



# **AGENDA OF THE GREEN BAY PLAN COMMISSION**

**MONDAY, APRIL 13, 2020, 6:00 PM**  
**Telephonic Meeting**  
**public may also view at**  
**[www.youtube.com/CityOfGreenBay](https://www.youtube.com/CityOfGreenBay)**

**A. Zoom Meeting Information.**

- I. Please find information to join this meeting via "zoom meeting" along with instructions.

**B. Roll Call.**

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

**C. Approval of the Agenda.**

- I. Approval of the agenda for the April 13, 2020, meeting of the Green Bay Plan Commission.

**D. Approval of Minutes.**

- I. Approval of the minutes from the February 24, 2020, meeting of the Green Bay Plan Commission.

**E. Regular Business.**

- I. (ZP 20-05) Public Hearing on the request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, submitted by Robert Mach, Mach IV Engineering, on behalf of American Foods/Green Bay Dressed Beef, property owner (Ald. C. Stevens, District 5).
2. (ZP 20-05) Consideration with possible action on the request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, submitted by Robert Mach, Mach IV Engineering on behalf of American Foods/Green Bay Dressed Beef, property owner (Ald. C. Stevens, District 5).

3. (ZP 20-06) Public Hearing on a request to rezone 420 Maryhill Drive from Low Density Residential (R1) to Public/Institutional (PI), submitted by Ryan Erdmann, Point of Beginning, Inc., on behalf of Premonstratensian Fathers, property owner (Ald. C. Wery, District 8).
4. (ZP 20-06) Consideration with possible action on a request to rezone 420 Maryhill Drive from Low Density Residential (R1) to Public/Institutional (PI), submitted by Ryan Erdmann, Point of Beginning, Inc., on behalf of Premonstratensian Fathers, property owner (Ald. C. Wery, District 8).
5. (ZP 20-08) Public Hearing on a request to rezone areas of the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON), submitted by Joel Ehrurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. V. Corpus-Dax, District 2).
6. (ZP 20-08) Consideration with possible action on the request to rezone areas of the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON), submitted by Joel Ehrurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. V. Corpus-Dax, District 2).

#### **F. Informational.**

1. Director's Report.
2. Date of next meeting: Monday, April 27, 2020.

#### **G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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.

# Zoom Meeting Instructions

For Committee members and persons who have agenda items

1. You will receive a zoom meeting invitation from the host. It will be scheduled the same time as your meeting time.
2. You can receive the invitation in an email or in a calendar invite.
3. Here is what a zoom meeting invitation will look like:

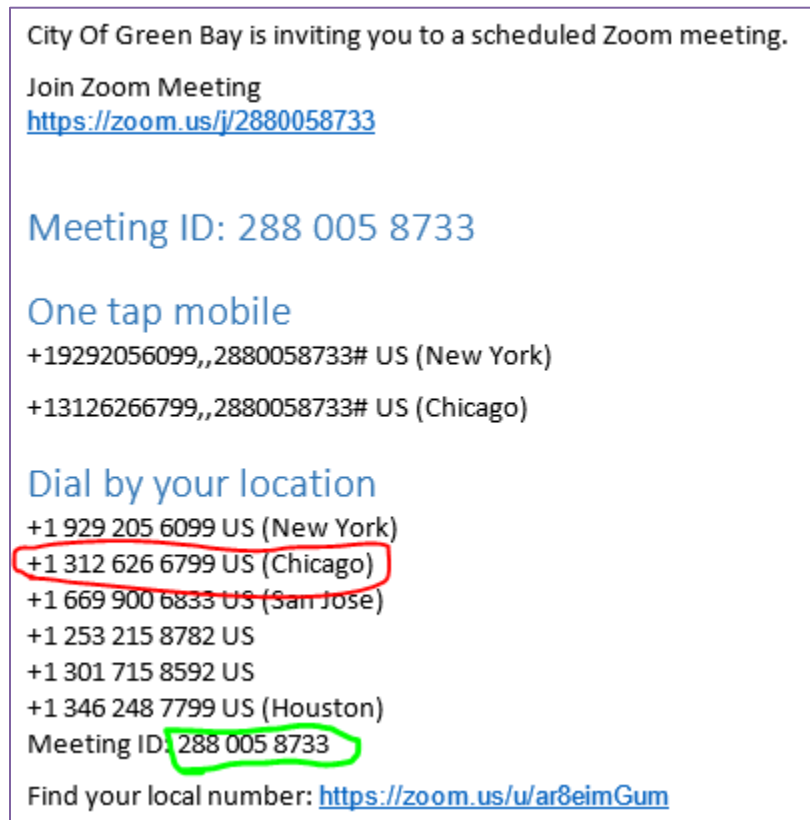
|                                                                                                                                                                                                     |                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Celestine Jeffreys is inviting you to a scheduled Zoom meeting.                                                                                                                                     | The person who has invited you and is the host is named here.                                                                                                                                                       |
| Topic: A committee meeting 1/1/20                                                                                                                                                                   | Host can choose a topic and description                                                                                                                                                                             |
| Time: January 1, 2020 05:00 PM Central Time (US and Canada)                                                                                                                                         | Host chooses the time and time zone. The host may allow you to join before the time. City meetings are recommended to let members join ahead of time.                                                               |
| Join Zoom Meeting<br><a href="https://zoom.us/j/810766649">https://zoom.us/j/810766649</a>                                                                                                          | This is what you'll use if you join via computer. City meetings are recommended to allow both phone and computer.                                                                                                   |
| Meeting ID: 810 766 649                                                                                                                                                                             | This is the ID that you will input after you dial the telephone number                                                                                                                                              |
| One tap mobile<br>+19292056099,,810766649# US (New York)<br>+13126266799,,810766649# US (Chicago)                                                                                                   | If you're using a mobile telephone number, use can simply click on these numbers and they will appear on your smart phone. The pink is the telephone number and the green is the meeting id.                        |
| Dial by your location<br>+1 929 205 6099 US (New York)<br>+1 312 626 6799 US (Chicago)<br>+1 669 900 6833 US (San Jose)<br>+1 253 215 8782 US<br>+1 301 715 8592 US<br>+1 346 248 7799 US (Houston) | Use these numbers for all types of phones. The trick here is to dial the first number, and if that doesn't work, go down the list until you find a number that works. Usually the first or second number will work. |
| Meeting ID: 810 766 649                                                                                                                                                                             | Repeating the meeting id.                                                                                                                                                                                           |
| Find your local number: <a href="https://zoom.us/u/adbdyTaAgU">https://zoom.us/u/adbdyTaAgU</a>                                                                                                     | If these above numbers don't work, click this link to find other, local numbers.                                                                                                                                    |

4. Wisconsin Open Meetings Law still applies
  - a. Persons interested in speaking to an item must give their name and address
  - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
5. Once you are in the meeting please mute yourselves. City recommended practice is to:
  - a. Allow a waiting room—this means the host will admit you to the meeting
  - b. Mute upon entry—this means that your phone or computer will be muted when you are allowed into the meeting. You can still hear the meeting's proceedings.
6. Waiting room
  - a. Committee members will remain in the meeting until it's concluded
  - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting). There is a process the committee will undertake called "opening the floor." Persons interested in listening to the meeting can go to [www.youtube.com/CityofGreenBay](http://www.youtube.com/CityofGreenBay)
  - c. The host of the meeting may ask you to identify yourselves, if you're calling in with a phone.
7. Using Zoom with a tablet or computer

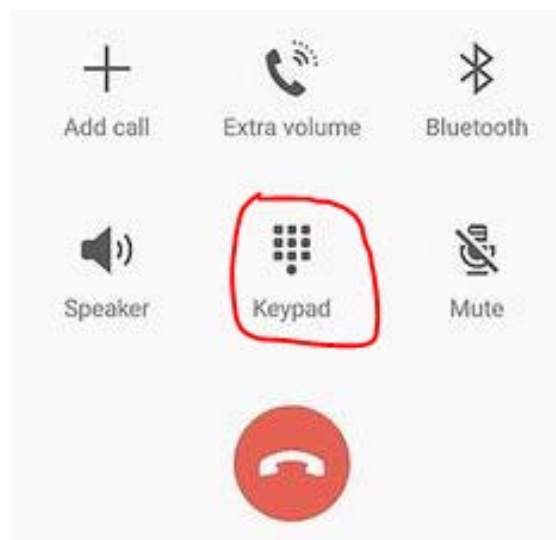
- a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
  - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
- 8. Registering
  - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
  - b. If you're using a phone, your registration will still be tied to an email.
- 9. Raising your hand
  - a. Committee members—you can either use CivicClerk and request to speak or you can "raise your hand" in the zoom meeting (you'd need to use a computer or tablet) to let the host know you'd like to speak. You can also un-mute yourselves and start speaking.
  - b. Persons on the agenda—you can "raise your hand" but you'd need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has "opened the floor for interested parties to speak." Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again. Once muted, you can still hear the meeting.
- 10. Staffing
  - a. During a committee meeting, there will be at least one staff member in one of the recording rooms (council chamber, 207, 310, 604).
  - b. The staff members will be the hosts of the meeting and will manage callers with muting and admitting.
- 11. What devices should I use?
  - a. Smart phone (please see more detailed instructions on pages 3 and 4 for telephones)
  - b. Land line
  - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You'll also be asked to verify your email.
  - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
  - e. For tablet and computer users—if you download the app you will be asked to verify your email.
- 12. Zoom etiquette
  - a. Muting yourselves when you're not talking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
  - b. If you're using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number.
- 13. Closed session
  - a. During this time when we are using virtual meetings, we may use YouTube ([www.youtube.com/CityOfGreenBay](http://www.youtube.com/CityOfGreenBay)) for the public. We can't turn-off the YouTube recording, so all closed session items will be discussed in an adjoining room, where there is no video equipment.
  - b. Persons listening in will hear the committee take a vote to go into closed session and will then hear no voices until the committee returns.

Please allow yourself ample time to get set up before your meeting starts!  
If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.

1. Review the calendar invite you received from the meeting host. DO NOT use the phone numbers listed in this image below – this is only an example!

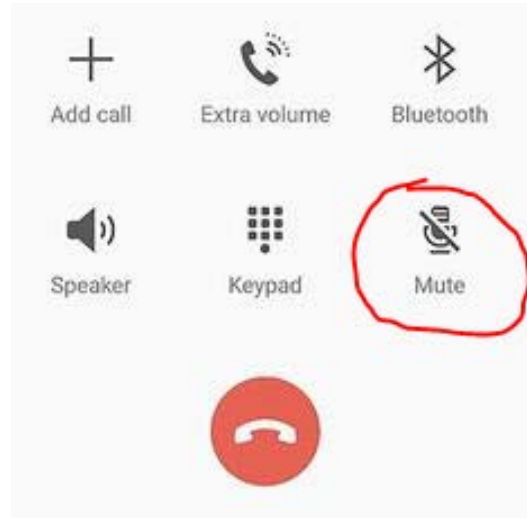
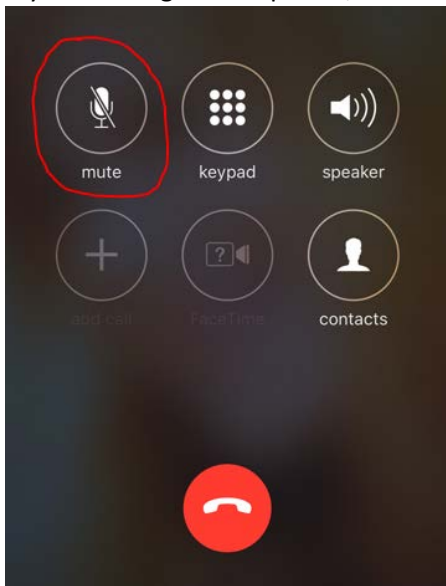


2. Use your phone to dial the phone number listed in Chicago location (red circle in example image above)
3. When prompted, enter the Meeting ID number (green circle in example image above) followed by #
  - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



4. Once you are in the meeting, notify the meeting host that you are in and state your name.
5. If you do not need to talk, please make sure your phone is on **Mute**

- a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application



# Plan Commission 4/13/2020

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Kevin Vonck is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/603200987>

Meeting ID: 603 200 987

One tap mobile

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Dial by your location

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+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 603 200 987

Find your local number: <https://zoom.us/u/aeogZm6sq>



## **MINUTES 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

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

Others Present: Ald. Bill Galvin and Ald. Craig Stevens

### **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the February 24, 2020, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Randall Petrouske 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 January 27, 2020, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to 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.**

Chair Tim Gilbert read into record the rules and procedures for the public Hearings.

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).

Chair Tim Gilbert opened the public hearing regarding the request to 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.

Chair Tim Gilbert asked three times if there was anyone else who wished to speak on this request. There were none.

Chair Tim Gilbert closed the public hearing.

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).

Moved by Lisa Hanson, seconded by Randall Petrouske 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 Ald. Veronica Corpus-Dax, seconded by Sidney Bremer 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 Randall Petrouske to deny 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. Motion carried.

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

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).

Chair Tim Gilbert opened the public hearing regarding the request to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2).

Chair Tim Gilbert asked three times if there was anyone who wished to speak on this request. There were no speakers for this public hearing.  
Chair Tim Gilbert closed the public hearing.

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).

Moved by Jacob Miller, seconded by Randall Petrouske to to rezone the easterly portion of 1860 West Mason Street from General Commercial (C1) to Highway Commercial (C2). Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Ald. Veronica Corpus-Dax, No- None, Abstain- None

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).

Chair Tim Gilbert opened the public hearing regarding 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.

Chair Tim Gilbert asked three times if there was anyone else who wished to speak on this request. There were none.  
Chair Tim Gilbert closed the public hearing.

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).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax 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 Sidney Bremer, 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 Sid Bremer, seconded by Lisa Hanson to approve 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, consisting of a photography studio and photography studio owner's residence. Motion carried.

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

## **E. INFORMATIONAL.**

1. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, March 23, 2020.

## **F. ADJOURNMENT.**

Chair Tim Gilbert adjourned the meeting.



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

Paul Neumeyer, Staff

### AGENDA ITEM # E.1

(ZP 20-05) Public Hearing on the request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, submitted by Robert Mach, Mach IV Engineering, on behalf of American Foods/Green Bay Dressed Beef, property owner (Ald. C. Stevens, District 5).

### BACKGROUND

### RECOMMENDATION

### FISCAL IMPACT

### ATTACHMENTS

- I. ZP 20-05 Class 2 Pub PC Mtg - Revised

For Official Notice:

**Public Notification  
Proposed Planned Unit Development (PUD)  
544 Acme Street  
(ZP 20-05)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 13, 2020**, at 6:00 p.m.

The meeting has been moved to a virtual location with a live broadcast at:

<https://www.youtube.com/CityOfGreenBay>. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below. Join Zoom Meeting <https://zoom.us/j/603200987> Meeting ID: 603 200 987

One tap mobile

+16468769923,,603200987# US (New York) +13126266799,,603200987# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 603 200 987

Find your local number: <https://zoom.us/j/603200987>

The hearing is regarding the following:

A request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, submitted by Robert Mach, Mach IV Engineering on behalf of American Foods/Green Bay Dressed Beef, property owner. (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](mailto:paulne@greenbaywi.gov).

**Publication Date: March 30, 2020 and April 6, 2020**



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

Paul Neumeyer, Staff

### AGENDA ITEM # E.2

(ZP 20-05) Consideration with possible action on the request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, submitted by Robert Mach, Mach IV Engineering on behalf of American Foods/Green Bay Dressed Beef, property owner (Ald. C. Stevens, District 5).

### BACKGROUND

**Primary Address: 544 Acme Street**

**Reason for Request:** To permit a plant expansion.

**Aldersperson/District:** Ald. Craig Stevens

**Surrounding Zoning and Land Uses:**

SUBJECT PROPERTY: General Industrial (GI)/Light Industrial (LI), cattle processing

NORTH: General Commercial (CI) - Commercial uses

SOUTH: General Industrial (GI) - Industrial uses

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

WEST: General Industrial (GI) - Industrial uses

**Comprehensive Plan:** The 2022 Smart Growth Plan designates the subject area along University Avenue as Commercial and a Comprehensive Plan amendment was made in 2015, under CPA 15-01, to include parcels along North Henry Street and the east side of Lawrence Street to General Industrial and the balance of the American Foods/Green Bay Dressed Beef campus.

The subject area is shown in the Green Bay University Avenue Corridor Brownfields Redevelopment Plan. The plan recommends commercial uses along University Avenue with a transition to industrial uses to the south. This amendment is considered consistent with the Redevelopment Plan.

**Report:** The subject property is generally located south of University Avenue between Elizabeth Street and North Henry Street. The site has a long history as a cattle processing facility. The parcel contains approximately 14.75 acres and includes the recent street closures of Acme Street and Lawrence Street under SV 20-01 and PO 1-20. American Foods/Green Bay Dressed Beef acquired and removed several single family properties along North Henry Street to make way for the plant expansion. The American Foods/Green Bay Dressed Beef campus has a mix of General Industrial (GI), Light Industrial (LI) and General Commercial (CI) zoning.

The PUD is intended to permit the construction of a new “barn” with an increased capacity for cattle processing and alleviating daytime delivery congestion and traffic overflow. The proposed barn structure is approximately 45 ft. from the North Henry Street right-of-way and is approximately 60 ft. in overall height. The proposed structure will have a masonry east facing façade and will be color coordinated with the

proposed 8 ft. high barrier wall along North Henry Street. The PUD will unify the campus with consistent zoning standards and while providing appropriate buffering to surrounding properties. A copy of the draft PUD is attached within this agenda packet.

There is an emphasis to transition to the single-family homes along the east side of North Henry Street. That will be accomplished with a 22 ft. transitional yard along the west side of the North Henry Street right-of-way. Further details can be found in Exhibit B in the attached PUD. An existing industrial driveway along the North Henry Street right-of-way will remain and employee and truck deliveries will enter along Lawrence Street and exit Acme Street. The applicant is currently working with the City's Traffic Engineer regarding any impact to traffic along University Avenue and North Henry Street.

The applicant did conduct two separate neighborhood meeting on January 16, 2020 and January 25, 2020, to discuss the project with nearby property owners and residents. Barrier materials and landscaping along North Henry Street were designed with input received at the neighborhood meetings. Staff feels the proposed rezoning is compatible with the current and future land uses as reflected in the City's Comprehensive Plan. Ald. C. Stevens and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

## **RECOMMENDATION**

Staff is recommending approval of the request, subject to the draft Planned Unit Development (PUD).

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. ZP 20-05 letter
2. ZP 20-05 PUD Draft
3. Exhibit A\_B



ZONING ORDINANCE NO. 00-20

AN ORDINANCE  
CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR  
PROPERTIES LOCATED AT 544 ACME STREET  
(ZP 20-05)

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 establishing a Planned Unit Development District on the following described properties:

544 Acme Street

Tax Parcel: 21-1200

Legal Description: NEWBERRY'S ADDN #1 THE SLY 101.6 FT OF LOT 85 & THAT PART OF LOT 86 LYG NLY OF RR & LYG SLY OF A LINE DESC AS: COM NW COR N85°30'41"E 60.18 FT TH S 550 FT TO POB TH E 145.08 FT TO E/L & VAC LAWRENCE ST ADJ WLY & THAT PART OF NE1/4 SW1/4 & PART OF NW1/4 SE1/4 SEC 32 T24N R21E LYG NLY RR & SLY OF LOTS 85 & 86 & THAT PART OF LOT 87 LYG N OF RR & E OF HAEVER'S 2ND SUBD & LYG S OF S/L LOT 20 HAEVER'S 2ND SUBD EXTD ELY & THAT PART OF LOT 89 DESC IN 359 D 563 & ALSO HAEVER'S 2ND SUBD PART OF LOT 6 DESC IN J25719-25 & LOTS 7 THRU 23 EX J24996-08 & EX J24872-13 FOR ACME ST & THAT PART OF VAC ACME ST DESC IN 38 MR 254 & IN J23101-07 & IN J25255-09 8.005 acres

1710 University Avenue

Tax Parcel: 21-2011

Legal Description: HAEVERS 2ND SUBD LOT 1 EX W LY 8 FT & ELY 25 FT OF LOT 24 0.230 acres

616 Acme Street

Tax Parcel: 21-2012

Legal Description: HAEVERS 2ND SUBD LOT 2 & WLY 8 FT OF LOT 1 EX NLY 100 FT THEREOF 0.051 acres

1702 University Avenue

Tax Parcel: 21-2012-1

Legal Description: HAEVERS 2ND SUBD NLY 100 FT OF LOT 2 & NLY 100 FT OF WLY 8 FT OF LOT 1 EX J5221-21 FOR RD 0.118 acres

610 Acme Street

Tax Parcel: 21-2036-1

Legal Description: HAEVERS 2ND SUBD LOT 24 EX ELY 25 FT 0.099 acres

603 North Henry Street

Tax Parcel: 21-2248

Legal Description: NEWBERRYS ADDN SUBD #1 N 50.8 FT OF S 711.2 FT OF LOT 85 ALSO KNOWN AS PCL 6 AS SHOWN ON DIAGRAM IN 192 D 526 BCR 0.240 acres

515-563 North Henry Street

Tax Parcel: 21-2249

Legal Description: N 550.8 FT OF S 660.4 FT OF LOT 85 OF NEWBERRYS ADDN SUBD #1 ALSO KNOWN AS PCLS 7 THRU 17 AS SHOWN ON DIAGRAM IN 192 D 526 2.636 acres

554 Lawrence Street

Tax Parcel: 21-2263

Legal Description: NEWBERRYS ADDN SUBD #1 PRT LOT 86 COM NW COR ELY 60.18 FT S 400 FT TO BEG E 145.08 FT S 100 FT W 145.08 FT N 100 FT TO BEG 0.332 acres

602 Lawrence Street

Tax Parcel: 21-2263-2

Legal Description: NEWBERRYS ADDN SUBD #1 THAT PRT OF LOT 86 COM NW COR E 60.18 FT S 250 FT TO BEG E 144 FT S 50 FT W 144 FT N 50 FT TO BEG 0.166 acres

564 Lawrence Street

Tax Parcel: 21-2263-3

Legal Description: NEWBERRYS ADDN SUBD #1 THAT PRT OF LOT 86 COM NW COR N 85 DEG 30 FT 41 IN E 60.18 FT S 350 FT TO BEG E 145.08 FT S 50 FT W 145.08 FT N 50 FT TO BEG 0.16 acres

568 Lawrence Street

Tax Parcel: 21-2263-4

Legal Description: NEWBERRYS ADDN SUBD #1 THAT PRT OF LOT 86 COM NW COR E 60.18 FT S 300 FT TO BEG E 145.08 FT S 50 FT W 145.08 FT N 50 FT TO BEG 0.16 acres

606 Lawrence Street

Tax Parcel: 21-2263-5 (a portion of this existing lot is included in the proposed property)

Legal Description: NEWBERRYS ADDN SUBD #1 THAT PRT OF LOT 86 COM NW COR E 60.18 FT S 200 FT TO BEG E 145.08 FT S 50 FT W 145.08 FT N 50 FT TO BEG 0.166 acres

550 Lawrence Street

Tax Parcel: 21-2263-10

Legal Description: NEWBERRYS ADDN SUBD #1 PRT LOT 86 COM NW COR E 60.18 FT S 500 FT TO BEG E 145.08 FT S 50 FT W 145.08 FT N 50 FT TO BEG 0.166 acres

1714 University Avenue

Tax Parcel: 21-2264

Legal Description: NEWBERRYS ADDN SUBD #1 THAT PRT OF LOT 87 LYG N OF RR EX WLY 68 FT 2 IN & EXC PAR T LYING S OF S LINE OF LOT 20 HAEVERS 2ND ADD EXT ELY 1.2636 acres

1632 University Avenue

Tax Parcel: 21-2268

Legal Description: NEWBERRYS ADDN SUBD #1 W 50 FT OF E 150 FT OF N 160 FT OF LOT 89 0.183 acres

1626 University Avenue

Tax Parcel: 21-2269

Legal Description: NEWBERRYS ADDN SUBD #1 W 50 FT OF E 200 FT OF N 160 FT OF LOT 89 0.183 acres

**SECTION 2.** Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) is to permit the construction of a new barn with an increased capacity for cattle processing and alleviating daytime delivery congestion and traffic overflow. The PUD will unify the campus with consistent zoning standards and while providing appropriate buffering to surrounding properties. The general appearance and design of the site shall generally comply with the attached Exhibits A & B.
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
  1. Professional offices
  2. Animals or poultry - slaughter or processing.
  3. Any other accessory uses presently approved for Parcel 21-1200 shall be permitted to continue, including the existing private wastewater treatment plant.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be as required as follows:
  1. Setbacks Unless otherwise stated, setbacks shall exclude buildings and parking:
    - a. Front yard
      1. University Avenue (between Acme & Lawrence): 15 feet.
      2. University Avenue (west of Acme Street): 9 feet.

3. Acme Street and Lawrence Street: No less than 11 feet.
- b. Corner side yard setbacks (North Henry Street): 22 feet.
- c. Interior side yard:
  1. University Avenue, west of Acme Street: 1.0 feet
  2. North property line between Lawrence and North Henry Street: 3 feet.
- d. South property line with Wisconsin Central, Ltd.: 0 feet.
2. Heights of Structures: Principal buildings shall not exceed 60 feet in overall height.
3. Impervious Coverage: Impervious surfaces shall not exceed 93% of the site and may include interior lot landscaping as part of the calculation.
- D. Architecture. All building elevations shall generally comply with the following requirement:

Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated.
- E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code.
- F. Signage. All signage for the current project shall be regulated as follows:
  1. All signs shall be constructed and in compliance with Chapter 13-2004 Green Bay Zoning.
  2. Wall signs are permitted as allowed in Chapter 13-2011, Table 20-3, General Industrial (GI).
  3. A monument sign may be permitted along the North Henry Street right-of-way not to exceed 8 feet in overall height and not exceed 125 square feet per side or a total of 250 square feet for the entire sign. The sign may be internally illuminated and setback not less than 10 feet from the North Henry Street right-of-way.
  4. The existing, freestanding, monument style, identity sign facing University Avenue shall remain.
  5. Temporary signs complying with Green Bay Municipal Code, Section 13.2014 shall be allowed.
  6. Directional signs are not to exceed 12 square feet per sign face.

G. Site Plan Review & Standards

1. A site plan shall be submitted and review per Chapter 13-1800.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Zoning.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Zoning.

H. Parking/Pedestrian Access.

1. All parking shall be regulated as required in Chapter 13-1700.
2. Tractor trailers delivering cattle or picking up product will ingress via Lawrence Street and egress via Acme Street.
3. Internal walkways and an existing internal skywalk separate trucks and other vehicles from pedestrians.
4. All bicycle parking shall be regulated as required in Chapter 13-1724, Green Bay Zoning Code.
5. Driveways/Curb-Cuts along North Henry Street
  - a. An existing gated driveway near the south end of the property will remain in place for infrequent delivery of supplies and other service vehicles.
  - b. An existing driveway will remain in place to access three existing loading docks.
  - c. A new, gated, driveway is proposed for infrequent delivery of supplies and other service vehicles. The driveway shall comply with the Green Bay Municipal Code, Section 13.1706.
  - d. Existing driveways associated with the former residential properties along North Henry Street shall be closed to city standards. Existing sidewalk shall remain in place.

I. Landscaping/Transitional Yard

1. A detailed landscape plan shall be submitted for review as part of the site plan review.
2. The landscape plan shall identifying the type and placement of all proposed plant materials and details regarding all transitional areas.
3. The transitional yard along North Henry Street shall conform to the general appearance per Exhibit B.
4. University Avenue

Trees and plantings shall be installed along University Avenue at the former 1626 and 1632 University addresses. Plantings will include two deciduous canopy trees (minimum caliper of 2”), 6 evergreens (minimum planting height of 4’) and 6 shrubs per 100’ of street frontage.
5. North Henry Street

Plantings will include two deciduous canopy trees (minimum caliper of 2”), 9 evergreens (minimum planting height of 4’) and 9 shrubs per 150’ of barrier wall. See the attached Exhibit B. The extensive landscaping and screening along North Henry Street is intended to act as a buffer with the residential district on the east side of the street.

The barrier shall consist of an 8' high panel wall mounted on a concrete retaining wall foundation. The wall will have areas of contrasting color and bump outs as shown on Figure 6, Barrier and Landscaping Plan. An 8' high wall shall also run along the north property line between North Henry Street and Lawrence Street with landscaping being added as necessary to provide separation from residential/commercial uses to the north.

6. Landscaping within any new parking lots shall comply the Green Bay Municipal Code, Section 13.1821. Existing parking lots will remain unchanged.
  7. Architectural lighting may be installed on the barrier wall along Henry Street. All new installations will be fully shielded fixtures.
  8. Two display areas for public art will be installed along North Henry Street.
- J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.
- K. All parcels shall be consolidated consistent with Exhibit A.
- L. The applicant/property owner is to work with the City's Traffic Engineer to determine if a Traffic Impact Analysis (TIA) shall be completed or if other agreed measures may be taken by the applicant/property owner and the City of Green Bay to address any relevant traffic concerns.
- M. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

**SECTION 3.** The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

**SECTION 4.** Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit and the plans identified therein had been set forth in its entirety in the body of this ordinance.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6.** In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

**SECTION 7.** If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

**SECTION 8.** 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 \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Mayor Eric Genrich

ATTEST:

\_\_\_\_\_  
Clerk

Attachments:

Exhibit A – Conceptual Site Plan

Exhibit B – Landscape Plan

## Exhibit A

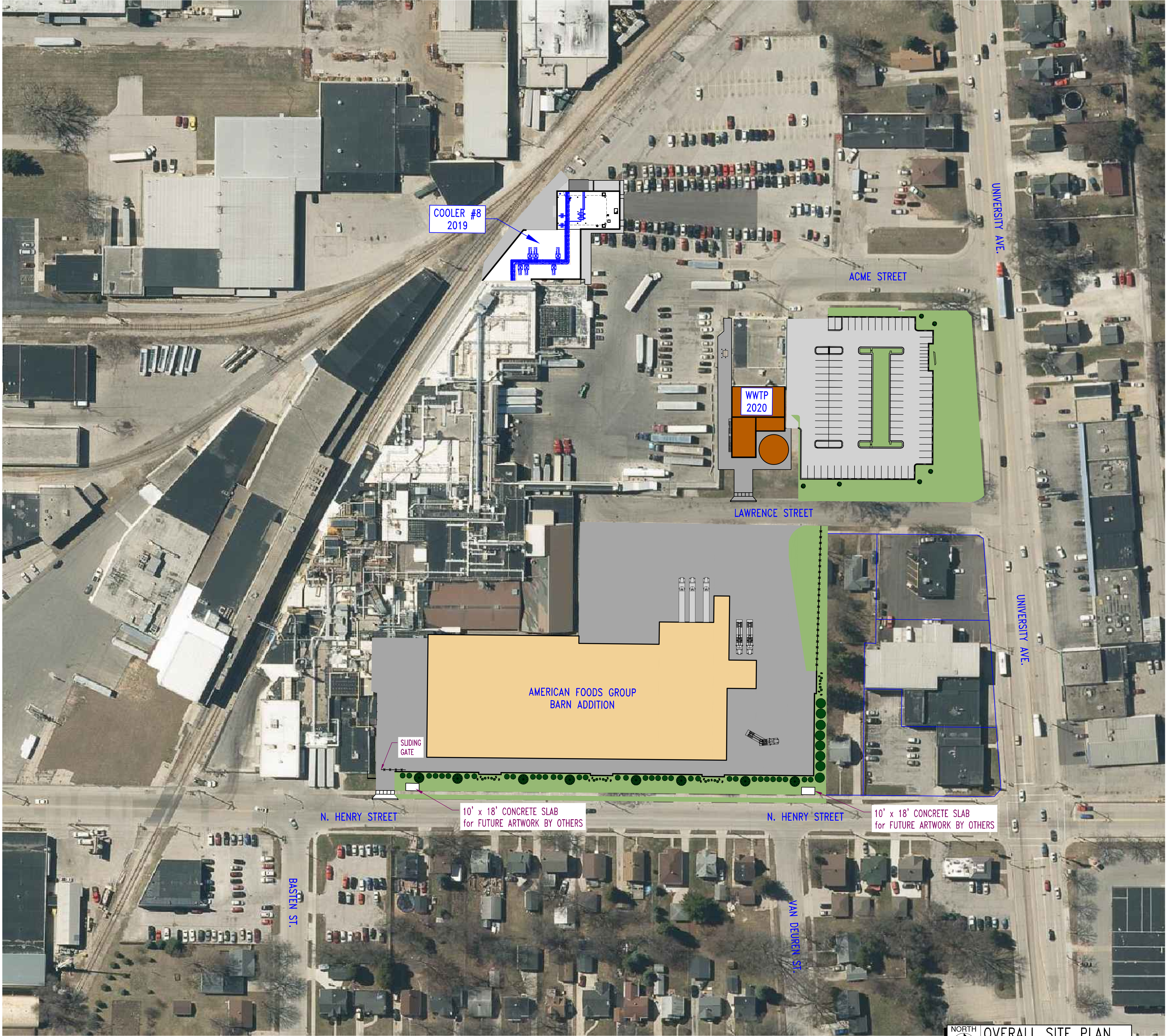


EXHIBIT B

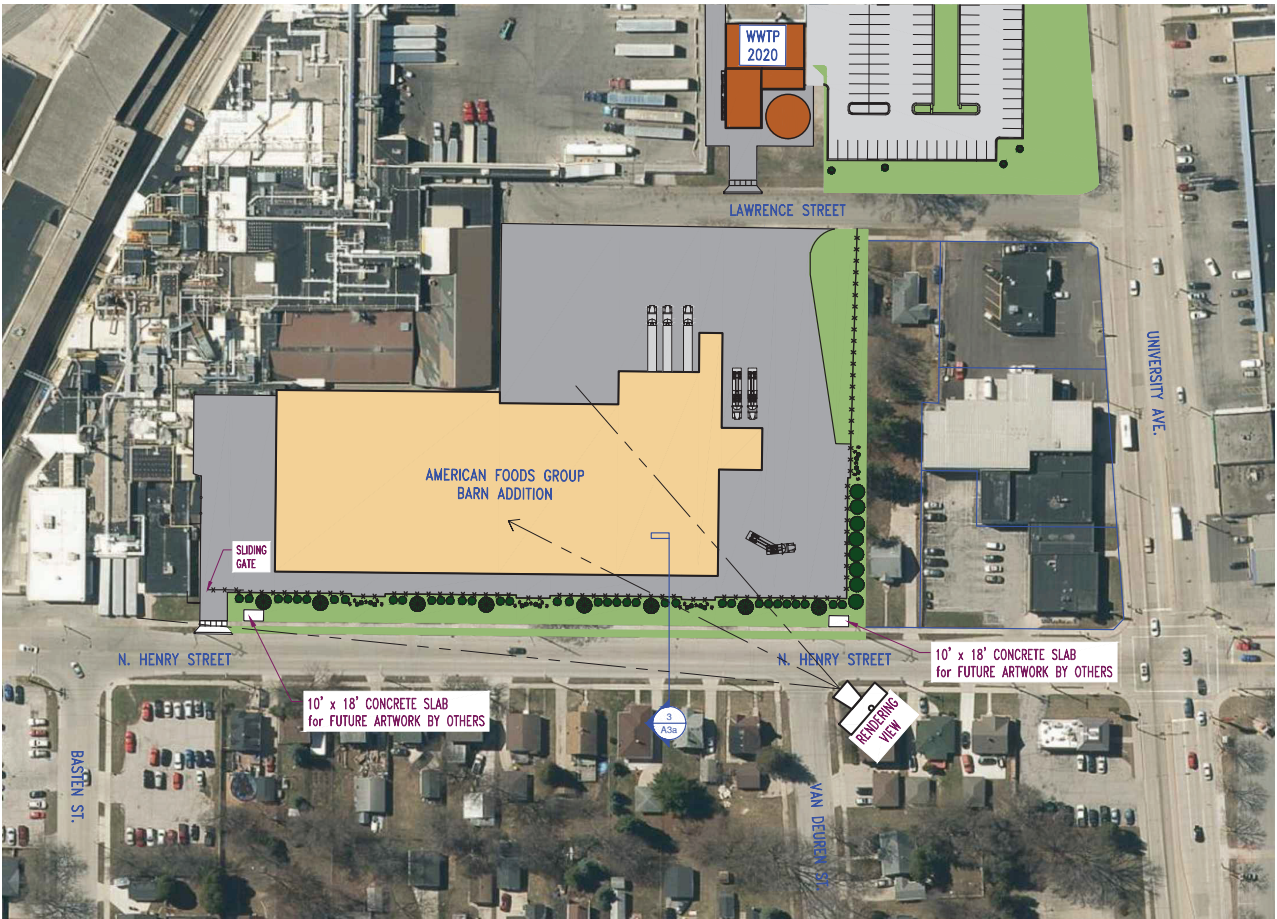
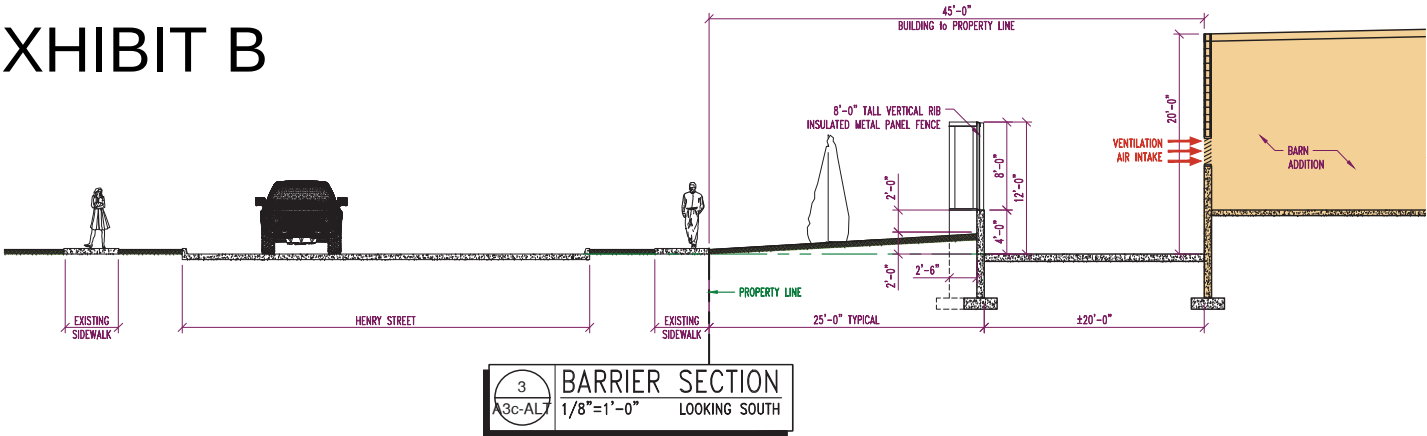


FIGURE 6:  
BARRIER AND  
LANDSCAPING PLAN

DESIGN / BUILD  
GENERAL CONTRACTING  
STEEL FABRICATION

Established 1976

N9351 Isaac Road, Seymour, WI 54165 / T: 920.833.2158 / F: 920.833.6465 / www.schuhconstruction.com

PROJECT:  
AMERICAN FOODS GROUP  
BARN ADDITION  
544 ACME STREET  
GREEN BAY, WI 54302

PROJECT NO.:

SHEET NO.:

A3c-ALT

1-23-2020

X:\Marketing\AMERICAN FOODS GROUP - ALL 2023\American Foods Group - Barn Addition - Drawing\A3c-ALT Rendering.dwg, A3c-ALT, 1/23/2020 10:38:45 AM (user: P:\naam) paper size: 36.00 x 24.00 (inches)



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

Paul Neumeyer, Staff

### AGENDA ITEM # E.3

(ZP 20-06) Public Hearing on a request to rezone 420 Maryhill Drive from Low Density Residential (R1) to Public/Institutional (PI), submitted by Ryan Erdmann, Point of Beginning, Inc., on behalf of Premonstratensian Fathers, property owner (Ald. C. Wery, District 8).

### BACKGROUND

### RECOMMENDATION

### FISCAL IMPACT

### ATTACHMENTS

- I. ZP 20-06 Class 2 Pub PC Mtg - Revised

For Official Notice:

**Public Notification  
Proposed Rezoning  
420 Maryhill Drive  
(ZP 20-06)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 13, 2020**, at 6:00 p.m.

The meeting has been moved to a virtual location with a live broadcast at:

<https://www.youtube.com/CityOfGreenBay>. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below. Join Zoom Meeting <https://zoom.us/j/603200987> Meeting ID: 603 200 987

One tap mobile +16468769923,,603200987# US (New York) +13126266799,,603200987# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 603 200 987

Find your local number: <https://zoom.us/j/603200987>

The hearing is regarding the following:

A request to rezone 420 Maryhill Drive from Low Density Residential (R1) to Public/Institutional (PI), submitted by Ryan Erdmann, Point of Beginning, Inc. on behalf of Premonstratensian Fathers, property owner (Ald. C. Wery, District 8).

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](mailto:paulne@greenbaywi.gov).

**Publication Date: March 30, 2020 and April 6, 2020**



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

Paul Neumeyer, Staff

### AGENDA ITEM # E.4

(ZP 20-06) Consideration with possible action on a request to rezone 420 Maryhill Drive from Low Density Residential (RI) to Public/Institutional (PI), submitted by Ryan Erdmann, Point of Beginning, Inc., on behalf of Premonstratensian Fathers, property owner (Ald. C. Wery, District 8).

### BACKGROUND

**Primary Address:** 420 Maryhill Drive

**Reason for Request:** To permit the expansion of the Notre Dame campus.

**Aldersperson/District:** Ald. Chris Wery / District 8

**Surrounding Zoning and Land Uses:**

SUBJECT: Low Density Residential (RI) - vacant

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

SOUTH: Public/Institutional (PI) - Notre Dame Academy Campus

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

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

**Comprehensive Plan:** The 2022 Smart Growth Plan designates the subject area as low density residential.

**Report:** The subject property is at 420 Maryhill Drive, south of Western Avenue. The former home was razed in 2013 and is currently owned by the applicant. The parcel contains approximately 9,936 sq. ft. or 0.23 acres. A Notre Dame Academy parking lot adjoins the lot to the south with a Public/Institutional (PI) zoning. The Comprehensive Plan recommends low density residential for the subject lot. However because the parcel is contiguous to the PI zoning and the campus, staff feels the rezoning is an acceptable extension of zoning and is compatible with surrounding land uses. Staff considers the request a zoning clean-up. Ald. C. Wery and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

### RECOMMENDATION

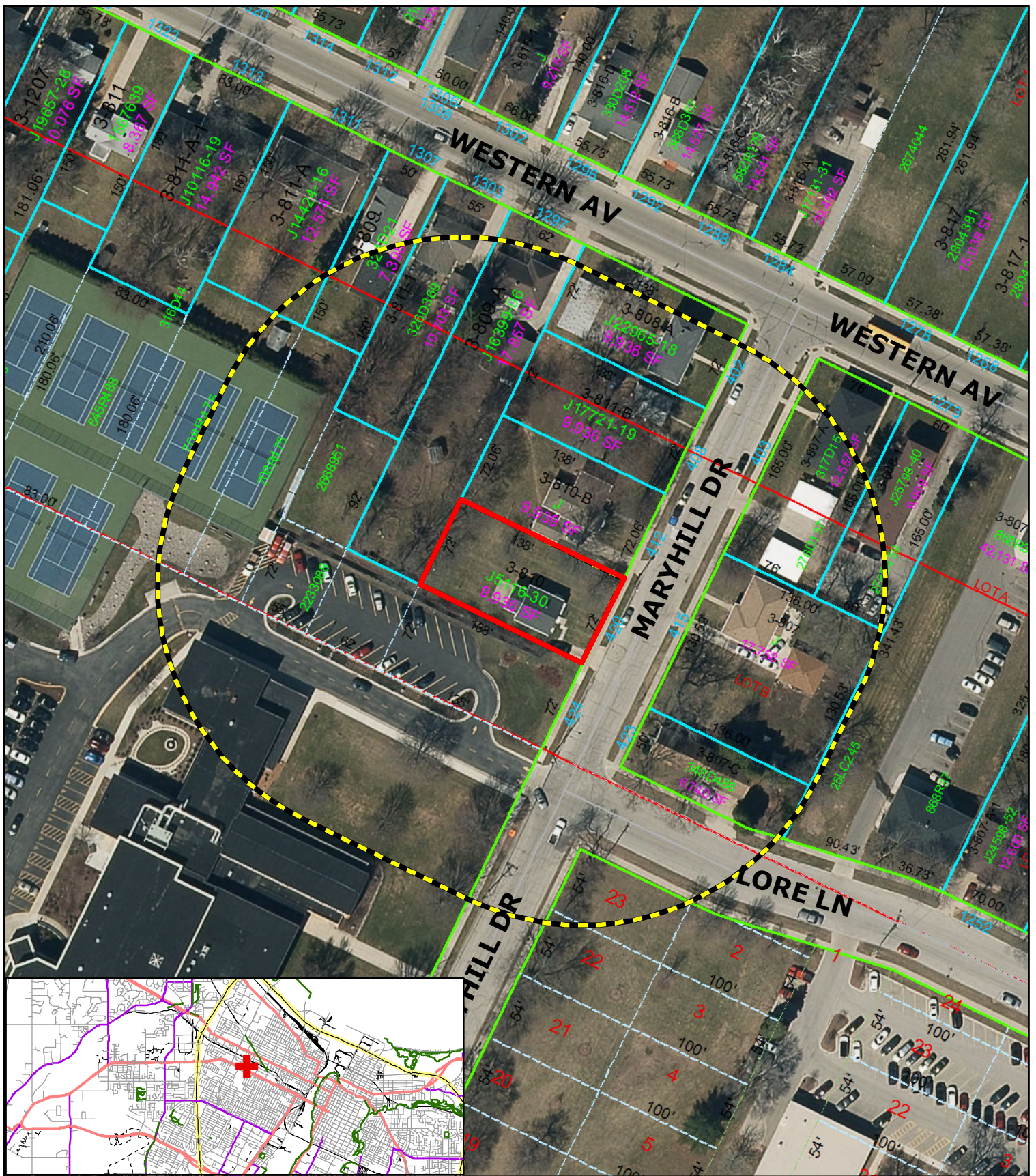
Staff is recommending approval of the request.

### FISCAL IMPACT

### ATTACHMENTS

- I. ZP 20-06 letter





# **Zoning Petition (ZP 20-06)** **Proposed Rezoning** **420 Maryhill Drive**

- 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



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

David Buck, Staff

### AGENDA ITEM # E.5

(ZP 20-08) Public Hearing on a request to rezone areas of the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON), submitted by Joel Ehrurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. V. Corpus-Dax, District 2).

### BACKGROUND

### RECOMMENDATION

### FISCAL IMPACT

### ATTACHMENTS

- I. ZP 20-08 Class 2 Pub PC Mtg - Virtual Mtg

For Official Notice:

**Public Notification**  
**Proposed Zoning District Change from Low-Density Residential (R-1)**  
**To Medium-Density Residential (R-2) and Conservancy District (CON)**  
**2900 Block of Sitka Street**  
**(ZP 20-08)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 13, 2020**, at 6:00 p.m.

The meeting has been moved to a virtual location with a live broadcast at:  
<https://www.youtube.com/CityOfGreenBay>. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below. Join Zoom Meeting <https://zoom.us/j/603200987> Meeting ID: 603 200 987

One tap mobile

+1 646 876 9923,,603200987# US (New York) +1 312 626 6799,,603200987# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 603 200 987

Find your local number: <https://zoom.us/j/603200987>

The hearing is regarding the following:

A request to rezone areas on the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON), submitted by Joel Ehrurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. V. Corpus-Dax, District 2)

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 David Buck at (920) 448-3405 or [davidbu@greenbaywi.gov](mailto:davidbu@greenbaywi.gov).

**Publication Date: March 30, 2020 and April 6, 2020**



## Report to the Green Bay Plan Commission

### MEETING DATE

April 13, 2020

### PREPARED BY

David Buck, Staff

### AGENDA ITEM # E.6

(ZP 20-08) Consideration with possible action on the request to rezone areas of the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON), submitted by Joel Ehrurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. V. Corpus-Dax, District 2).

### BACKGROUND

**Primary Address:** 2900 Block of Sitka Street

**Reason for Request:** To allow for the subdivision and development of the property with semi-detached single-family homes (zero lot line).

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

**Surrounding Zoning and Land Uses:**

SUBJECT PROPERTY: Low Density Residential (R1) - Undeveloped

NORTH: Low Density Residential (R1) - Undeveloped

SOUTH: Low Density Residential (R1) - Single-family residential

EAST: Low Density Residential (R1) - Single-family residential

WEST: N/A - Interstate Highway 43

**Comprehensive Plan:** The 2022 Smart Growth Plan designates this area for low density residential use. The proposed rezoning is compatible with the current and future land uses reflected in the City's Comprehensive Plan.

**Report:** The 13.5 acre property is located on the southeast corner of Superior Road and Sitka Street and is currently undeveloped open space. From the 1930's-1970's it was used as a borrow pit and then used as a fill site throughout the 1980's -1990's, presumably from roadway and residential construction on the east side of the city. It is currently relatively flat on the northern and western sides of the property near roadways but consists of an approximately 13 ft. tall gently sloping hill in the center of the site.

The parcel is currently zoned Low Density Residential (R-1). The zone change request includes changing approximately 4.25 acres of land located adjacent the Sitka Street right-of-way (approximately 125 ft.) and adjacent the Superior Road right-of-way (from 140-185 ft.) to Medium Density Residential (R-2). The central 7.25 acres of the property is proposed to be zoned Conservancy District (CON) and the southernmost 2 acres are not included within the rezoning request and will remain Low Density Residential (R-1). If the zoning is amended as proposed, the petitioner intends to develop 22 single-family semi-detached homes on individual lots along Sitka and Superior, the central portion of the site is to be retained as privately owned open-space and the 11 Outlots be attached to the adjacent single-family lots fronting Gilbert Drive.

Ald. V. Corpus-Dax, the McAuliffe Park Neighborhood Association and adjacent property owners within 400+ ft. of the property have been notified of the request. The petitioner has also stated they reached out to

adjacent property owners individually. As of the drafting of this report, staff has received numerous inquiries regarding the request, which are attached as a summary document to the agenda packet. In general, concerns include development of two-family versus single-family housing types, increase in housing density, increased traffic and conservancy area access and management.

While two-family homes are permitted in the R-2 district, the density of the proposed development is far less than what the property could support. For comparison, if developed to its potential within the existing Low Density Residential (R-1) district, approximately 80 single-family 7,200 sq. ft. lots could be developed, minus needed roadways. This is equivalent to approximately six units per acre. As proposed with 22 single-family lots, the equivalent lot size is approximately 26,500 sq. ft. equating to a density for development of approximately 1.6 units per acre. Traffic Engineer Dave Hansen has conducted a traffic analysis (attached) and concludes that both Superior and Sitka as well as area intersections have adequate capacity for this and future development. Issues with the prevalence of speeding may be reduced by the introduction of development and additional curb-cuts/driveways, making the roadways feel much less like a “racetrack”. Additionally, safety for pedestrians will be improved when the area develops as sidewalks will be installed on the east side of Superior and both sides of Sitka. The 7.25 acres of Conservancy zoning will be held in private ownership and municipal regulations related to maintenance (such as tall grass) apply. Access to the conservation area will be addressed when a land division is submitted.

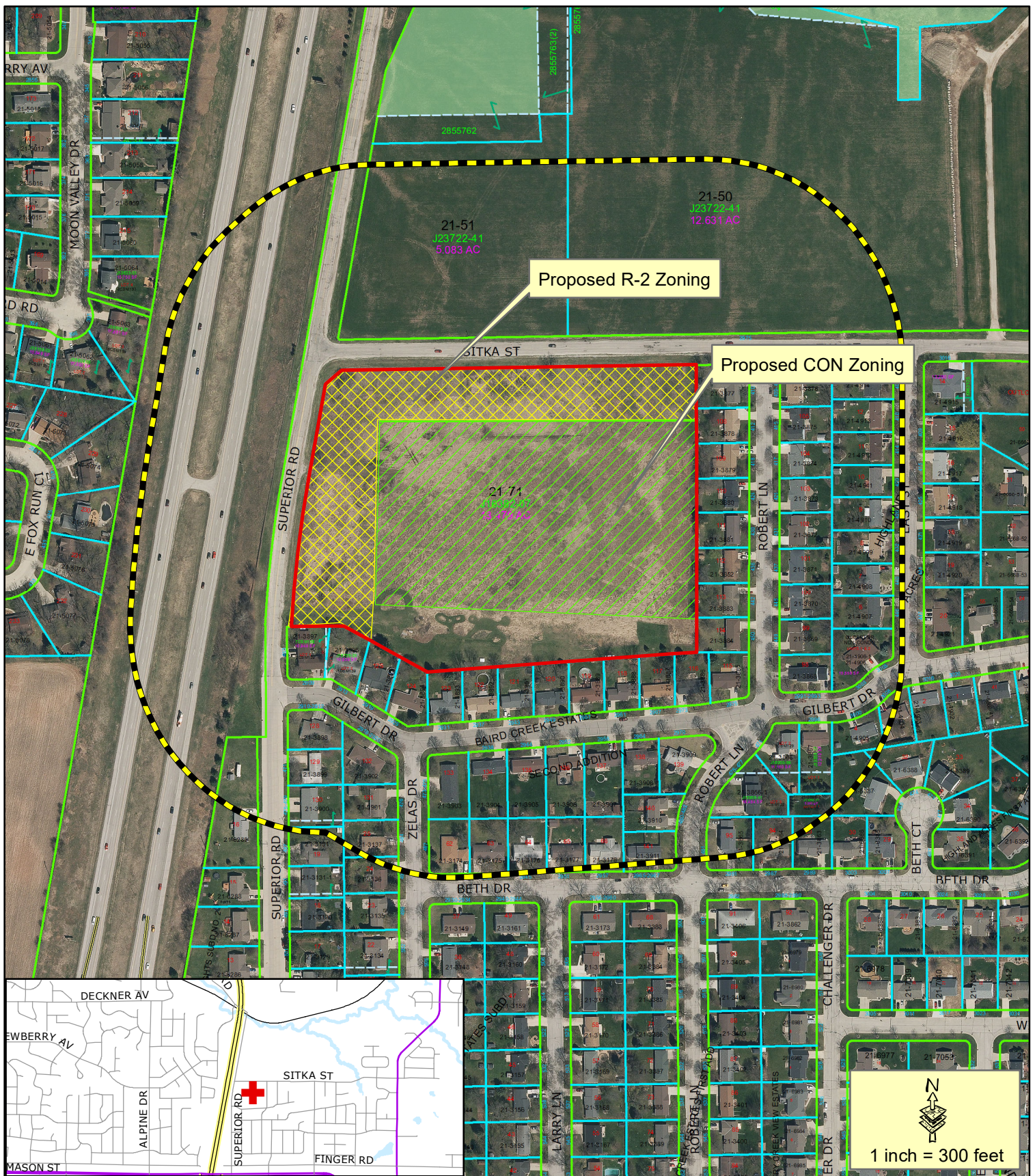
## RECOMMENDATION

Staff is recommending approval of the request.

## FISCAL IMPACT

## ATTACHMENTS

1. ZP 20-08 Location Map\_color
2. Rezoning Application and parcel exhibit
3. 1078-01-16 REZONE EXHIBIT
4. ZP 20-08 Neighborhood Correspondence Compiled
5. ZP 20-08 DPW Traffic Analysis
6. ZO 03-20 - Rezone 2900 Block Sitka



- Subject Property
- 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 DB

**Zoning Petition (ZP 20-08)**  
**Proposed Rezone from Low-Density Residential (R-1) To Medium-Density Residential (R-2) & Conservancy (CON)**  
**2900 Block of Sitka Street**



## 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: March 2, 2020

Petitioner(s): Mach IV Engineering & Surveying, LLC

Phone Number: 920-569-5765

Address: 2260 Salscheider Court

City: Green Bay

State: WI

Zip Code: 54313

Property Owner: Green Viper, LLC

Phone Number: 920-569-5765

Parcel Numbers (required): 21-71

Location of Property: 2900 Sitka Street

**Attach maps and legal descriptions (required).**

---

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

I, Joel Ehrfurth, respectfully request that the City of Green Bay take the following action:

**Attach Zoning Petition Form with first three items.**

☒ X 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):



Review Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Zoning Petition No.: \_\_\_\_\_

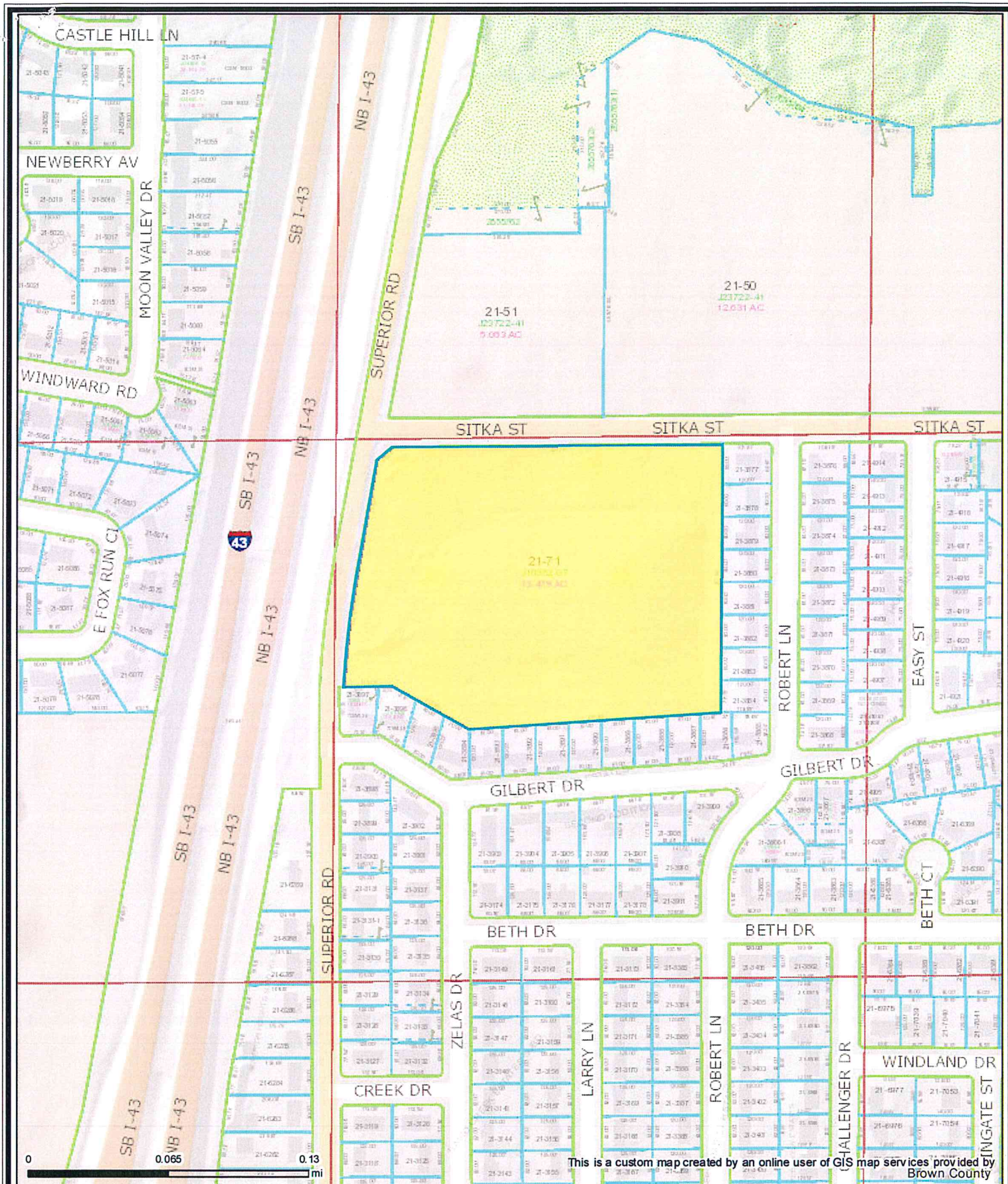
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Briefly describe action desired, noting the property affected and all other pertinent information.

**Attach maps and legal descriptions (required).**

Green Viper LLC would like rezone Parcel 21-71 from R-1 to R-2 and Conservancy (C).

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



**FIGURE 1**

Map printed on 1/30/2020

**1:3,600**

**1 inch = 300 feet\***

**1 inch = 0.0568 miles\***

*\*original page size: 8.5"x11"*

*Appropriate format depends on zoom level*



**Parcel ownership key**

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

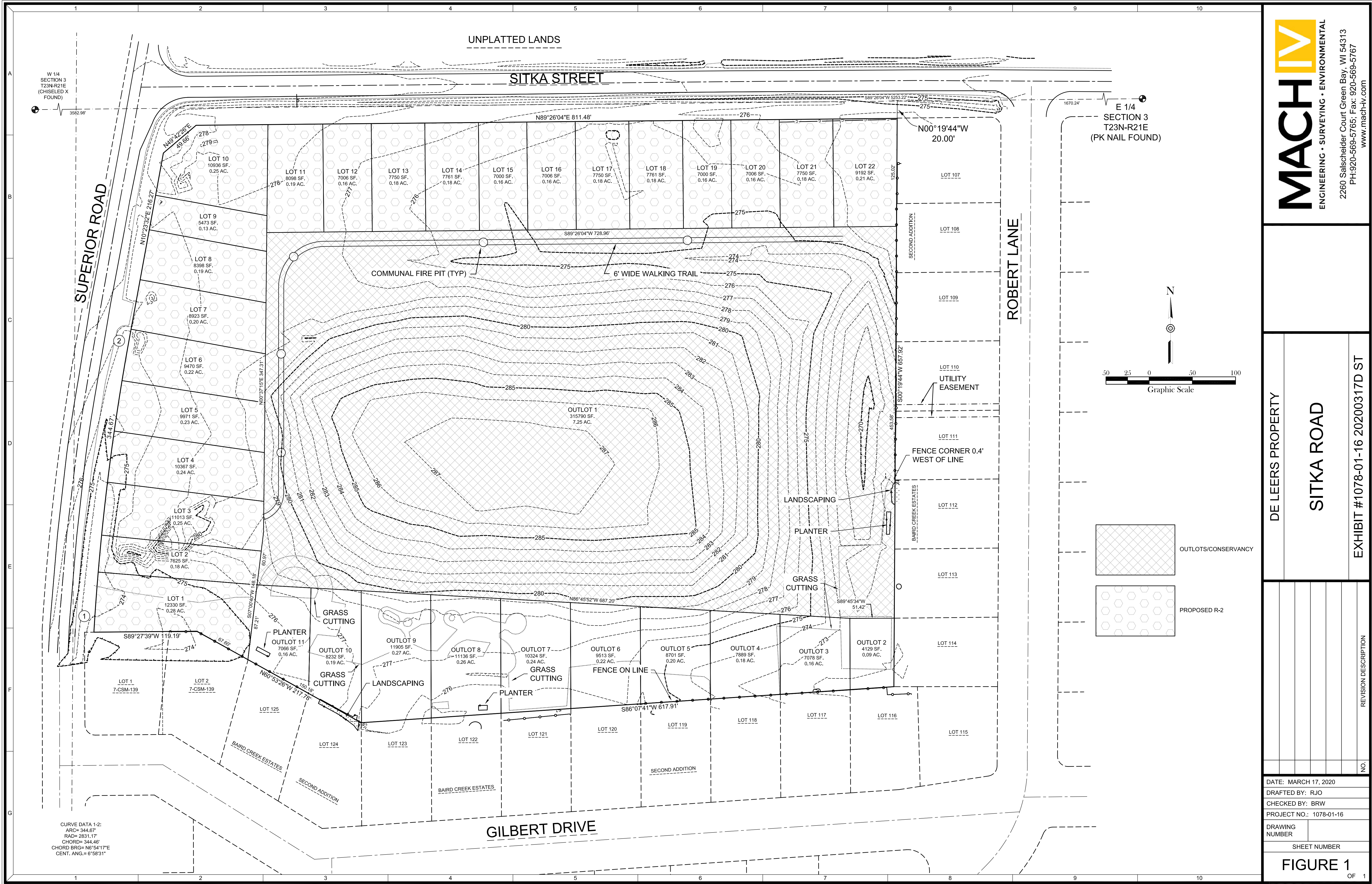
✓ "hooks" indicate  
parcel ownership  
crosses a line

SC-190-2 Parcel ID Number  
2880257 Document Number  
0.814 AC Area of parcel  
279.8' Line Distance  
3547 Address

A complete key (legend) is available at:  
<https://tinyurl.com/BrownDogKey>



(920) 448-6480  
maps.gis.co.brown.wi.us



DE LEERS PROPERTY

SITKA ROAD

EXHIBIT #1078-01-16 20200317D ST

| NO. | REVISION DESCRIPTION |
|-----|----------------------|
|     |                      |
|     |                      |
|     |                      |
|     |                      |
|     |                      |

|                         |
|-------------------------|
| DATE: MARCH 17, 2020    |
| DRAFTED BY: RJO         |
| CHECKED BY: BRW         |
| PROJECT NO.: 1078-01-16 |
| DRAWING NUMBER          |

|              |
|--------------|
| SHEET NUMBER |
| FIGURE 1     |

**Correspondence related to:**

**ZO 20-08: Request to rezone areas on the 2900 Block of Sitka Street from Low-Density Residential (R-1) to Medium-Density Residential (R-2) and Conservancy District (CON)**

---

Dear Plan Commission Members,

I presently live on Beth Drive, on the 2900 Block and in near proximity of the land in question and am the present McAuliffe Park Neighborhood Association President.

We did attend the meeting a number of years ago when this area was seeking to rezone. There were many abutting property owners present at that meeting. The major concern was the R-2 zoning and the proposed building of duplexes there. The area density of like buildings is rather high already... In our Neighborhood Association area there are 77 duplexes. There are two across the street from me as well as two to the West abutting my property. There are three more between those two and Superior Road with one of them abutting the land in question.

The map shows the zoning proposed but not the plating or the number of properties to be built on. Once again, density is unknown.

With the development of the property on the North side of Sitka from this land, the traffic flow will be congested. You may not know, but to gain access to Mason Street from Superior is difficult (except now during the CV-19) That increases the flow of traffic to Finger Road and down Sitka to Ontario or Robert, which both are inundated with speeders and density already.

Please keep the R-1 Zoning ..

One other concern. The conservancy area will continue to have the "grassy" landscape and is "land locked". The difficulty of having the "sandpit" used as a landfill makes this property hard to deal with for the landowner. The concern is - in case of a grass fire, (hot coals from the grills, perhaps) there is not an access easement for the fire trucks.

Thank you in advance for your concern..

David Catalano  
McAuliffe Park Area.  
2937 Beth Drive  
920-465-8131

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We are very upset about the planned rezoning on the 2900 block of Sitka Street. Every multiple residence put in this area adds double the traffic (if not more). It is already almost impossible to get onto Mason St. from Superior, especially the 3 hours before and after work. Duplexes bring renters instead of permanent residences. And from viewing the duplexes already in this area, they are not kept up as well as permanent. This brings the value down of all our homes. Ask yourself, would you want duplexes on your street?

John and Debbie Tassoul  
440 Easy St.

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The following came to my attention, and I wanted to pass this important message on to the City plus both of you.

Daniel Schmidt, who lives on Sitka, has an invalid application, since his entity existence has expired. There is no valid entity as of last week when this information was told to me.

Debbie Lisch

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My concern is how the traffic from this proposal will affect the neighborhood who's roads are already in poor condition and the Baird creek parkway. I don't believe the parkway can handle the additional traffic, exiting zelas to

mason street is right into the on ramp of 43. Challenger and Janquart is already high traffic with uncle mikes. The intersection (stop sign which is mostly ignored) on Challenger and Beth is right outside my home and people are driving / speeding through it all the time as it is. Without sidewalk neighbors have to walk in the street. So additional traffic without sidewalks is a safety concern.

Do you know how many addition homes/ duplexes this project will include?

I would think this would affect traffic on Ontario as well so those homes should be notified as well.

I believe this proposal will make our neighborhood unsafe. We don't have room for pedestrians and traffic on the roads to and from that area.

Thanks much,  
Jolene Bartlett  
2989 Beth dr

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I just received a letter from the city of Green Bay for a rezoning of the land directly in back of me (I own the home at 412 Robert Lane). I have a few issues with this rezoning and the methodology used to go about it.

First, I do not like having to try to connect to a conference meeting. I am not a computer genius and as such should not have to deal with this method. I say postpone this meeting until all concerned can gather at city hall for a face-to-face meeting per the norm. If that means putting this off until COVID-19 passes, so be it.

Secondly, what is an R-2 zone? I cannot find a layman's explanation for R-2 zoning on the city site. Can you inform me as to what it is?

And finally, I would not object to single family or duplex dwellings. I would however vehemently object to any structures that would house more people than the aforementioned. This is a very safe neighborhood and I feel that any other form of housing would degrade this area.

Thank you for taking the time to review my opinions.

Donald N. Van Erem

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That neighborhood has enough scumbags as it is. It is hard to get decent renters when the neighbors have non-running cars parked, the grass is 16" deep in the middle of summer, and the kids are running across the roofs. So, you know my concern. I just want to make sure it isn't going to be more of the same.

Thank you,  
Marilyn Nies

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# MEMORANDUM



Department of Public Works | Traffic Division

To: David Buck, Principal Planner, City of Green Bay – Dept. of Com. & Econ. Dev.  
Plan Commission

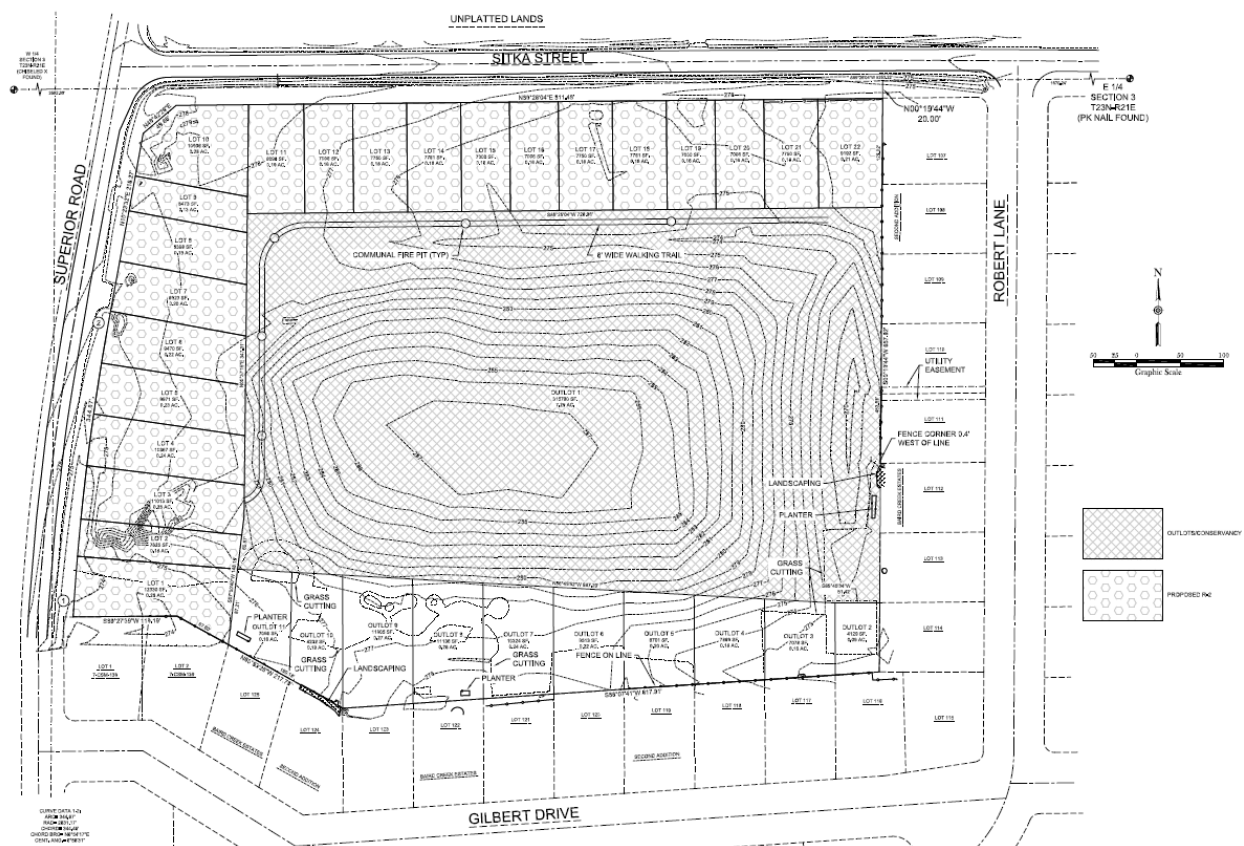
From: Traffic Engineer David J.A. Hansen, P.E., PTOE

Re: **Traffic Impacts of De Leers Property, Sitka St & Superior Rd**

Date: Thu Apr 9, 2020

This memorandum serves as a brief response to a request to review and comment on the proposed subject development shown in Figure 1 with respect to public concern of traffic and safety. The request will be on the Mon Apr 13, 2020 meeting agenda of the Plan Commission.

*Figure 1 – Parcel map of proposed development, Sitka St & Superior Rd*



Currently there are about 750 vehicles per day that travel Superior Rd. Its volume prior to the median closure at E Mason St was around 1,000 vehicles per day. An Sitka St traffic count is not available. However I presume its traffic volume is similar or less than Superior Rd. I conducted a trip generation analysis using the ITE Trip Generation methodology for Land Use Code 210 (Single-Family Detached Housing) using 22 dwelling units as the independent variable. This type of analysis uses both average and fitted curve rates for weekday total and peak hour. I selected the highest values of the two to be conservative in each category. The 22 units should generate about 260 vehicles per day (130 in; 130 out). The PM peak hour of generation is estimated at 26 vehicles per day (16 in; 10 out). Again, these are the highest values out of any time period analysis and curve rate available. Conservatively assuming all newly generated traffic uses each road, traffic volumes would be near the volumes when the E Mason St was open. Realistically, the actual future traffic volumes should be lower.

Both Superior Rd and Sitka St have plenty of existing roadway capacity to handle not only the proposed development but also additional developments. They are collector streets which are intentionally designed to carry more traffic loading than a standard residential street. From a capacity perspective, the existing 2 lane (1 in each direction) roadway section has plenty of available capacity. There is no need for multiple travel lanes in each direction. Intersection traffic control currently is a STOP condition on Sitka St at Superior Rd. Adding the forecasted volume of traffic will not create a condition requiring a multi-way STOP or greater.

That speeding is likely a concern in this area is common, as wide open areas with little to no driveway access points usually lends to a more speed-friendly operating environment. Add in development, especially tightly spaced homes with many driveways, then the roadside characteristics typically lead to reduced speeds. Both roads are also in the Safe Walk & Bike Plan as signed routes with shared lane signage and shared lane markings which are known to calm traffic.

With the new road reconstruction of both streets, an area for sidewalk to be placed in the future will be graded. Sidewalk will not be installed as part of the project. However, as part of our city ordinance, sidewalk installation is required when a parcel is developed. So as homes are built, sidewalk will be installed with them. Then upon full development, the east side of Superior Rd between Gilbert Dr and Sitka St will have sidewalks as well as both sides of Sitka St in the reconstruction area.

## **ZONING ORDINANCE NO. 03-20**

### **AN ORDINANCE REZONING PROPERTY LOCATED IN THE 2900 BLOCK OF SITKA STREET FROM LOW DENSITY RESIDENTIAL (R-1) TO MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT AND CONSERVANCY (CON) DISTRICT (ZP 20-08)**

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 the 2900 block of Sitka Street from the Low Density Residential (R-1) District to Medium Density Residential (R-2) District and Conservancy (CON) District:

#### AREA TO BE REZONED TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2):

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T23N-R21E; THENCE S89°26'04"W, 1670.24 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3; THENCE S00°19'44"W, 20.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SITKA STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S00°19'44"W, 125.02 FEET ALONG THE WEST LINE OF LOTS 107 AND 108 OF THE PLAT OF BAIRD CREEK ESTATES, SECOND ADDITION, RECORDED IN VOLUME 16, PLATS, PAGE 32 (DOCUMENT #789238), BROWN COUNTY RECORDS; THENCE S89°26'04"W, 728.96 FEET; THENCE S00°37'15"W, 347.31 FEET; THENCE S07°00'40"W, 148.18 FEET; THENCE N60°53'26"W, 67.60 FEET ALONG THE NORTH LINE OF LOT 2 OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 139 (MAP # 1722-DOCUMENT # 889884), BROWN COUNTY RECORDS; THENCE S89°27'39"W, 119.19 FEET ALONG THE NORTH LINE OF LOT 1 AND LOT 2 OF SAID CERTIFIED SURVEY MAP TO THE EAST RIGHT OF WAY OF SUPERIOR ROAD; THENCE 344.67 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 2831.17 FOOT RADIUS TO THE RIGHT, WHOSE LONG CHORD BEARS N06°54'17"E, 344.46 FEET; THENCE N10°23'32"E, 216.27 FEET ALONG SAID RIGHT OF WAY; THENCE N49°42'26"E, 49.66 FEET TO THE SOUTH RIGHT OF WAY OF SITKA STREET; THENCE N89°26'04"E, 811.48 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 185,587 SQUARE FEET / 4.26 ACRES, MORE OR LESS.

#### AREA TO BE REZONED TO CONSERVANCY (CON):

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

**ZONING ORDINANCE NO. 03-20**

**PAGE 2**

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T23N-R21E; THENCE S89°26'04"W, 1670.24 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3; THENCE S00°19'44"W, 145.02 ALONG THE EXTENSION AND WEST LINE OF LOTS 107 AND 108 OF THE PLAT OF BAIRD CREEK ESTATES, SECOND ADDITION, RECORDED IN VOLUME 16, PLATS, PAGE 32 (DOCUMENT #789238), BROWN COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE CONTINUING S00°19'44"W, 453.58 FEET ALONG THE WEST LINE OF SAID LOT 108 AND ALSO LOTS 109, 110, 111, 112 AND 113 OF SAID PLAT; THENCE S89°45'34"W, 51.42 FEET; THENCE N86°45'52"W, 687.20 FEET; THENCE N07°00'40"E, 60.97 FEET; THENCE N00°37'15"E, 347.31 FEET; THENCE N89°26'04"E, 728.96 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 315,790 SQUARE FEET / 7.25 ACRES, MORE OR LESS.

**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 \_\_\_\_\_, 2020.

APPROVED:

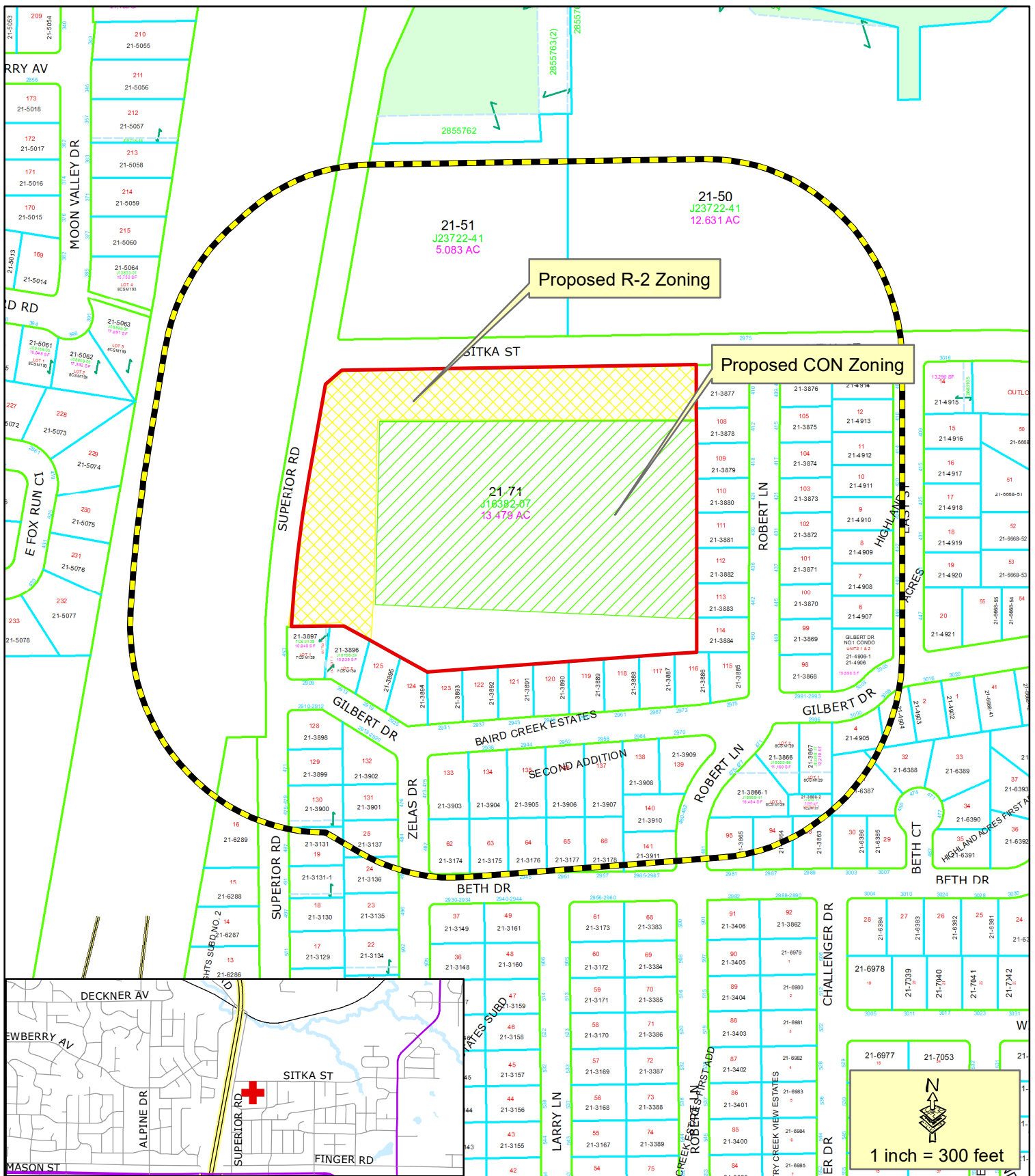
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

db

Attachments:      Location Map  
                         Zone Change Map



Subject Property

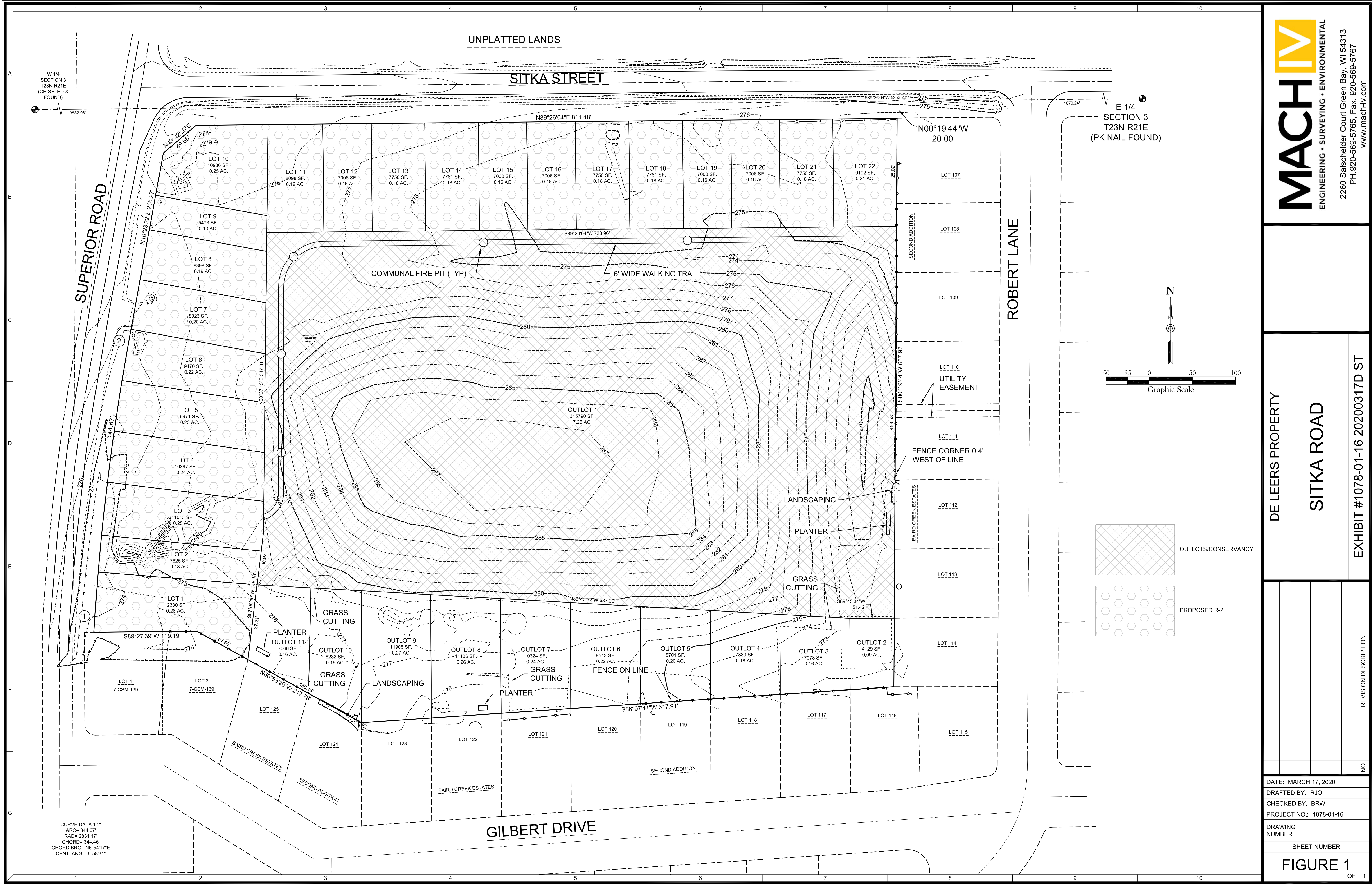


400+ Property Owner Notice

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 DB

**Zoning Petition (ZP 20-08)**  
**Proposed Rezone from Low-Density Residential (R-1) To Medium-Density Residential (R-2) & Conservancy (CON)**  
**2900 Block of Sitka Street**





DE LEERS PROPERTY

SITKA ROAD

EXHIBIT #1078-01-16 20200317D ST

| NO. | REVISION DESCRIPTION |
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|-------------------------|
| DATE: MARCH 17, 2020    |
| DRAFTED BY: RJO         |
| CHECKED BY: BRW         |
| PROJECT NO.: 1078-01-16 |
| DRAWING NUMBER          |

|              |
|--------------|
| SHEET NUMBER |
| FIGURE 1     |
| OF 1         |