



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, DECEMBER 16, 2019, 3:00 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 December 16, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the November 25, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (ZP 19-31) Consideration with possible action on the request to rezone 2200 Nicolet Drive, Tax Parcel 21-274-2, from General Commercial (C1) to Varied Density Residential (R3), submitted by David J. Meister, Mau & Associates, LLC on behalf of TSAGB, LLC, property owner. In addition, the Department of Community and Economic Development is recommending that the parcel located at 2100 Nicolet Drive, Tax Parcel 21-274-4, also be rezoned from General Commercial (C1) to Varied Density Residential (R3).
2. (ZP 19-32) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 900 South Jackson Street, submitted by Ace Champion, petitioner. (Ald. B. Galvin, District 4)

E. Informational.

- I. Director's Report.

2. Date of next meeting: Monday, December 23, 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 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

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

B. APPROVAL OF THE AGENDA.

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

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the agenda. Motion carried.
Yes- Jacob Miller, 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 November 11, 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, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

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).

Moved by Randall Petrouske, seconded by Lisa Hanson 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.

Motion carried.

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

E. INFORMATIONAL.

I. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, December 9, 2019.

F. ADJOURNMENT.

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

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



Report to the Green Bay Plan Commission

MEETING DATE

December 16, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

(ZP 19-31) Consideration with possible action on the request to rezone 2200 Nicolet Drive, Tax Parcel 21-274-2, from General Commercial (C1) to Varied Density Residential (R3), submitted by David J. Meister, Mau & Associates, LLC on behalf of TSAGB, LLC, property owner. In addition, the Department of Community and Economic Development is recommending that the parcel located at 2100 Nicolet Drive, Tax Parcel 21-274-4, also be rezoned from General Commercial (C1) to Varied Density Residential (R3).

BACKGROUND

Reason for Request: To allow for the development of 2200 Nicolet Drive for future multi-family uses and to correct the zoning for 2100 Nicolet Drive to correspond with the existing land uses.

Surrounding Zoning and Land Uses:

SUBJECT - General Commercial (C1) and Varied Density Residential (R3) - Vacant/existing multiple family complex

NORTH - Highway Commercial (C2) - Commercial uses

SOUTH - Right-of-way

EAST - Low Density Residential (R1) - Single/two-family dwellings

WEST - Public/Institutional (PI) - Wildlife Sanctuary

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Medium to High Density Residential. The requests are compliant with the future land use recommendations of the Plan.

Report: The proposal by the applicant would include rezoning 2200 Nicolet Drive from General Commercial (C1) to Varied Density Residential (R3). In addition, the Department of Community and Economic Development is recommending that the parcel located at 2100 Nicolet Drive, Tax Parcel 21-274-4, also be rezoned from General Commercial (C1) to Varied Density Residential (R3).

The apartment development, known as The Shores, was developed in the early 1990s under the First Business (B1) zoning. An update to the Zoning Code in 2006 removed multiple family dwellings from the General Commercial (C1) district, the former B1 district and only permitted residential uses above the first floor in the C1 district; existing multiple family units are considered legal-nonconforming uses. In order for the property owner to building on the vacant parcel at 2200 Nicolet Drive, the parcel will have to be rezoned to R3. Staff felt this was an opportunity to clean up the zoning at 2100 Nicolet Drive as the property is under the same ownership.

Staff is recommending approval of the requests as they are compliant with the Comprehensive Plan.

Ald. Lefebvre and adjacent property owners have been notified of the request. As of the drafting of this

report, staff has received no calls regarding this request.

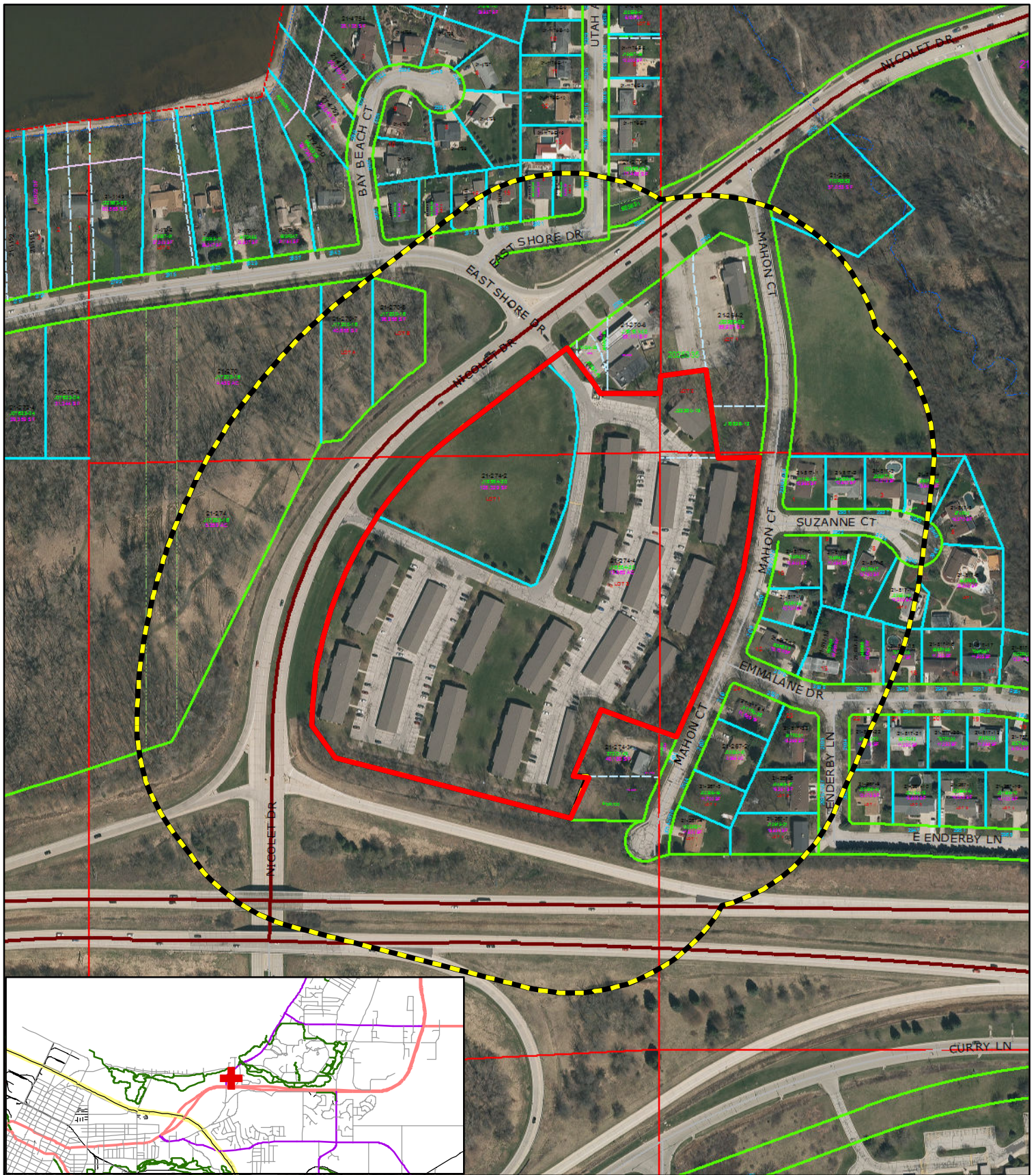
RECOMMENDATION

Approval of the requests.

FISCAL IMPACT

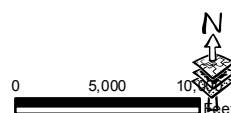
ATTACHMENTS

- I. ZP 19-31 letter



Zoning Petition (ZP 19-31)
Proposed Rezoning
2100/2200 Nicolet Drive

- Proposed Rezoning
- 400' 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



Report to the Green Bay Plan Commission

MEETING DATE

December 16, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

(ZP 19-32) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (RI) district at 900 South Jackson Street, submitted by Ace Champion, petitioner. (Ald. B. Galvin, District 4)

BACKGROUND

Reason for Request: To allow for a live-work unit, commercial uses on the first floor with residences above.

Surrounding Zoning and Land Uses:

SUBJECT - Low Density Residential (RI) - Vacant first floor, residences on the second floor

NORTH - Low Density Residential (RI) - Single-family and two-family dwellings

SOUTH - Low Density Residential (RI) - Single-family and two-family dwellings

EAST - Low Density Residential (RI) - Single-family and two-family dwellings

WEST - Low Density Residential (RI) - Single-family and two-family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as low 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 proposed use is a live-work use located at 900 South Jackson Street. The subject property has a Low Density Residential (RI) zoning however, the structure has a commercial past with various food establishments being located on the first floor. The first floor is currently vacant with two existing residential units located on the second floor. The lot size is approximately 6300 square feet with the structure occupying a footprint of approximately 1550 square feet. There are four parking spaces on site within limited on-street parking. The property is located within the Astor Historical District.

The petitioner wishes to reestablish the commercial kitchen use on the first floor along with a massage use located in the front of the building. The two existing residential units will be occupied by the petitioner, his wife and their sons. A letter from the petitioner is attached within this agenda.

The Planning Staff is recommending approval of the request as the establishment of live-work use blends and complements the neighborhood. Alderman Galvin, adjacent property owners within 200 feet of the property have been notified of the request. As of the drafting of this report, staff has received two calls and one email which, is attached within this agenda. The petitioner did inform immediate neighbors prior to the CUP application, a copy of that notice is attached within this agenda.

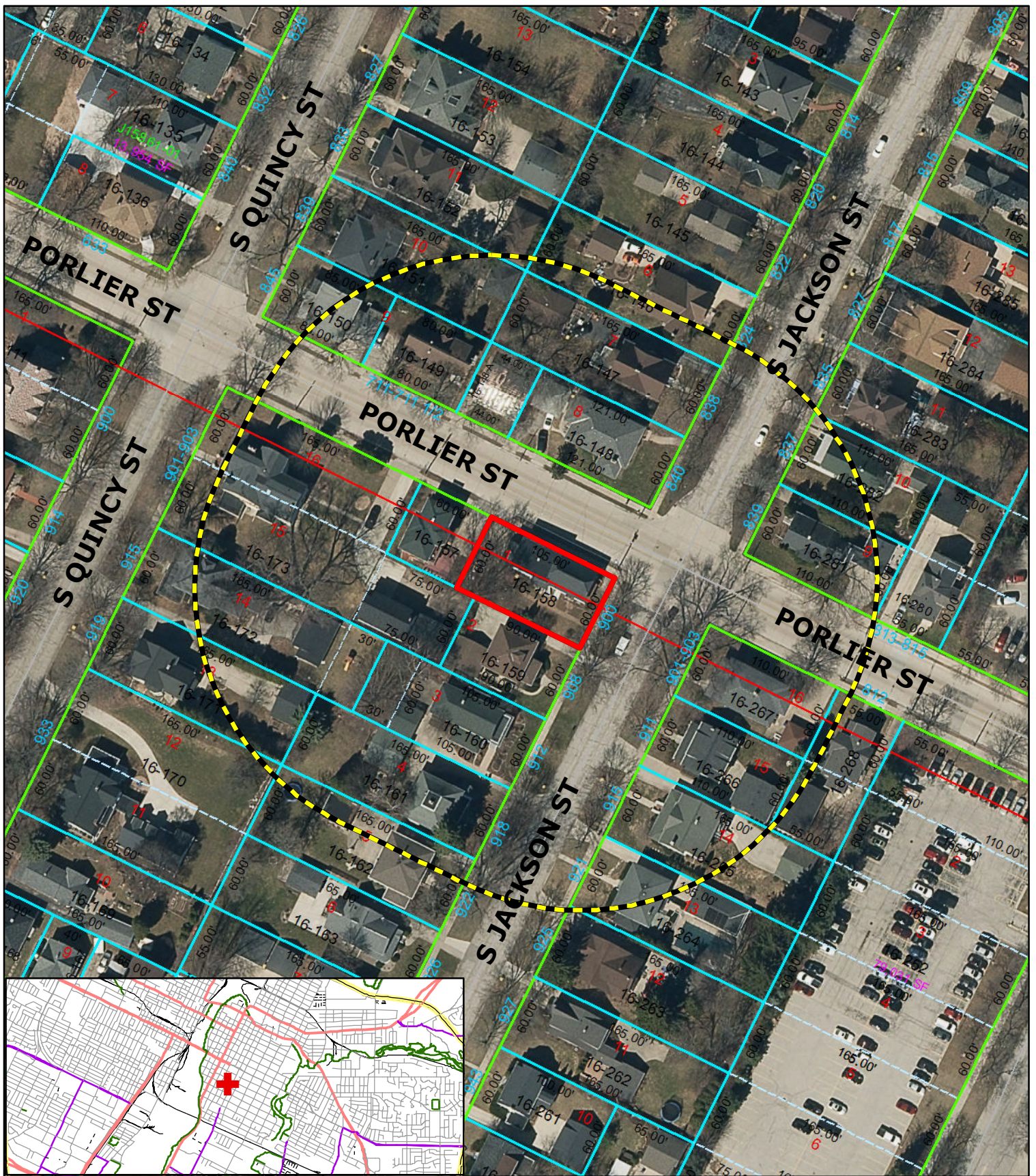
RECOMMENDATION

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

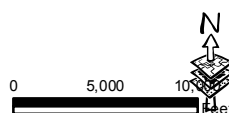
ATTACHMENTS

1. ZP 19-32 letter
2. City Permit Application Info
3. Hi Neighbor
4. New neighbor-VanRyzin



Zoning Petition (ZP 19-32)
Proposed Conditional Use Permit (CUP)
900 South Jackson Street

- Subject Area
- 200' Property Owner Notice



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 Map prepared by PN

Description for Permit

The Champion family will be moving into a farm style commercial/residential home at 900 South Jackson Street, Green Bay, WI 54301. Ace and Rachel Champion will run their business on the lower level (commercial kitchen, massage therapy, & cosmetology.) The Champion family of 4 will live in the two 2 bedroom apartments in the upper level. Rachel's business will be in the front half and Ace's business will be in the back half; where the kitchen from the previous business was located.

We went door to door and delivered letters and talked with the neighborhood who were home. We were very welcomed by all of them and they sounded excited we were moving to the neighborhood.

To learn more about each business visit us at www.chefchampion.com & www.championwb.com

Sincerely,

The Champion Family



Dear Neighbors☺,

We are the Champions☺. We stopped by to tell you we are super excited to inform you we are planning on moving into 900 South Jackson Street (the Residential/ Commercial property). It will be our sons Malcolm, Noah, my wife Rachel and myself Ace.

Rachel Champion will be transferring her practice "Champion Wellness & Beauty" from De Pere to the front lower space of the building. She is a Licensed Medical Massage Therapist & Cosmetologist for over 10 year. To learn more about her business visit ChampionWB.com.

I, Ace Champion will have a kitchen and office space in the back lower space. I am a Personal Chef, Cooking Class instructor and Motivational Speaker. I also have my own Cable/TV cooking show "Cook Like A. Champion" on CW 14 locally at 12:30pm Saturdays and internationally on other networks. To learn more about myself visit ChefChampion.com

If you have any questions or concerns please feel free to call us at (920) 713-4941. We look forward to meeting and getting to know you all and be a positive addition to your neighborhood.

Sincerely,
The Champion Family

From: [Judy VanRyzin](#)
To: [Paul Neumeyer](#)
Subject: New neighbor
Date: Tuesday, December 10, 2019 6:26:06 PM

Hi Paul,
We're happy to have the new neighbors in the store-front home on our corner.

The building needs some TLC and with new owners, we generally see things looking better.

Their businesses seem very interesting, and they are nice folks who left a flyer in the door, and stopped to talk with us too.

They're more than welcome.
Judy and Mike Van Ryzin