



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, FEBRUARY 24, 2020, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. Members: Tim Gilbert – Chair, Sid 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 February 24, 2020, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the January 27, 2020, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (ZP 20-02) Public Hearing on the request to amend the existing Planned Unit Development (PUD) for Festival Foods/Kwik Trip to allow for the increase in height for an existing billboard located at 2400 University Avenue, submitted by Renee St. Laurent, Lamar Advertising (Ald. C. Stevens, District 5).
2. (ZP 20-02) Consideration with possible action on the request to amend the existing Planned Unit Development (PUD) for Festival Foods/Kwik Trip to allow for the increase in height for an existing billboard located at 2400 University Avenue, submitted by Renee St. Laurent, Lamar Advertising (Ald. C. Stevens, District 5).
3. (ZP 20-03) Public Hearing on the request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2), submitted by Matt Mrochinski, Excel Engineering (Ald. J. VanderLeest, District 11).

4. (ZP 20-03) Consideration with possible action on the request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2), submitted by Matt Mrochinski, Excel Engineering (Ald. J. Vander Leest, District 11).
5. (ZP 20-04) Public Hearing on the request for a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 815-827 South Monroe Avenue, submitted by Mimi and Chad Schroeder, petitioner (Ald. B. Galvin, District 4).
6. (ZP 20-04) Consideration with possible action on the request for a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 815-827 South Monroe Avenue, submitted by Mimi and Chad Schroeder, petitioner (Ald. B. Galvin, District 4).

E. Informational.

1. Director's Report.
2. Date of next meeting: Monday, March 23, 2020.

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, JANUARY 27, 2020, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

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

Others Present: Ald. Barb Dorff

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 27, 2020, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Lisa Hanson to approve the agenda. Motion carried.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the December 16, 2019, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

1. Consideration with possible action regarding a communication from Ald. C. Wery regarding an appeal by Mike and Karen Alberts, 1801 S. Ridge, to the designation and approved uses of their parcels 1-1423-A and 1-1423-A-9 on Ridge Road.

Moved by Sidney Bremer, seconded by Lisa Hanson to receive and place on file a communication from Ald. Chris Wery regarding an appeal by Mike and Karen Alberts, 1801 S. Ridge, to the designation and approved uses of their parcels 1-1423-A and 1-1423-A-9 on Ridge Road. Motion carried.

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

2. (ZP 19-30) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to establish a two-family dwelling within an Office/Residential (OR) district at 1132-1134 East Walnut Street, submitted by John Tony Salas, property owner (Ald. B. Galvin, District 4).

Moved by Randall Petrouske, seconded by Jacob Miller to open the floor for discussion. Motion carried.

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

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

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

Moved by Randall Petrouske, seconded by Sidney Bremer to re-open the floor for discussion. Motion carried.

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

Moved by Randall Petrouske, seconded by Lisa Hanson to close the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Lisa Hanson to approve the request to authorize a Conditional Use Permit (CUP) to establish a two-family dwelling within an Office/Residential (OR) district at 1132-1134 East Walnut Street, subject to:

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

Conditional Use Permit.

b. Compliance with all pending violations.

Motion carried.

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

3. (ZP 20-01) Consideration with possible action on a request to create a Planned Unit Development (PUD) regulating signage at 1601-1603 North Quincy Street, submitted by Matt Szymanski, Green Bay Packaging (Ald. K. Lefebvre).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the creation of a Planned Unit Development (PUD) regulating signage at 1601-1603 North Quincy Street, subject to the draft Planned Unit Development District (PUD) Ordinance. Motion carried.

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

4. (SV 20-01) Consideration with possible action on a request to close and vacate portions of Acme Street and Lawrence Street, submitted by Bob Mach, Mach IV Engineering (Ald. C. Stevens, District 5).

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

Motion carried.

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

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

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

Moved by Sidney Bremer, seconded by Lisa Hanson to close and vacate portions of Acme Street and Lawrence Street, subject to:

- a. A closure agreement is required for both Acme Street and Lawrence Street detailing maintenance of and access to this right-of-way.
- b. Access to parcel 21-2267 must be allowed and detailed in the closure agreement for Acme Street.
- c. Access to parcel 21-2263-6 must be allowed and detailed in the closure agreement for Lawrence Street.
- d. Proof of ownership of parcel 21-2263-5 is required prior to execution of the vacation or closure. If proof is not provided, access to this parcel must be allowed and detailed in the closure agreement for Lawrence Street. The vacation will be denied if proof of ownership is not provided.
- e. Proof of ownership of parcel 21-2263-4 is required prior to execution of the vacation. The vacation will be denied if proof of ownership is not provided.
- f. AT&T shall be granted easements for all existing facilities.
- g. Sanitary Sewer within Acme Street becomes privately owned and maintained (as is, where is) to

the sanitary manhole within University Avenue.

h. Storm Sewer within Acme Street from the storm manhole within University Avenue and includes all the storm sewer within Parcel 21-1200 to the existing manhole within the Henry Street / Basten Street intersection to become Privately owned and maintained (as is, where is).

i. To allow storm water from University Avenue and Parcels 21-2267 and 21-2013 to be collected, connected to and flow through the storm sewer within proposed Vacated and Closed Acme Street described in #2 above.

j. Allow uninterrupted ingress and egress across "Closed" portion of Acme Street to parcel number 21-2267.

k. Owner of adjacent parcel 21-2100 (Green Bay Dressed Beef, LLC) to be responsible for all costs to maintain the Vacated and Closed Acme Street, including but not limited to curb & gutter repair, pavement repair and snow removal.

l. Sanitary Sewer within Lawrence Street becomes privately owned and maintained (as is, where is) to the sanitary manhole within University Avenue.

m. Storm Sewer within Lawrence Street from the storm manhole within University Avenue to the intersection storm manhole that receives the storm water/sewer from Acme Street to become Privately owned and maintained (as is, where is).

n. To allow the storm water from University Avenue and Parcel 21-2263-6 to be collected, connected to and flow through the storm sewer within proposed Vacated and Closed Lawrence Street.

o. Owner of adjacent parcel 21-2100 (Green Bay Dressed Beef, LLC) shall maintain an adequately sized storm sewer system, not less than what is present at the time of the proposed Vacation and Closure of Acme Street and Lawrence Street that will provide storm sewer service to prevent street flooding no worse than what is presently observed.

p. Owner of adjacent parcel 21-2100 shall work with the Department of Public works to provide a clear route through the property from Acme Street to Henry Street such that an appropriately sized storm sewer could be constructed in the future. This shall be agreed upon prior to approval of a site plan.

q. Allow uninterrupted ingress and egress across "Closed" portion of Lawrence Street to parcel number 21-2263-6.

r. Owner of adjacent parcel 21-2100 (Green Bay Dressed Beef, LLC) to be responsible for all costs to maintain the Vacated and Closed Lawrence Street, including but not limited to curb & gutter repair, pavement repair and snow removal.

Motion carried.

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

5. (Site Plan #2207-Amended) Consideration and possible action on a request of the Zoning Administrator to review the site plan and landscape plan for the expanded Kwik Trip parcel located at 3525 Humboldt Road (Ald. B. Dorff, District 1).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to approve the site plan and landscape plan for the expanded Kwik Trip parcel located at 3525 Humboldt Road, subject to the standards found in ZO 25-04 and standard site plan review. Motion carried.

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

6. (PP 20-01) Discussion with possible action on hosting Public Hearings at Plan Commission meetings.

Moved by Randall Petrouske, seconded by Sidney Bremer to approve hosting public hearings at Plan Commission meetings. Motion carried.

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

7. Discussion with possible action on the 2020 Green Bay Plan Commission meeting schedule.

Moved by Randall Petrouske, seconded by Sidney Bremer to approve the 2020 Green Bay Plan Commission meeting schedule. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Ald. 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, February 24, 2020

F. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Randall Petrouske to adjourn. Motion carried.

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



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.1

(ZP 20-02) Public Hearing on the request to amend the existing Planned Unit Development (PUD) for Festival Foods/Kwik Trip to allow for the increase in height for an existing billboard located at 2400 University Avenue, submitted by Renee St. Laurent, Lamar Advertising (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-02 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Planned Unit Development (PUD) Amendment
2400 University Avenue
(ZP 20-02)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 24, 2020**, at 6:00 p.m. in Room 604 (Harry Maier Room) of City Hall, 100 N. Jefferson Street, Green Bay, WI 54301.

The hearing is regarding the following:

A request to amend the existing Planned Unit Development (PUD) for Festival Foods/Kwik Trip to allow for the increase in height for an existing billboard located at 2400 University Avenue, submitted by Renee St. Laurent, Lamar Advertising. (Ald. C. Stevens, District 5)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Paul Neumeyer
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paulne@greenbaywi.gov.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation 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.

Publication Date: February 10 and February 17, 2020



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2

(ZP 20-02) Consideration with possible action on the request to amend the existing Planned Unit Development (PUD) for Festival Foods/Kwik Trip to allow for the increase in height for an existing billboard located at 2400 University Avenue, submitted by Renee St. Laurent, Lamar Advertising (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 2400 University Avenue

Reason for Request: To permit the increase in height of an existing billboard from 30 ft. to 45 ft.

Aldersperson/District: Ald. Craig Stevens / 5

Surrounding Zoning and Land Uses:

Subject Properties: Planned Unit Development (PUD) - convenience store

North R3 – Varied Density Residential - University Avenue/vacant/multi-family

South R1 – Low Density Residential - Single-family, two-family homes

East PUD – Planned Unit Development - Commercial

West C2 – Highway Commercial - Restaurant

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial Uses.

Green Bay University Avenue Corridor Brownfields Redevelopment Plan: The request is also located within the study area of the Green Bay University Avenue Corridor Brownfields Redevelopment Plan. The subject area is part of the western edge of Catalyst Site #2, more commonly referred to as the “triangle” and the “commercial gateway” as identified by the Redevelopment Plan.

Report: Dating back to 2016, the existing Planned Unit Development (PUD), Zoning Ordinance (ZO) 07-16, was developed to allow for the development of a Festival Foods and eventually a Kwik Trip convenience store along the 2400 Block of University Avenue. Both uses represented a redevelopment of the area as a commercial gateway along University Avenue. As the result of redevelopment of the commercial areas, an existing billboard was requested to be retained and relocated by Lamar Advertising, the owner of the billboard. Based on research at that time, the former billboard was illegally installed without a sign permit.

The PUD did not originally include the billboard language and instead was amended by the Common Council on April 6, 2016, to include the following into ZO 07-16:

8. The existing billboard currently located at 2419 University Avenue may be relocated to proposed Lot 1. Prior to the issuance of a sign permit the following conditions shall be met:

- a) Written approval or permit is provided from WisDOT.
- b) The proposed sign may be two-sided and contain a static message panel not to exceed 672 sq. ft. per

panel.

- c) The proposed sign shall be no higher than 30 feet and shall have a 10 foot under-clearance.
- d) The proposed sign shall not project over the public right-of-way and remain 10 ft. from any interior property line and 50 ft. from any residentially zoned parcel.
- e) A detailed site plan and sign permit application is submitted to the Dept. of Community and Economic Development.

A sign permit for the billboard was issued in May 2016 and the billboard was installed on far the northwest corner of the redeveloped Kwik Trip site. The applicant has made the current request to increase the height of the existing billboard from the maximum 30 ft. to an overall height of 45 ft. This is due in part to the recent construction of a Burger King restaurant at 2324 University Avenue, see attached images within this report.

Burger King did petition for a rezoning in the summer of 2019, to clean up the zoning to allow for the drive-through restaurant and the restaurant was opened in late December 2019. Full visibility of the billboard is available for west bound motorists; however, there is limited visibility for motorists heading east bound due to the placement of the Burger King building. Both structures appear to be setback approximately 15 ft. from the right-of-way and are code compliant.

The existing PUD emphasized lower signage in the form of monument signs with adequate advertising areas with the hope of reducing sign clutter to enhance the overall development. The increase in height of the billboard sign, as proposed, encroaches into the visual space allowable by code and is higher than permitted principal structures are allowed within the commercial corridor. Staff is recommending denial of the request.

Ald. C. Stevens and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has not received any inquiries regarding the request.

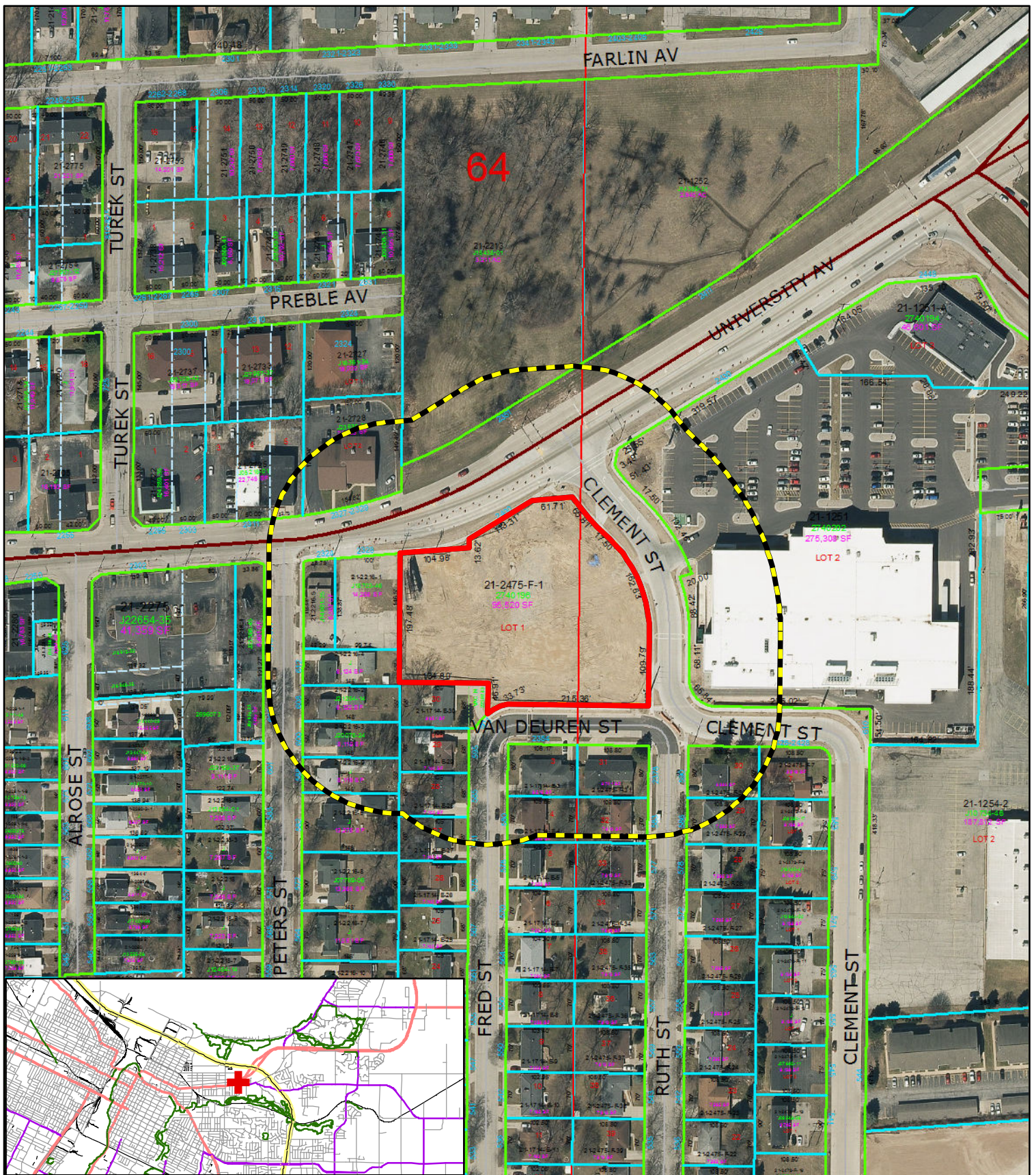
RECOMMENDATION

Staff is recommending denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-02 letter
2. Sturgeon Bay Rd Billboard - 2014
3. Relo BillB
4. image13
5. image1



Zoning Petition (ZP 20-02)
Proposed Planned Unit Development (PUD) Amendment
2400 University Avenue

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



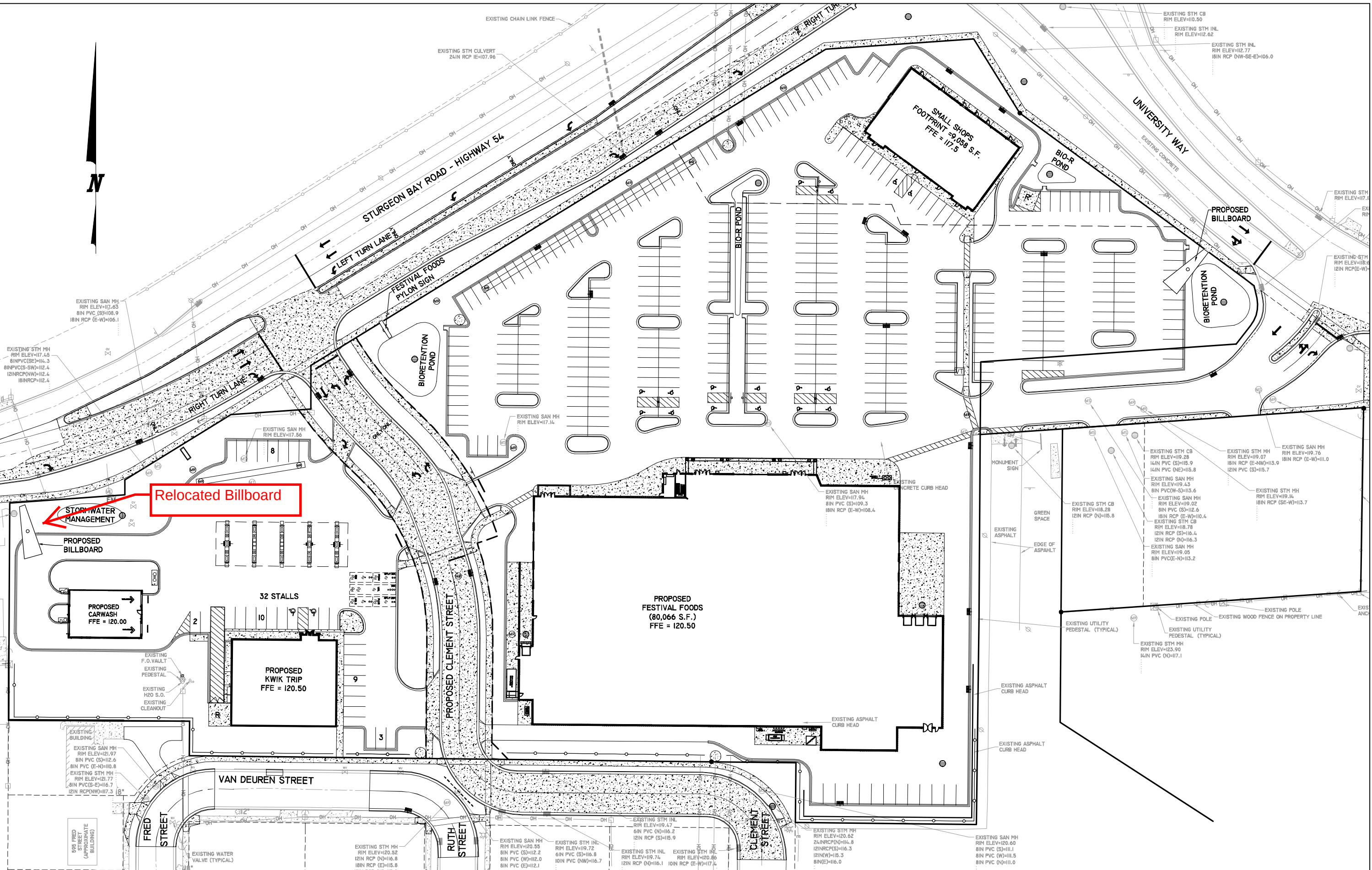
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
 Map prepared by PN

AERIAL PHOTO - 2014

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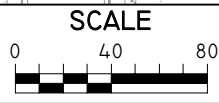
DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\DESIGN\6845-DESIGN.DWG LAYOUT: DESIGN CLEAN
PLOTTED: MAR 15, 2016 - 2:24PM PLOTTED BY: NATHANP



REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: JJB	CHECKED BY: MEM
SURVEYED BY: JLR,JDS	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 02/10/2016

DESIGN
UNIVERSITY AVENUE CENTER, LLC
UNIVERSITY AVENUE
GREEN BAY, WISCONSIN 54311

REI
REI No. 6845
SHEET DESIGN







Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.3

(ZP 20-03) Public Hearing on the request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2), submitted by Matt Mrochinski, Excel Engineering (Ald. J. VanderLeest, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-03 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
1860 West Mason Street
(ZP 20-03)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 24, 2020**, at 6:00 p.m., in Room 604 (Harry Maier Room) of City Hall, 100 N. Jefferson Street, Green Bay, WI 54301.

The hearing is regarding the following:

A request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2), submitted by Matt Mrochinski, Excel Engineering. (Ald. J. VanderLeest, District 11)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Paul Neumeyer
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paulne@greenbaywi.gov.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation 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.

Publication Date: February 10, 2020 and February 17, 2020



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.4

(ZP 20-03) Consideration with possible action on the request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2), submitted by Matt Mrochinski, Excel Engineering (Ald. J. Vander Leest, District 11).

BACKGROUND

Primary Address: 1860 West Mason Avenue

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

Surrounding Zoning and Land Uses:

SUBJECT - Highway Commercial (C2)/General Commercial (C1) - vacant restaurant

NORTH - Highway Commercial (C2)/General Commercial (C1) - Financial Institution

SOUTH - Office/Residential (OR) - Daycare

EAST - General Commercial (C1) Office uses - West Mason Street frontage road

WEST - General Commercial (C1) - Restaurant

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

Report: The subject property is located on the northeast corner of West Mason Street and Taylor Street. The site has a long history as a restaurant use. The parcel contains approximately 45,208 sq. ft. or 1.04 acres and is a triangular parcel that fronts on three streets. The parcel has a Highway Commercial (C2) zoning on the west one-half of the parcel and a General Commercial (C1) zoning on the east one-half of the parcel. The request would include rezoning the eastern one-half to C2 to clean-up the zoning to allow for a new restaurant with a drive-through component. Staff feels the proposed rezoning is compatible with the current and future land uses as reflected in the City's Comprehensive Plan.

Ald. J. Vander Leest 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.

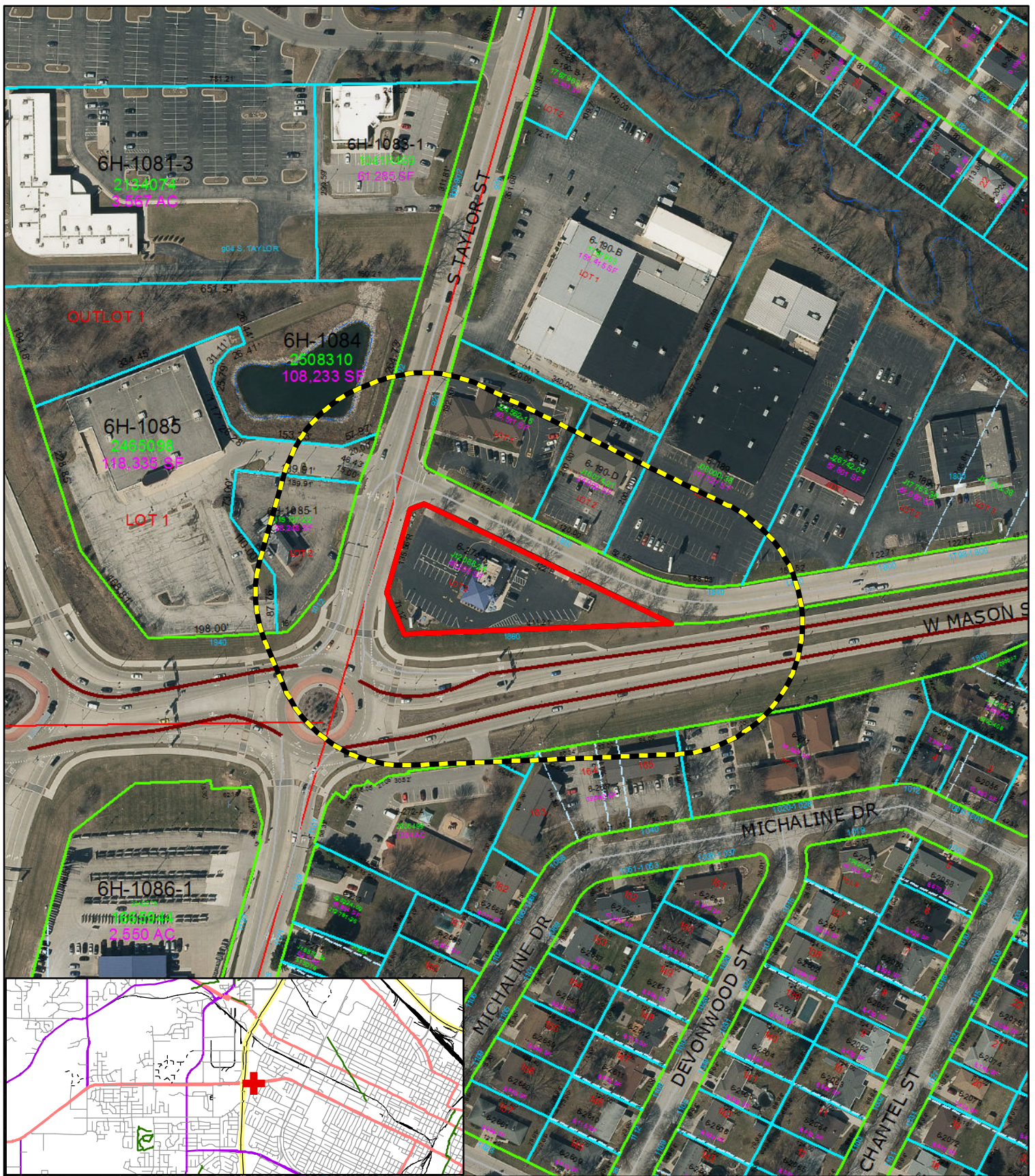
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

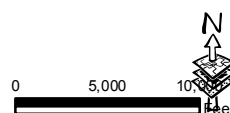
ATTACHMENTS

- I. ZP 20-03 letter



Zoning Petition (ZP 20-03)
Proposed Rezoning
1860 West Mason Street

- Subject Area
- 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



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

AGENDA ITEM # D.5

(ZP 20-04) Public Hearing on the request for a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (RI) district at 815-827 South Monroe Avenue, submitted by Mimi and Chad Schroeder, petitioner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-04 Class 2 Pub Notice PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
815-827 South Monroe Avenue
(ZP 20-04)**

The City of Green Bay Plan Commission will hold a public hearing on **Monday, February 24, 2020**, at 6:00 p.m., in Room 604 (Harry Maier Room) of City Hall, 100 North Jefferson Street, Green Bay, WI 54301. The hearing is regarding the following:

To authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (RI) district at 815-827 South Monroe Avenue, submitted by Mimi & Chad Schroeder, petitioner.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: David Buck
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact David Buck at (920) 448-3411 or davidbu@greenbaywi.gov.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation 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.

Publication Date: February 10 and February 17, 2020



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.6

(ZP 20-04) Consideration with possible action on the request for a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (RI) district at 815-827 South Monroe Avenue, submitted by Mimi and Chad Schroeder, petitioner (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 815-827 South Monroe Avenue

Reason for Request: To allow for a live-work unit consisting of a photography studio and photography studio owner's residence within the existing home.

Alderman/District: Ald. Bill Galvin / 4

Surrounding Zoning and Land Uses:

SUBJECT - Low Density Residential (RI) - Single-family residential

NORTH - Low Density Residential (RI) - Single-family residential

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

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

WEST - Low Density Residential (RI) and Public Institutional (PI) - Single-family and two-family Dwellings - St. James Park

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 live-work use is to be located at 815-827 South Monroe Avenue. The subject property has a Low Density Residential (RI) zoning which allows the occupancy by a live-work unit (defined in the Zoning Ordinance as a dwelling unit in combination with a shop, office, studio or other workspace within the same unit where the resident occupant both lives and works) by Conditional Use Permit.

The subject site consists of two adjacent lots fronting South Monroe Avenue with 180 ft. of frontage and approximately 36,000 sq. ft. / .82 acres of land area. The existing two-story 4,000 sq. ft. brick Tudor-Revival style home was constructed circa 1924 and is situated on the northern parcel, 815 South Monroe Avenue. It includes a single stall garage and rear yard surface parking for 4-5 vehicles. The southern parcel, 827 South Monroe, is unoccupied landscaped land that functions as the side yard for the dwelling. Both properties are located within the Astor Historical District. The home, known as the Henry L Barkhausen House, is a contributing structure within the historic district and any alteration or modification would need a Certificate of Appropriateness issued by the Green Bay Landmarks Commission, though none are proposed as part of

the CUP request.

The petitioner wishes to establish a commercial photography studio use while also occupying the building as their primary residence. There would not be a separate entrance for the commercial use, which will occupy 2-3 rooms on the main floor and utilize the yard space. A letter explaining the business use is included within the application packet attached to this report.

Planning Staff is recommending approval of the request as the establishment of live-work use will not be detrimental to or endanger the public health, safety, or general welfare; will not impede the normal and orderly development and improvement of the surrounding property; will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood; adequate utilities, access roads, drainage, and/or necessary facilities are in place; adequate parking facilities are provided; and will not be detrimental to the neighborhood.

Ald. B. Galvin, the Astor Neighborhood Association, and adjacent property owners within 200+ ft. of the property have been notified of the request. The petitioner informed staff that they have contacted area neighbors, the neighborhood association and the Alderperson prior to application being submitted. As of the drafting of this report, staff has not received any calls regarding the request.

RECOMMENDATION

Staff is recommending approval for a Conditional Use Permit for a Live-Work Unit consisting of a photography studio and photography studio owner's residence.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-04 Application Submittal
2. ZP 20-04 Location Map
3. ZP 20-04 Resolution - CUP_Live-Work_815-827 S Monroe Ave

REQUEST FOR CITY ACTION - PLAN COMMISSION

(Submit two copies to the Planning Department, Room 608 or City Clerk's Office, Room 106, City Hall)

Date: Feb 1, 2020
Petitioner(s): Mimi & Chad Schroeder Phone Number: (920) 376-0480
Address: 6293 Black Wolf Pt. City: Oshkosh State: WI Zip Code: 54902
Property Owner: Craig & Polly Liegel Phone Number: (920) 412-5007
Parcel Numbers (required): 16-148 & 16-139
Location of Property: 815-827 South Monroe Ave. Green Bay, WI
Attach maps and legal descriptions (required). Mimi_schrdr@yahoo.com

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

I, Mimi & Chad Schroeder, 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): Mimi Schroeder
Review Fee: \$300. - Receipt No.: 2795483-0001 Zoning Petition No.: 20-04

Briefly describe action desired, noting the property affected and all other pertinent information.
Attach maps and legal descriptions (required).

We are looking to purchase this property to live in as well as run a photography studio at the same location. See Attached info.

Please contact the Planning Department in Room 608, City Hall, (920) 448-3400, if you have any questions.

February 1, 2020

Dear City of Green Bay Planning Commission,

We are seeking approval for a Conditional Use Permit for a Live/Work arrangement located at 815-827 South Monroe Avenue, Green Bay, WI 54301. This Conditional Use Permit is a contingency for the purchase of said property.

We understand and respect the Historic Astor Park area. Not only did Schroeder Photography, Ltd. start out in an 1868 Italianate Victorian my husband and I renovated, we were also a tenant in the historic DePere buildings that were destroyed by fire at the end of April last year. The property located at 815-827 South Monroe Avenue would be a great option for us and the studio moving forward.

After the fire, we had to let our staff go as we were and are still, renting space from a few photographers in the area while we try to find our new location. Once re-established, we would, at most, hire 1-2 part-time team members.

The parking spots located at the back of the home would be sufficient for clients and staff as at least 2 cars are possible for a session.

Outdoor signage would be designed in compliance with Section 13.2000, Regulations of Signs, Green Bay Municipality Ordinance. Signage Permit Application will be submitted upon Conditional Use Permit granted.

The hours for the studio would be "By Appointment" however, the appointments would be Monday through Friday, 9 a.m.- 6 p.m. with an occasional later appointment during the Summer months and *very* seldom on a Saturday.

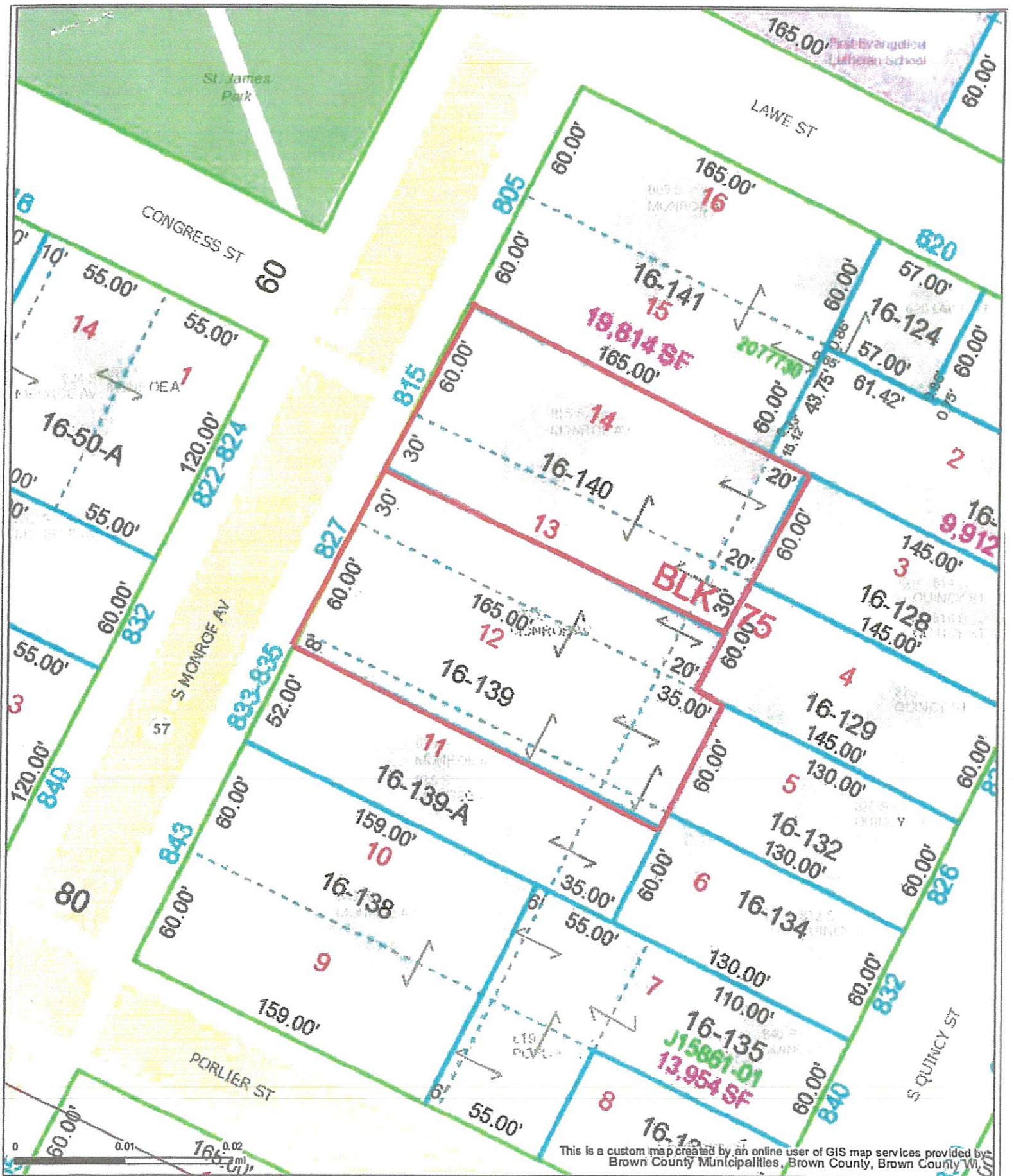
We hope to landscape the side lot for outdoor portrait areas which should only enhance the visual appeal from the road. Enclosed are a few photos of landscaping we have done for the studio in the past.

In addition, aerial maps and the legal description of the property have also been enclosed.

We look forward to the opportunity to return to the Green Bay area! Thank you for your time and consideration. If you have any further questions or concerns, please feel free to contact us at (920) 376-0480

Sincerely,

Mimi & Chad Schroeder



Part of Brown County WI

Map printed on 9/10/2019

1:720

1 inch = 60 feet*

Parcel ownership key

Parcel Boundary

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

hooks indicate parcel ownership crosses a line

SC-190-2

2883257

0.814 AC

279.8'

Parcel ID Number

Document Number

Area of parcel

Line Distance





This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County, WI

Part of Brown County WI

Map printed on 9/10/2019

1:720
1 inch = 60 feet*


Parcel ownership key
 Parcel Boundary

-  Parcel line
-  Right of Way line
-  Meander line

 "hooks" indicate parcel ownership crosses a line

SC-190-2 Parcel ID Number
2880257 Document Number
0.814 AC Area of parcel
279.8' Line Distance





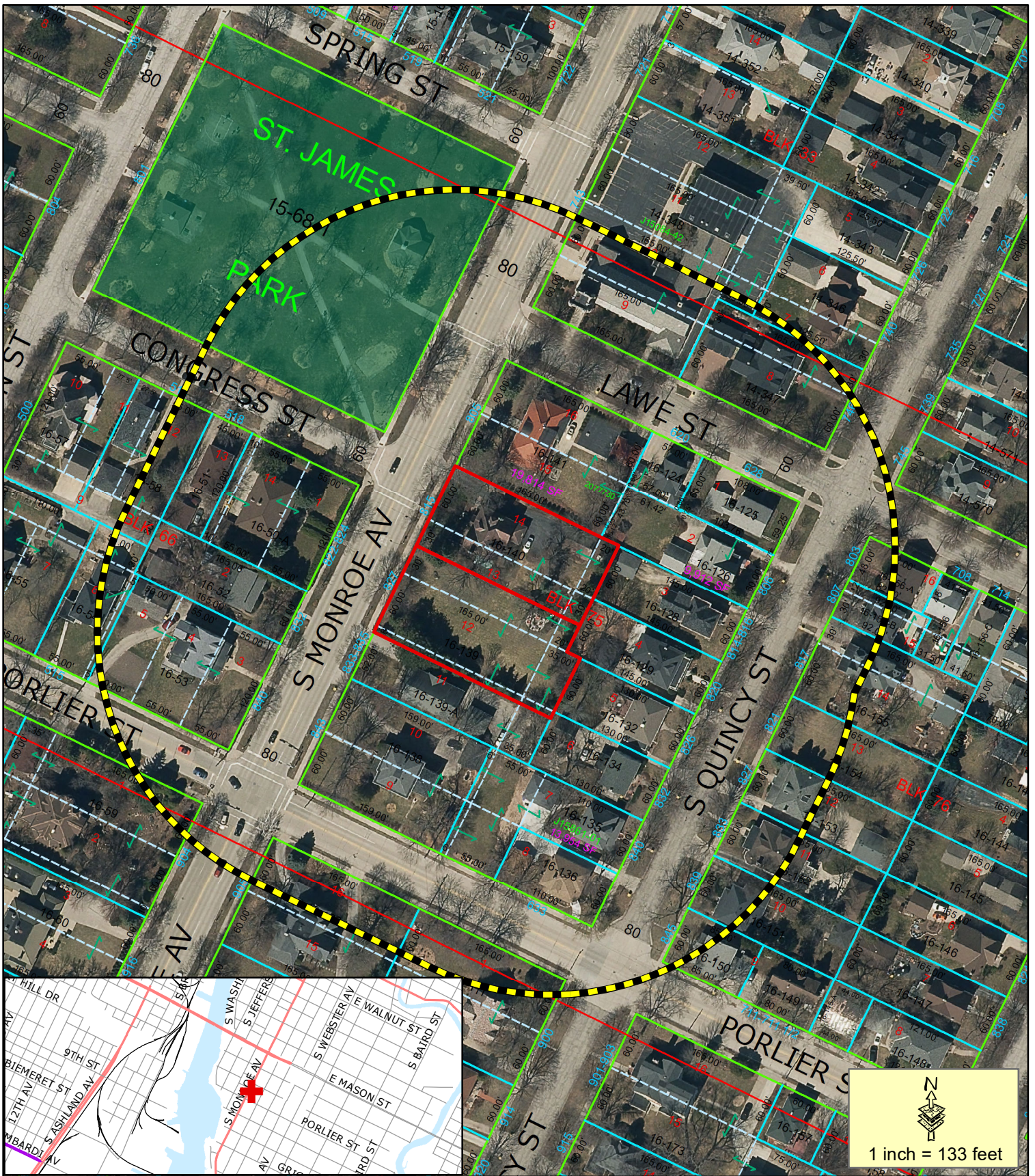




SCHROEDER

PHOTOGRAPHY, LTD.

ESTABLISHED 1996



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 20-04)
Proposed Conditional Use
Permit (CUP) at
815-827 S. Monroe Ave.



**RESOLUTION AUTHORIZING CONDITIONAL-USE
PERMIT AT 815-827 SOUTH MONROE AVENUE
(ZP 20-04)**

MARCH 3, 2020

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

That, pursuant to Zoning Petition 20-04 and the recommendation of the Plan Commission on February 24, 2020, the City of Green Bay does authorize a conditional-use permit for a live-work unit on the following described property located at 815-827 South Monroe Avenue:

PLAT OF ASTOR N 1/2 OF LOT 13 ALL OF LOT 14 & THE N 1/2 OF THE W 20 FT OF LOT 4 & W 20 FT OF LOT 3 BLK 75 (Tax Parcel No. 16-140); and

PLAT OF ASTOR S 30 FT OF W 20 FT OF LOT 4 & W 35 FT OF LOT 5 & N 8 FT OF W 35 FT OF LOT 6 & N 8 FT OF LOT 11 & LOT 12 & S 30 FT OF LOT 13 BLK 75 (Tax Parcel No. 16-139)

Said conditional-use permit shall be granted subject to compliance with all regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Mayor

Clerk

DB:

Attachment – Location Map