Green Bay, WI 54303

Term to expire: December 1, 2022

Gregg Matteck, 313 Dousman Street, Green Bay, WI 54303

Term to expire: December 1, 2022

Rachel Sowinski, 123 N. Broadway, Green Bay, WI 54303

Term to expire: April 1, 2022

Military Avenue Improvement District Board

Dan Burich, 1301 S. Military Ave., Green Bay, Wi 54304

Term to expire: December 1, 2022

I. Public Hearings.

1. Resolution authorizing Conditional-Use approval at 340 North Broadway.
2. Resolution authorizing Conditional-Use approval at 314 North Monroe Avenue.
3. Zoning Ordinance No. 13-19
An Ordinance rezoning a portion of property located in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) District to Highway Commercial (C2) District.
4. Zoning Ordinance No. 14-19
An Ordinance Repealing Zoning Ordinance 07-00 Establishing a Planned Commercial Overlay District in the 820 Block of Huron Road and Rezoning Property located at 840 South Huron Road from Rural Residential (RR) to Highway Commercial (C2) District.
5. Zoning Ordinance No. 15-19
An Ordinance rezoning property located at 1820 Frank Street from Low Density Residential (R1) District to Office/Residential (OR) District.

J. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 13-19
An Ordinance rezoning a portion of property located in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) District to Highway Commercial (C2) District.
2. Zoning Ordinance No. 14-19
An Ordinance Repealing Zoning Ordinance 07-00 Establishing a Planned Commercial Overlay District in the 820 Block of Huron Road and Rezoning Property located at 840 South Huron Road from Rural Residential (RR) to Highway Commercial (C2) District.
3. Zoning Ordinance No. 15-19
An Ordinance rezoning property located at 1820 Frank Street from Low Density Residential (R1) District to Office/Residential (OR) District.

K. Report of the Protection & Policy Committee (November 25, 2019).

1. To waive the ordinance requirements for the outdoor patio and approve an application for a "Class B" Combination license by MCR Green Bay Tenant, LLC at 1011 Tony Canadeo Run with a licensed premises description as "patio, hotel lobby, bar, guest rooms, back storage room," with the approval of the proper authorities. (Currently licensed as LVP SHS Green Bay Holding Corp).
2. To approve an application for a "Class B" Combination license by Wisconsin Apple, LLC at 2420 E. Mason St. with a licensed premises description as "restaurant and free standing bar," with the approval of the proper authorities. (Currently licensed as Apple Hospitality Group, LLC).
3. To waive the ordinance requirements for the outdoor patio and to approve an application for an available "Class B" Combination license by Rebel One, LLC at 1301 S. Broadway with a licensed premises description as "main floor restaurant/bar area. Liquor stored on main floor, back liquor room, beer stored in restaurant, basement, walk-in cooler, patio area," with the approval of the proper authorities.
4. To deny an appeal by Greg Oettinger at 1457 Grignon St. regarding his re-inspection fee.
5. To receive and place on file the Liquor Violation Report for November 25, 2019.

L. Report of the Protection & Policy Committee Granting Operator Licenses.

1. Report of The Protection & Policy Committee granting Operator Licenses.

M. Report of the Plan Commission (November 25, 2019).

1. To authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, subject to:
 - a) Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

N. Report of the Traffic, Bicycle, and Pedestrian Commission (November 18, 2019).

1. To receive and place on file the documented speed study along Skyline Boulevard from Finger Road to Hillside Lane.
2. To install a SPEED LIMIT 25 sign on the east roadway of Skyline Boulevard just north of Finger Road.
3. To install a SPEED LIMIT 25 sign on the west roadway of Skyline Boulevard just south of Sunrise Court.
4. To request the Police Department take additional measures to strictly enforce the posted speed limit of 25 mph along Skyline Boulevard from Finger Road to Sunrise Court.
5. To remove the NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the south side of Humboldt Road from Laverne Drive to a point 436 feet west of Laverne Drive.
6. To remove the NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the west side of Laverne Drive from Humboldt Road to a point 122 feet south of Colleen Drive.

7. To establish and adopt by ordinance a NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the west side of Laverne Drive from a point 80 feet north of Colleen Drive to a point 140 feet south of Colleen Drive.
8. To establish and adopt by ordinance a NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the south side of Humboldt Road from Mount Mary Drive to a point 457 feet east of Mount Mary Drive.

O. Resolutions.

1. Resolution authorizing Conditional-Use approval at 340 North Broadway.
2. Resolution authorizing Conditional-Use approval at 314 North Monroe Avenue.

P. Ordinances - First Reading.

1. General Ordinance No. 23-19
An ordinance amending Section 29.208, Green Bay Municipal Code, relating to parking regulations.

Q. Referral of Petitions & Communications.

R. Adjournment.

- 1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
- 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 committee 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.

**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 340 NORTH BROADWAY
(ZP 19-26)**

DECEMBER 3, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 19-26 and the recommendation of the Plan Commission on November 11, 2019, the City of Green Bay does authorize a conditional-use permit for heliculture limited production and processing use on the following described property located at 340 North Broadway:

**LARSEN GREEN CONDOMINIUM UNIT 1 TOGETHER WITH
UNDIVIDED INT IN COMMON ELEMENTS ETC IN 2733828 (Tax
Parcel No. 5-1759)**

Said conditional-use permit shall be granted subject to the following conditions:

1. The facility shall receive proper approvals from applicable federal agencies; and
2. No odor shall be associated with the conditional use granted herein, and if odor becomes an established problem the conditional-use permit can be revoked.

Adopted _____

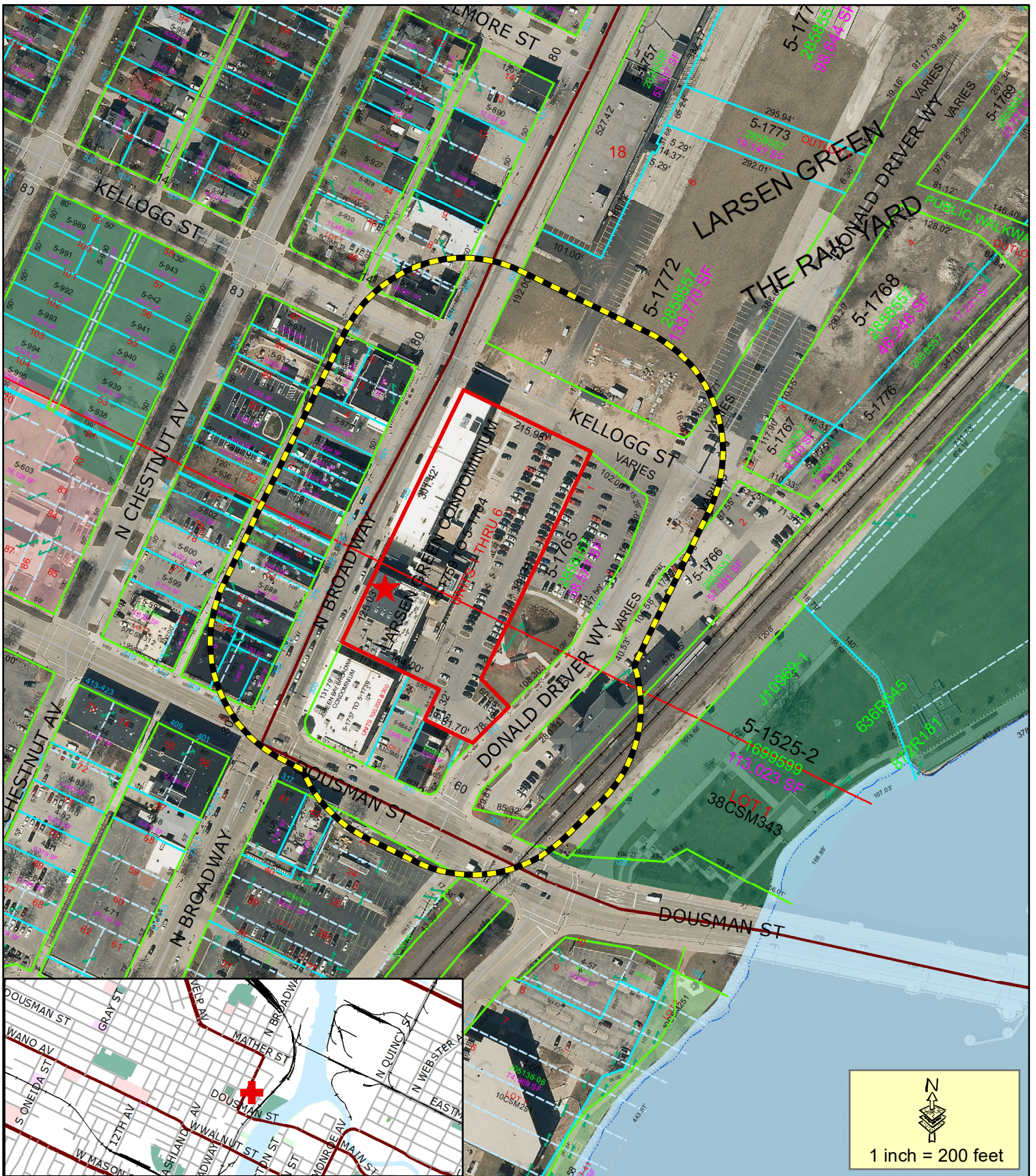
Approved _____

Mayor

Clerk

dlb

Attachment – Map



- 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 DB

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



**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 314 NORTH MONROE AVENUE
(ZP 19-08)**

December 3, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 19-08 and the recommendation of the Plan Commission on November 11, 2019, the City of Green Bay does authorize a conditional-use permit for a vehicle sales and repair on the following described property at 314 North Monroe Avenue:

**LOT 2 OF 57 CSM 33 BNG PRT OF LOTS 151,393,394 & 395 OF PLAT OF
NAVARINO (Tax Parcel No. 11-45)**

Said conditional-use permit shall be granted subject to:

1. 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.
2. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.

Adopted _____

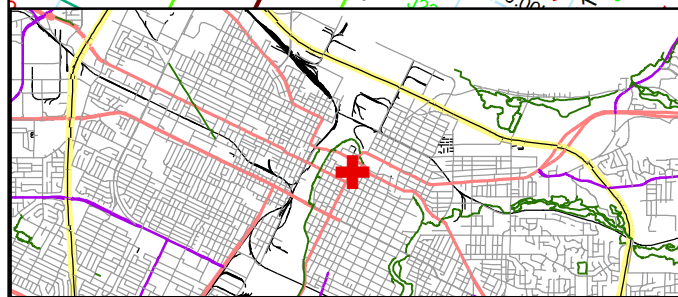
Approved _____

Mayor

Clerk

pn

Attachment – Map



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Map prepared by PN

ZONING ORDINANCE NO. 13-19

**AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED
IN THE 1820/1830 BLOCK OF SOUTH NORWOOD AVENUE FROM LOW
DENSITY RESIDENTIAL (R1) DISTRICT TO HIGHWAY COMMERCIAL (C2)
DISTRICT
(ZP 19-25)**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning a portion of property located in 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) District to Highway Commercial (C2) District:

A portion of property 133.00 feet north of the Lombardi Avenue right-of-way, along the west property line of 1828 South Ashland Avenue, excluding the westerly 10 feet measured from of the South Norwood Avenue right-of-way to the southern right-of-way line of Victory Boulevard. (Parcel No. 1-1131)

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

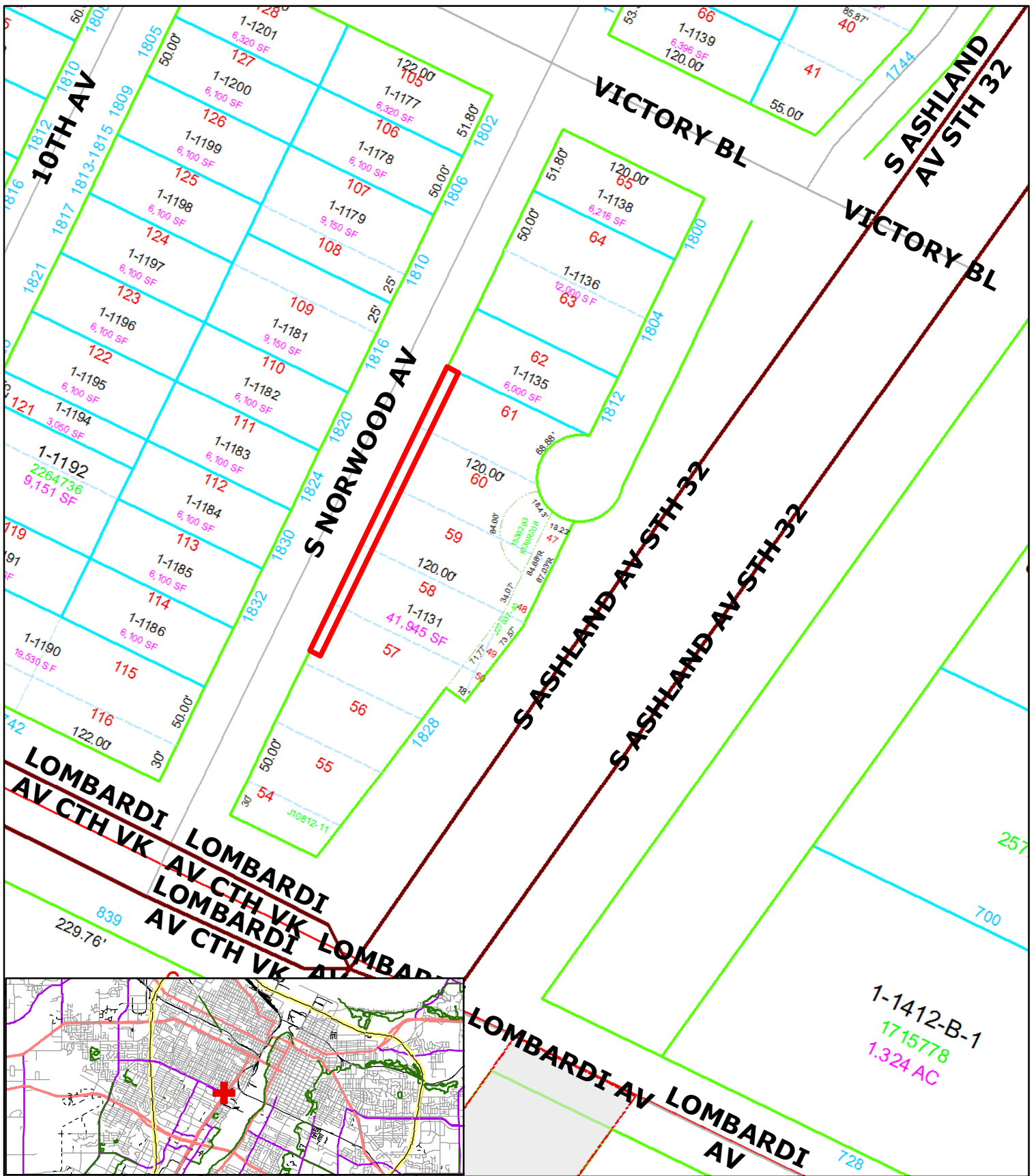
Mayor

ATTEST:

Clerk

pn

Attachment – Map



Zoning Petition (ZP 19-25)
Proposed Rezoning 1820/1830 Block S Norwood Ave

 Proposed Rezoning

0 5,000 10,000
 Feet



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 Map prepared by PN

ZONING ORDINANCE NO. 14-19

**AN ORDINANCE REPEALING ZONING ORDINANCE 07-00 ESTABLISHING A PLANNED COMMERCIAL OVERLAY DISTRICT IN THE 820 BLOCK OF HURON ROAD AND REZONING PROPERTY LOCATED AT 840 SOUTH HURON ROAD FROM RURAL RESIDENTIAL (RR) TO HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 19-27)**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Commercial Overlay District for the 820 Block of Huron Road, as established by zoning ordinance number 07-00, is hereby repealed on the following described property located at 840 South Huron Road:

LOT 1 OF 40 CSM 99 BNG PART OF NE1/4 NW1/4 SEC 11 T23N R21E (Parcel No. 21-172-3)

SECTION 2. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 840 South Huron Road from Rural Residential (RR) to Highway Commercial (C2) District:

LOT 1 OF 40 CSM 99 BNG PART OF NE1/4 NW1/4 SEC 11 T23N R21E (Parcel No. 21-172-3)

SECTION 3. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

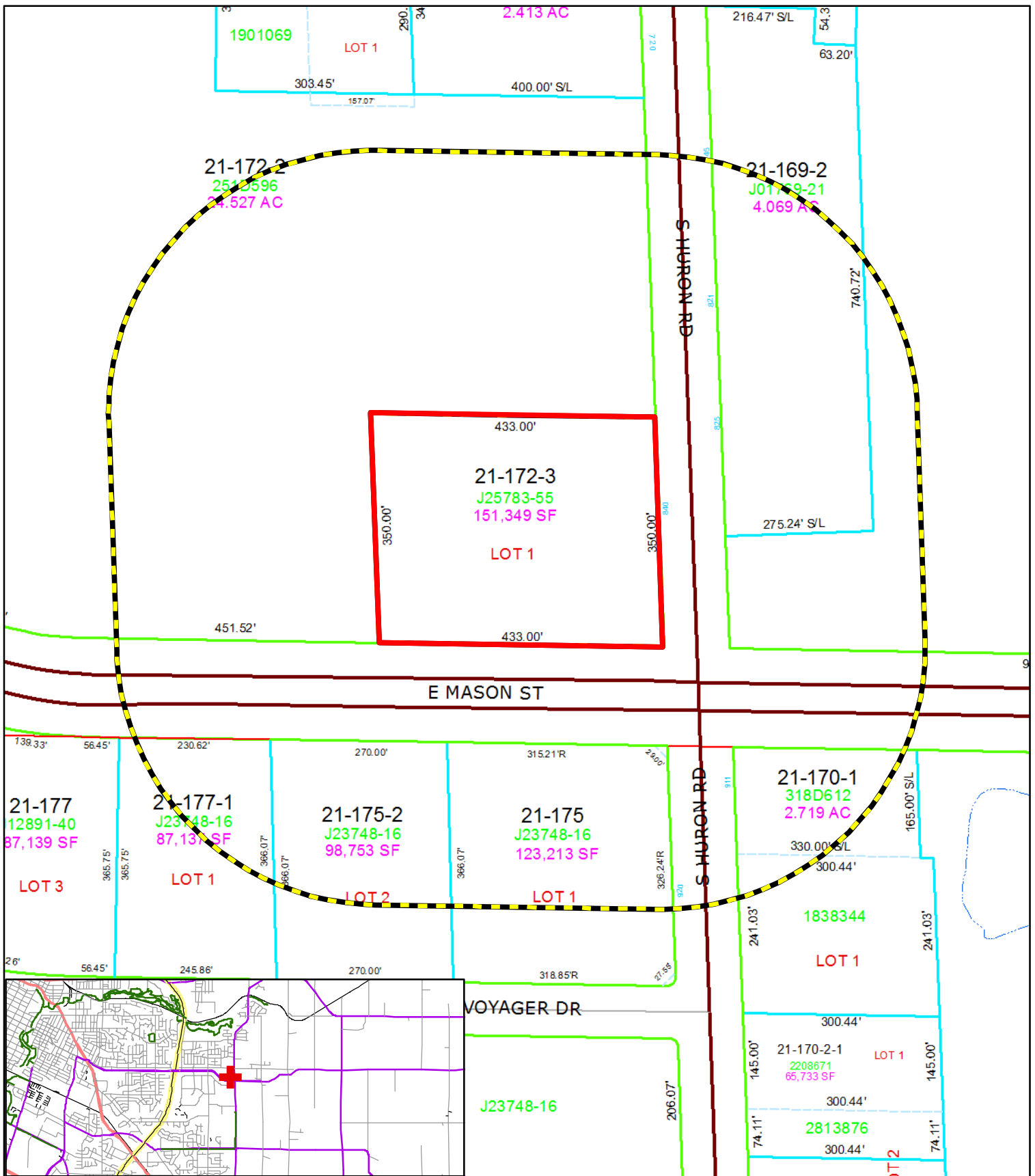
APPROVED:

Mayor

ATTEST:

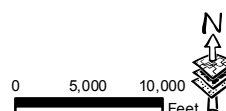
Clerk

pn
Attachment – Map



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

ZONING ORDINANCE NO. 15-19

**AN ORDINANCE REZONING PROPERTY LOCATED
AT 1820 FRANK STREET
FROM LOW DENSITY RESIDENTIAL (R1) DISTRICT
TO OFFICE/RESIDENTIAL (OR) DISTRICT
(ZP 19-28)**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning 1820 Frank Street from Low Density Residential (R1) to Office/Residential (OR):

THORNDALE SUB LOT 5 BLK 5 (Parcel No. 1-2193)

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

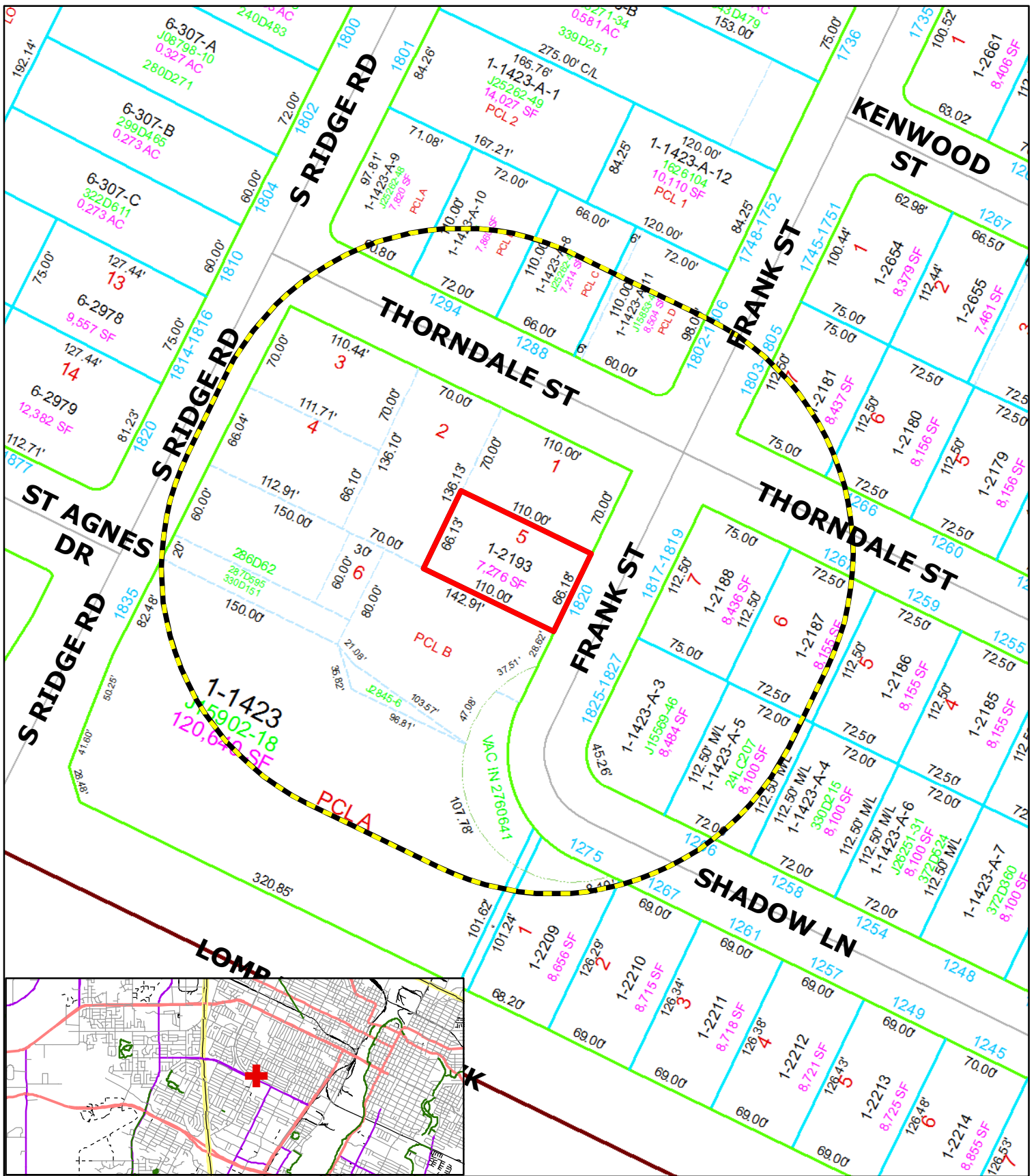
Mayor

ATTEST:

Clerk

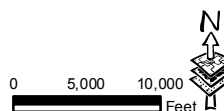
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Zoning Petition (ZP 19-28)
Proposed Rezoning
1820 Frank Street

- Proposed Rezoning
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Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

pn

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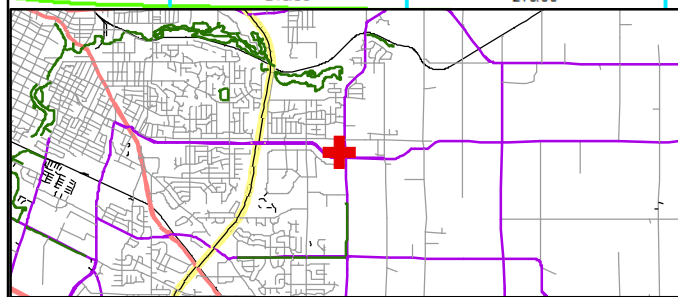
APPROVED:

Mayor

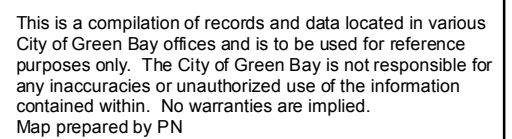
ATTEST:

Clerk

pn
Attachment – Map



 Proposed Rezoning
 400' Property Owner Notice



ZONING ORDINANCE NO. 15-19

**AN ORDINANCE REZONING PROPERTY LOCATED
AT 1820 FRANK STREET
FROM LOW DENSITY RESIDENTIAL (R1) DISTRICT
TO OFFICE/RESIDENTIAL (OR) DISTRICT
(ZP 19-28)**

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SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning 1820 Frank Street from Low Density Residential (R1) to Office/Residential (OR):

THORNDALE SUB LOT 5 BLK 5 (Parcel No. 1-2193)

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

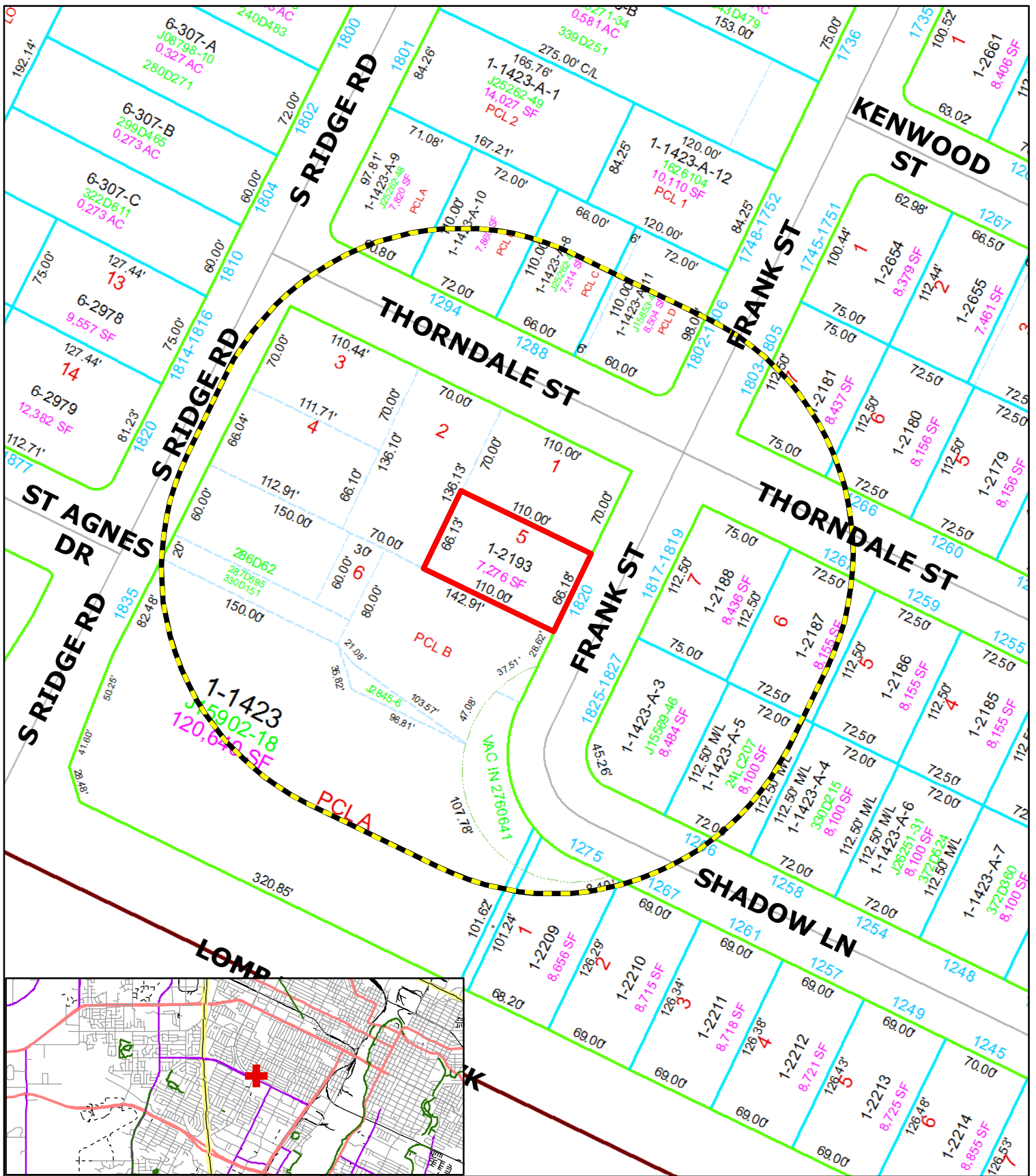
Mayor

ATTEST:

Clerk

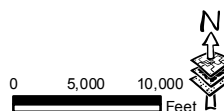
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Zoning Petition (ZP 19-28)
Proposed Rezoning
1820 Frank Street

- Proposed Rezoning
- 200' Property Owner Notice



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 Map prepared by PN



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # K.I.

To waive the ordinance requirements for the outdoor patio and approve an application for a "Class B" Combination license by MCR Green Bay Tenant, LLC at 1011 Tony Canadeo Run with a licensed premises description as "patio, hotel lobby, bar, guest rooms, back storage room," with the approval of the proper authorities. (Currently licensed as LVP SHS Green Bay Holding Corp).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. patio pic
2. sharpscans@greenbaywi.gov_20191028_121122



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # K.2.

To approve an application for a "Class B" Combination license by Wisconsin Apple, LLC at 2420 E. Mason St. with a licensed premises description as "restaurant and free standing bar," with the approval of the proper authorities. (Currently licensed as Apple Hospitality Group, LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. SECURITY PLAN & LICENSE STIPULATION.ROBINSOND.558
2. application-2420emason



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # K.3.

To waive the ordinance requirements for the outdoor patio and to approve an application for an available "Class B" Combination license by Rebel One, LLC at 1301 S. Broadway with a licensed premises description as "main floor restaurant/bar area. Liquor stored on main floor, back liquor room, beer stored in restaurant, basement, walk-in cooler, patio area," with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. license stipulation_1301 S Broadway
2. patio
3. Broadway Moratorium 9-16-97
4. APPLICATION_REBEL ONE LLC 1301 S BROADWAY

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN THE BROADWAY AREA

Green Bay, Wisconsin
September 16, 1997

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the Common Council of the City of Green Bay is concerned with the redevelopment of the Broadway area and the present high concentration of licensed establishments in the Broadway area. The high concentration of these establishments in this area has impaired the public peace, safety, welfare, and order; and

WHEREAS, there are currently 34 establishments which hold a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License. The names and addresses of said establishments are:

Lenny's Tap	431 North Broadway
333 Bar	333 North Broadway
Blazing Saddles	331 North Broadway
The Cannery	319 North Broadway
King's X	313 North Broadway
Titletown Brewing	200 Dousman Street
Carol's Ritz Lounge	119 Dousman Street
Nom's Thai Orchid	240 North Broadway
Central Bar	231 North Broadway
Broadway Cafe	128 North Broadway
Rev's Brass Rail	109 North Broadway
West Pitcher Show	100 South Broadway
Maria's Mexican Family Restaurant	106 South Broadway
Ginny's Heart of Broadway	112 South Broadway
Connie's	128 South Broadway
Country Club Bar & Grill	201 South Broadway
Kar's Place	226 South Broadway
Alamo	301 South Broadway
Nepalese Lounge	515 South Broadway
Blue Side	709 South Broadway
Shnicker's	813 South Broadway
Bourbon Street	821 South Broadway
Sass	840 South Broadway
The Lion's Den	1100 South Broadway
Carol's 9 th Street Tap	316 Ninth Street
The Camelot	1301 South Broadway
Manci's Tuxedo Lounge	1313 South Broadway
Good Times	1332 South Broadway
The Packer Stadium Lounge	1342 South Broadway
Terminal Bar	1423 South Broadway

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN THE BROADWAY AREA
Page 2

Hammer Inn
Thirsty's
Loch's Bar
Cropsey's Bar

1208 State Street
1234 State Street
1238 State Street
1336 State Street

WHEREAS, pursuant to the powers reserved under Ch. 125, Wis. Stats., the Common Council wishes to decrease the number of Class "B" Fermented Malt Beverage and Class "B" Combination Liquor Licenses issued to establishments in the Broadway area; and

WHEREAS, it is the intent of this resolution to allow the present Class "B" Fermented Malt Beverage and Class "B" Combination Liquor Licenses to maintain and renew their establishments in accordance with Ch. 125, Wis. Stats.; and

WHEREAS, it is the intent of this Resolution to effectuate a decrease in the number of Class "B" Fermented Malt Beverage and Class "B" Combination Liquor licensed establishments in the limitation area whenever an establishment goes out of business and does not renew its license;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Limitation Area. The area to which the terms and conditions of this section apply is that area on Broadway or business fronting either side of Broadway and those areas east of Broadway to the Fox River, within the city of Green Bay, Brown County, Wisconsin.
2. Prohibition. The Common Council shall not authorize the issuance of any new or transfer of any existing Class "B" Fermented Malt Beverage or Class "B" Combination Liquor Licenses within the limitation area, except restaurants as defined in paragraph 4 hereof.
3. Exceptions.
 - a. This subsection shall not prohibit the renewal of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License for an existing premises in the limitation area.

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN THE BROADWAY AREA
Page 3

- b. This subsection shall not prohibit the issuance of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License for a previously licensed premises provided that such application is made within 60 days of any of the following:
 - i. Surrender by the prior licensee of the license issued for that premises; or
 - ii. Sale of the premises by the prior licensee; or
 - iii. Termination of the prior licensee's lease for the premises; or
 - iv. Revocation of the prior license, for cause.

If application under this subsection is sought after 60 days, the owner of the previously licensed premises may apply to the Protection and Welfare Committee for an extension of the application time on the basis that application of the moratorium would have a substantial adverse effect on the owner's ability to use or enjoy the property. The party requesting the extension must demonstrate this effect by clear, satisfactory and convincing evidence.

- c. All applications and renewals shall be subject to review as provided by Ch. 125, Wis. Stats.

4. Prohibition Not to Apply to Restaurants.

- a. This resolution shall not prohibit the issuance of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License to the operator of a restaurant, where the principal business conducted is that of a restaurant, as defined in Ch. 125, Wis. Stats. If the premises are operated under a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License, the principal business conducted is presumed to be the sale of alcohol beverages, but the presumption may be rebutted by competent evidence.

RESOLUTION LIMITING THE NUMBER OF
LICENSED ESTABLISHMENTS IN THE BROADWAY AREA
Page 4

- b. A restaurant licensee operating within the limitation area which fails to maintain a principal business of operating a restaurant at any time later than 60 days after the granting of a Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License shall be in violation of this subsection and its Class "B" Fermented Malt Beverage or Class "B" Combination Liquor License shall be subject to revocation.
- c. "Principal business" means the primary activity as determined by analyzing the amount of capital, labor, time, attention and floor space devoted to each business activity, and by analyzing the sources of net income and gross income. The name, appearance and advertisement of the entity may also be taken into consideration in determining "principal business."

Adopted 9/14/97

Approved 9/17/97

13/ David H. August
Mayor

13/ David H. August
Clerk

LMS:bc



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # K.4.

To deny an appeal by Greg Oettinger at 1457 Grignon St. regarding his re-inspection fee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. appeal_1457 Grignon



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # K.5.

To receive and place on file the Liquor Violation Report for November 25, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Report November 25 2019
2. 19LiqVio

**REPORT OF THE PROTECTION AND POLICY COMMITTEE
GRANTING OPERATOR LICENSES**

December 3, 2019

The Protection and Policy Committee wishes to request that the following applications for Operator Licenses be granted.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Adrians, Kylie R
Cruz Arzola, Miguel A
DeKeyser, Ashley A
DuBois, Ryan S
Funke, Stephen A
Geibel, Jolene L
Gilson, Cheri C
Hall, Samuel D
Herrscher, Aleksandr M
Hughes, Canyon T
Kalies, Karlyn M
Kang, Tristan R
Kubly, Rianna M
Letter, Olivia C
Mc Intyre, Sean M
Montoure, Chad A
Newell, Jacqueline L
Platkowski, Andra M
Retel, Alysia V
Schoen, Ashley Ann
Selissen, Jay C
Sievert, Paula A
Strack, Emanuel
Trepanier, Kristin N
Verkuilen, Rachel M



Report to the Green Bay Plan Commission

MEETING DATE

December 3, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # M.I.

To authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, subject to:

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

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.

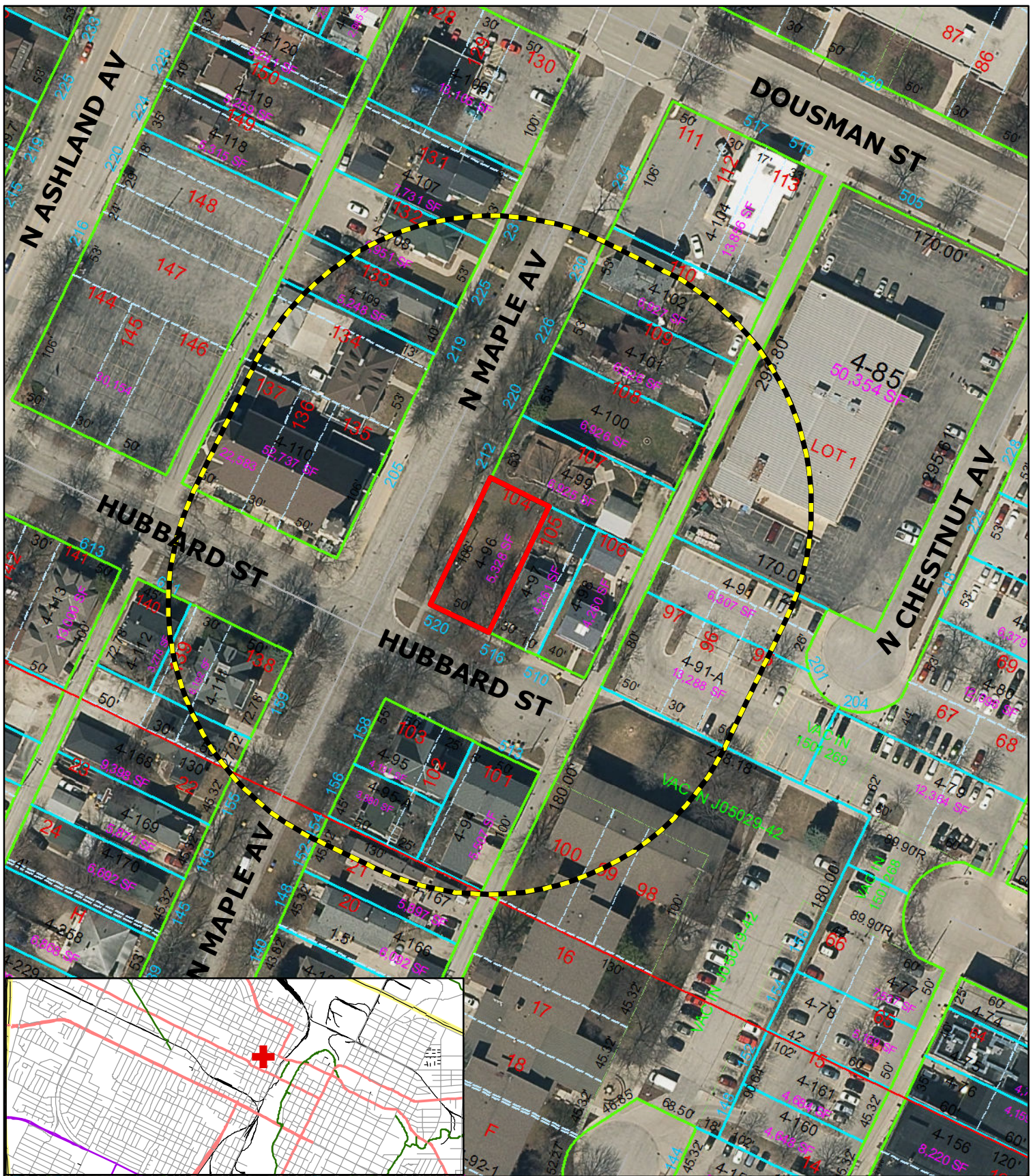
RECOMMENDATION

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

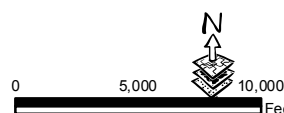
ATTACHMENTS

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

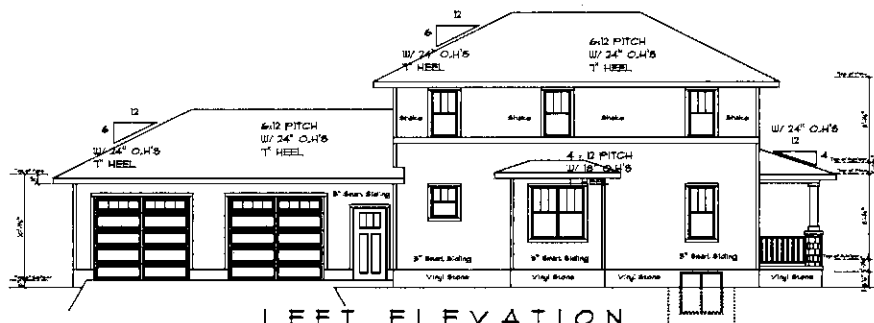
- Proposed CUP
- 200' Property Owner Notice



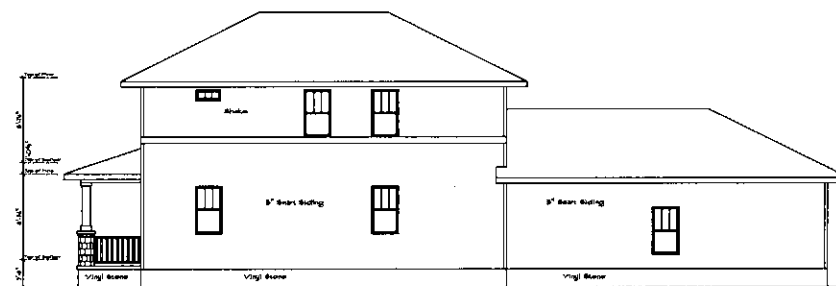
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

-NOT FOR CONSTRUCTION-

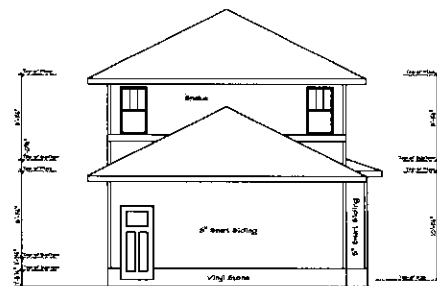
SQUARE FOOTAGE:	
FIRST FLOOR:	168
SECOND FLOOR:	151
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



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:

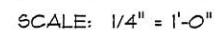
"IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND CONDITIONS OF ANY CONSTRUCTION. THE ARCHITECT HAS NO LIABILITY FOR ANY DISCREPANCIES OR OMISSIONS. IT IS UNDERSTOOD THAT THE 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
CONSULTANTS:
THE WISCONSIN
GREEN BAY, WI 54303
PHONE (920) 444-8004
FAX (920) 444-8010

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301
Wisconsin
BUILDING SUPPLY

SQUARE FOOTAGE:

FIRST FLOOR:	768
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



IMPORTANT NOTE:

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THE DRAWINGS, THE CONTRACTOR, GENERAL CONTRACTOR/OWNER SHALL REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION, AND THEREBY BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL LIABILITY ACT, WHICH REQUIRES ARCHITECTS TO PROVIDE A LIMITED WARRANTY SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11950 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)494-9570

COMPONENTS:
17415 MORAIN TERRACE
GREEN BAY, WI 54303
PHONE (920)486-5094
FAX (920)486-5094

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

LEMENSE QUALITY HOMES

JOB NAME: KEN ROVINSKI RESIDENCE

DATE: 10-1-10

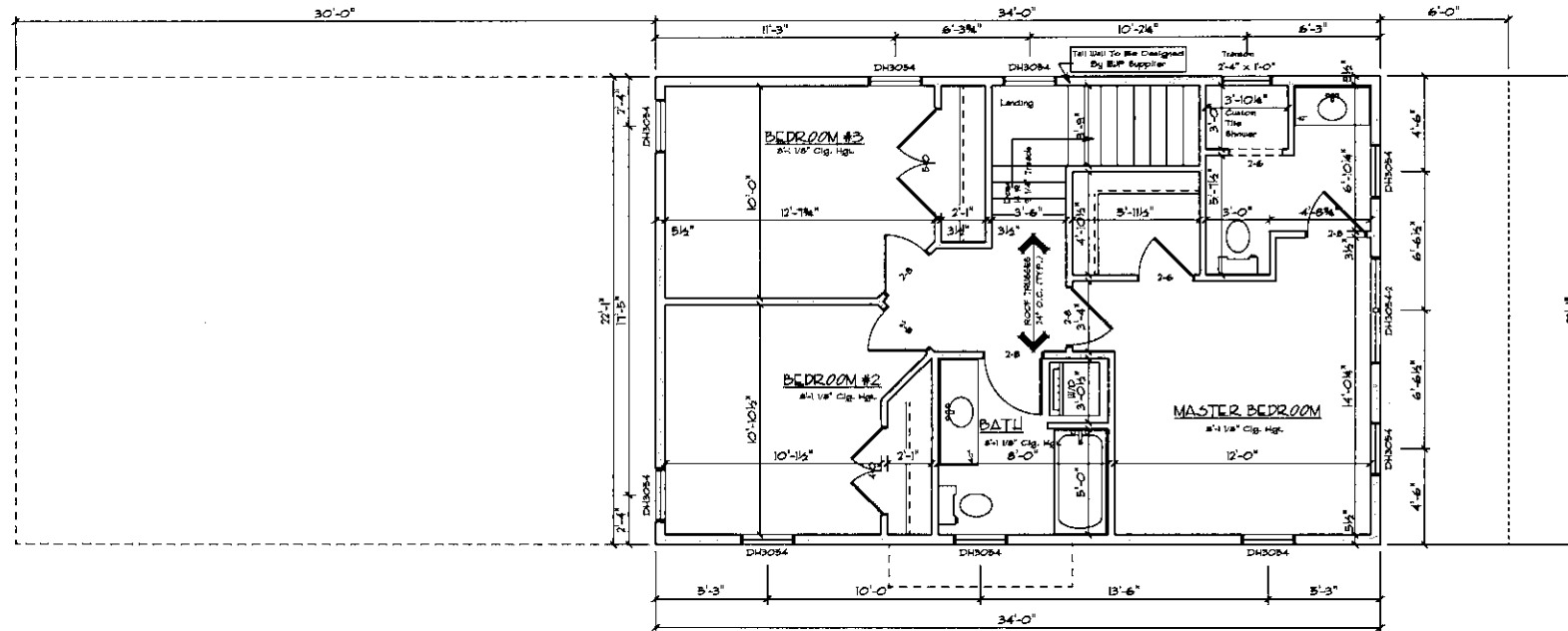
DATE 10-1-19
DRAWN BY.

ORIGIN

19-444-T

-NOT FOR CONSTRUCTION-

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



SECOND FLOOR

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

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES	
JOB NAME: KEN ROYAL RESIDENCE	KEYNOTE:
DATE: 10-19	DATE: 10-19
DRAWN BY: N.K.	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, ELEVATIONS, AND FINISHES PRIOR TO CONSTRUCTION. THE ARCHITECT HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE DISCOVERY OF ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL MAKE FINAL DECISIONS ON ALL DISCREPANCIES.

OFFICE:
WISCONSIN BUILDING SUPPLY
GREEN BAY, WI 54303
PHONE (920)446-4000
FAX (920)446-4000

COMPONENTS:
THE PORCH TERRACE
GREEN BAY, WI 54303
PHONE (920)446-4000
FAX (920)446-4000

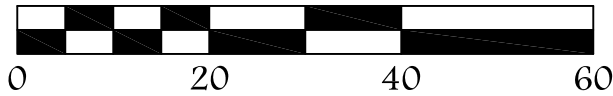
MAILING ADDRESS:
P.O. BOX 1000
GREEN BAY, WI 54307-0001

Wisconsin
BUILDING SUPPLY



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'

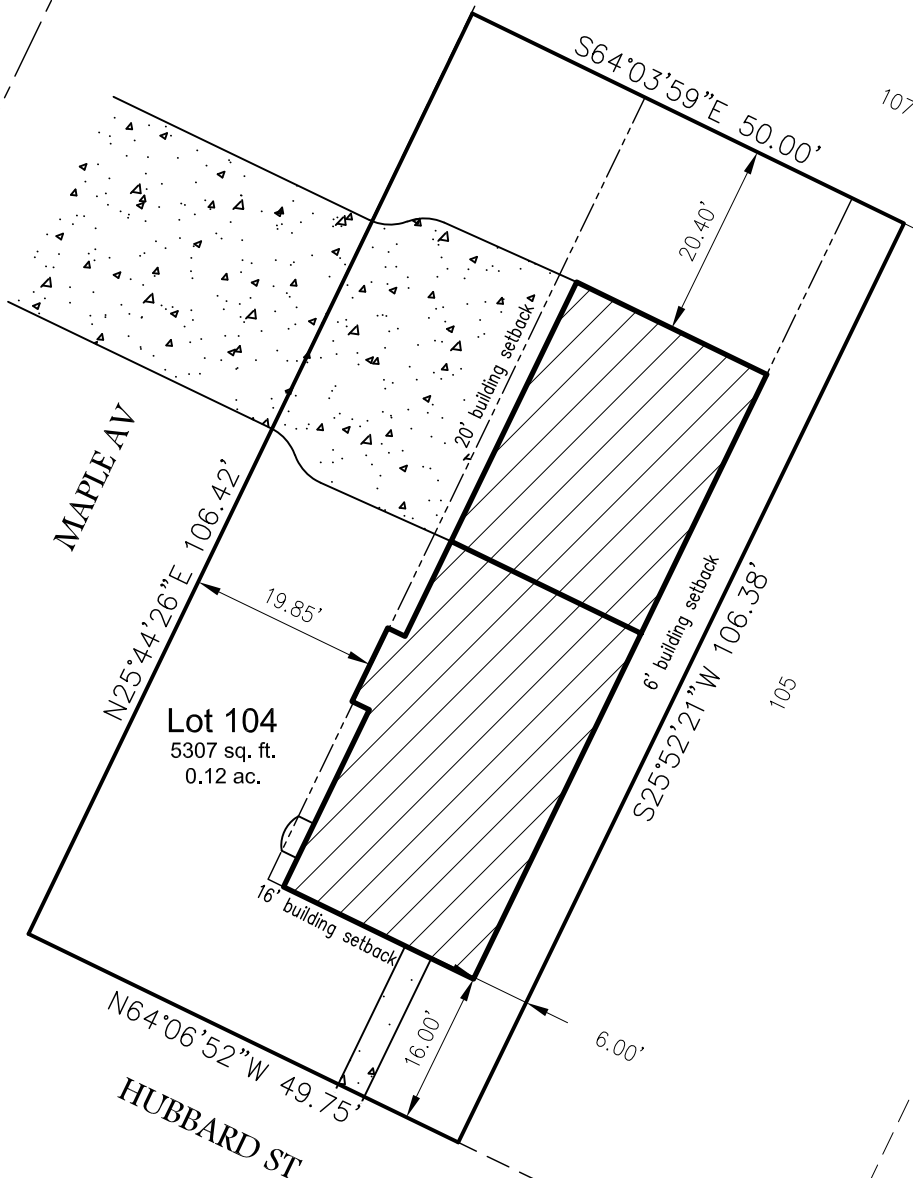
North



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:



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.I.

To receive and place on file the documented speed study along Skyline Boulevard from Finger Road to Hillside Lane.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.2.

To install a SPEED LIMIT 25 sign on the east roadway of Skyline Boulevard just north of Finger Road.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.3.

To install a SPEED LIMIT 25 sign on the west roadway of Skyline Boulevard just south of Sunrise Court.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.4.

To request the Police Department take additional measures to strictly enforce the posted speed limit of 25 mph along Skyline Boulevard from Finger Road to Sunrise Court.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.5.

To remove the NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the south side of Humboldt Road from Laverne Drive to a point 436 feet west of Laverne Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.6.

To remove the NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the west side of Laverne Drive from Humboldt Road to a point 122 feet south of Colleen Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.7.

To establish and adopt by ordinance a NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the west side of Laverne Drive from a point 80 feet north of Colleen Drive to a point 140 feet south of Colleen Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Traffic, Bicycle and Pedestrian Commission
of the City of Green Bay

MEETING DATE

December 3, 2019

PREPARED BY

AGENDA ITEM # N.8.

To establish and adopt by ordinance a NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone on the south side of Humboldt Road from Mount Mary Drive to a point 457 feet east of Mount Mary Drive.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 340 NORTH BROADWAY
(ZP 19-26)**

DECEMBER 3, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 19-26 and the recommendation of the Plan Commission on November 11, 2019, the City of Green Bay does authorize a conditional-use permit for heliculture limited production and processing use on the following described property located at 340 North Broadway:

**LARSEN GREEN CONDOMINIUM UNIT 1 TOGETHER WITH
UNDIVIDED INT IN COMMON ELEMENTS ETC IN 2733828 (Tax
Parcel No. 5-1759)**

Said conditional-use permit shall be granted subject to the following conditions:

1. The facility shall receive proper approvals from applicable federal agencies; and
2. No odor shall be associated with the conditional use granted herein, and if odor becomes an established problem the conditional-use permit can be revoked.

Adopted _____

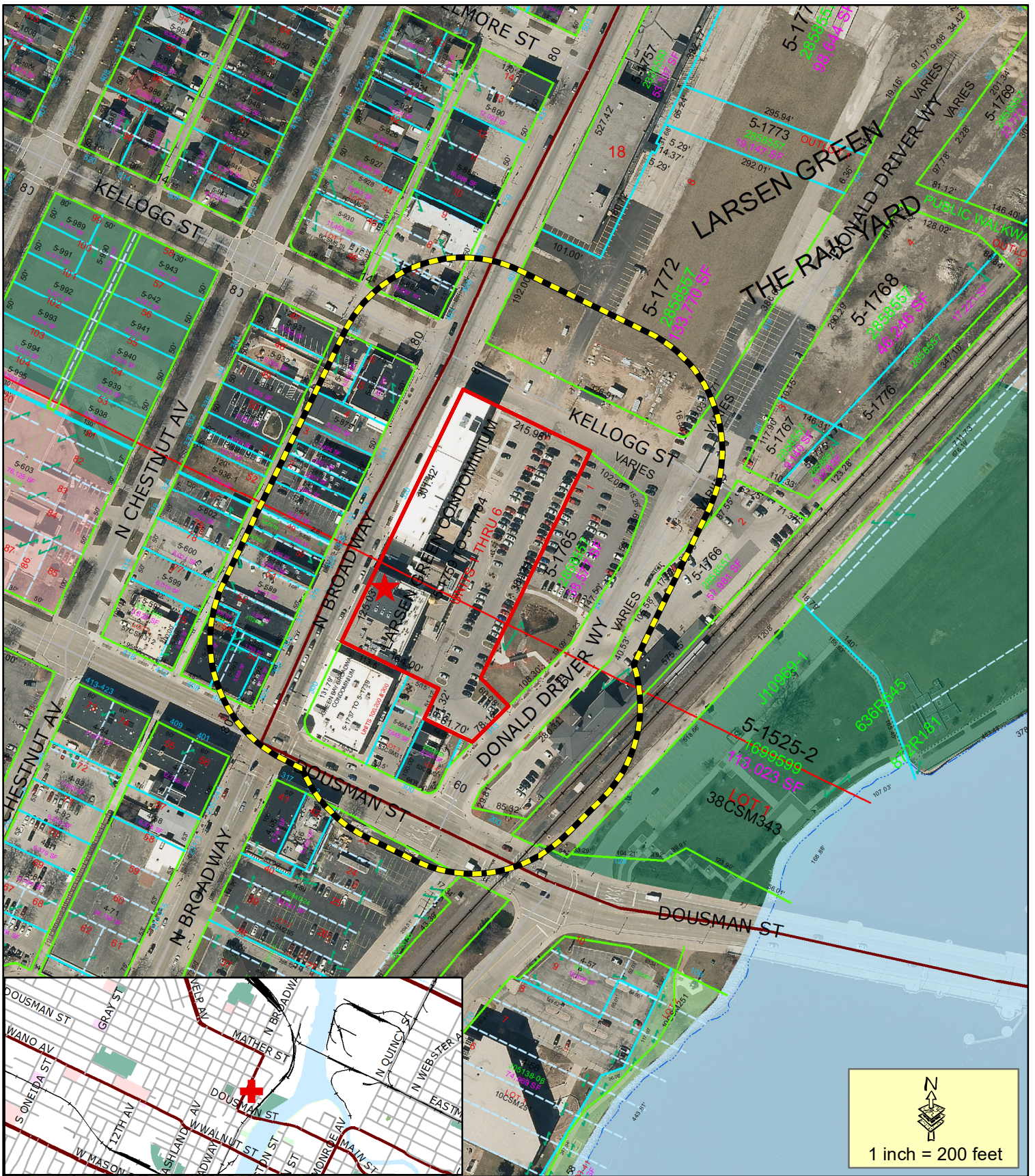
Approved _____

Mayor

Clerk

dlb

Attachment – Map



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



**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 314 NORTH MONROE AVENUE
(ZP 19-08)**

December 3, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 19-08 and the recommendation of the Plan Commission on November 11, 2019, the City of Green Bay does authorize a conditional-use permit for a vehicle sales and repair on the following described property at 314 North Monroe Avenue:

**LOT 2 OF 57 CSM 33 BNG PRT OF LOTS 151,393,394 & 395 OF PLAT OF
NAVARINO (Tax Parcel No. 11-45)**

Said conditional-use permit shall be granted subject to:

1. 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.
2. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.

Adopted _____

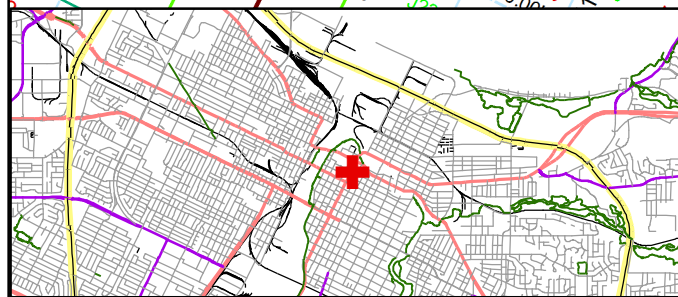
Approved _____

Mayor

Clerk

pn

Attachment – Map



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Map prepared by PN

GENERAL ORDINANCE NO. 23-19

**AN ORDINANCE
AMENDING SECTION 29.208,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 29.208, Green Bay Municipal Code, is hereby amended to remove the following NO PARKING 7 AM TO 4 PM SCHOOL DAYS zones:

HUMBOLDT ROAD, south side, from Laverne Drive to a point of 436 feet west of Laverne Drive.

LAVERNE DRIVE, west side, from Humboldt Road to a point of 122 feet south of Colleen Drive.

SECTION 2. Section 29.208, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING 7 AM TO 4 PM SCHOOL DAYS zones:

LAVERNE DRIVE, west side, from a point of 80 feet north of Colleen Drive to a point 140 feet south of Colleen Drive.

HUMBOLDT ROAD, south side, from Mount Mary Drive to a point 457 feet east of Mount Mary Drive.

Dated at Green Bay, Wisconsin this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

SEF