



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 11, 2020, 6:00 PM

Telephonic Meeting

public may also view at

www.youtube.com/CityOfGreenBay

A. Virtual Meeting Information

- I. This item contains a document which provides information to join this meeting via Zoom along with instructions.

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the May 11, 2020, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 13, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 20-09) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a single-family home in a Varied Density Residential (R3) district at 827 9Th Street, submitted by Shelly LeMense, LeMense Construction, applicant (Ald. B. Johnson, District 9).
2. (ZP 20-09) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family home in a Varied Density Residential (R3) district at 827 9Th Street, submitted by Shelly LeMense, LeMense Construction, applicant (Ald. B. Johnson, District 9).

3. (ZP 20-10) Public Hearing on the request to rezone a 10 ft. wide strip of Low Density Residential (R1) zoning to Highway Commercial (C2) located at 1828 South Ashland Avenue, submitted by Anthony Wied, Dino Stop, LLC, property owner (Ald. B. Johnson, District 9).
4. (ZP 20-10) Consideration with possible action on the request to rezone a 10 ft. wide strip of Low Density Residential (R1) zoning to Highway Commercial (C2) located at 1828 South Ashland Avenue, submitted by Anthony Wied, Dino Stop, LLC, property owner (Ald. B. Johnson, District 9).
5. (ZP 20-14) Public Hearing on the request to amend a Conditional Use Permit (CUP) to increase the occupancy for an existing shelter facility from 46 to 100 individuals located in an Office/Residential (OR) district at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, property owner, applicant (Ald. B. Galvin, District 4).
6. (ZP 20-14) Consideration with possible action on the request to amend a Conditional Use Permit (CUP) to increase the occupancy for an existing shelter facility from 46 to 100 individuals located in an Office/Residential (OR) district at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, property owner, applicant (Ald. B. Galvin, District 4).
7. (ZP 20-11) Public Hearing on the request to amend Zoning Ordinance I-19 (Whitney Park Townhomes) to expand a Planned Unit Development (PUD) at the 200 Block North Van Buren Street, submitted by GB Real Estate Investments, LLC, property owner (Ald. R. Scannell, District 7).
8. (ZP 20-11) Consideration with possible action on the request to amend Zoning Ordinance I-19 (Whitney Park Townhomes) to expand a Planned Unit Development (PUD) at the 200 Block North Van Buren Street, submitted by GB Real Estate Investments, LLC, property owner (Ald. R. Scannell, District 7)

F. Informational.

1. Director's Report.
2. Date of next meeting: Monday, May 26, 2020.

G. 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.

Virtual Meeting Instructions



Plan Commission for 5-11-20

Zoom Meeting Information

City Of Green Bay is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

Meeting ID: 837 4657 4552

Password: 350985

One tap mobile

+13126266799,,83746574552#,,#350985# US (Chicago)

+19292056099,,83746574552#,,#350985# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 837 4657 4552

Password: 350985

Find your local number: <https://us02web.zoom.us/u/kB53Rbkki>

Additional Information

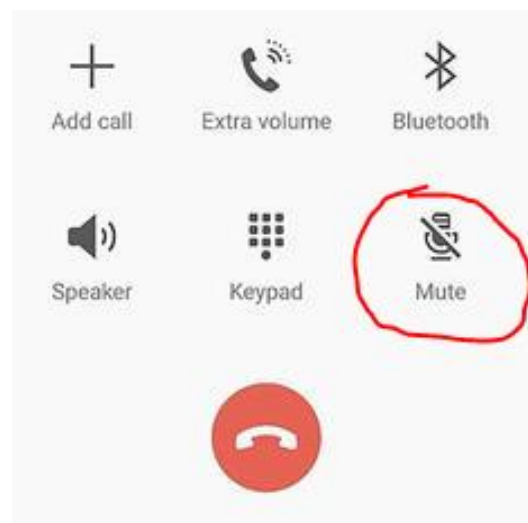
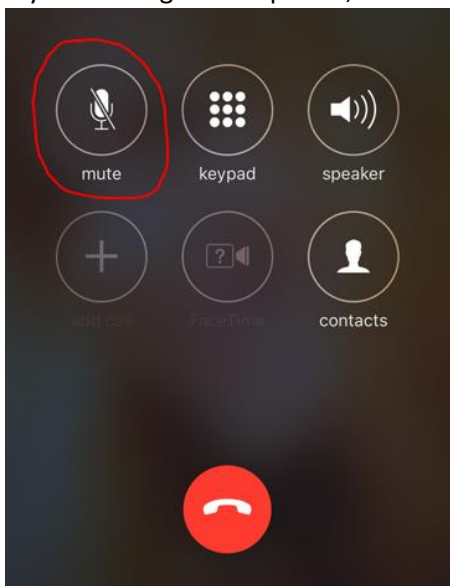
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - 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).
6. 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.
7. 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.
8. 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.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - 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.
10. 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 and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. 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





MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 13, 2020, 6:00 PM

Telephonic Meeting

public may also view at

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

Present: Ald. Veronica Corpus-Dax, Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer,

Excused: Timothy Gilbert, Jerry Wiezbiskie

C. APPROVAL OF THE AGENDA.

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

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 24, 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, Veronica Corpus-Dax, No- None, Abstain- None

E. REGULAR BUSINESS.

Vice-Chair Sidney Bremer read into record the instructions and procedure for the Public Hearings.

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).

Vice-Chair Sidney Bremer opened the Public Hearing regarding 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.

Vice-Chair Sidney Bremer asked if there was anyone else who wished to speak. Hearing/seeing no one, the public hearing was closed.

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).

Moved by Lisa Hanson, seconded by Randall Petrouske to approve the request to create a Planned Unit Development (PUD) for the American Foods/Green Bay Dressed Beef campus, 544 Acme Street, subject to the draft Planned Unit Development (PUD). Motion carried.

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

3. (ZP 20-06) Public Hearing 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).

Vice-Chair Sidney Bremer opened the Public Hearing regarding the request to rezone 420 Maryhill Drive from Low Density Residential (RI) to Public/Institutional (PI).

Vice-Chair Sidney Bremer asked three times if there was anyone who wished to speak. Hearing/seeing none, the public hearing was closed.

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).

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, 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, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the request to rezone 420 Maryhill Drive from Low Density Residential (RI) to Public/Institutional (PI). Motion carried.

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

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).

Vice-Chair Sidney Bremer opened the Public Hearing regarding 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).

Vice-Chair Sidney Bremer asked three times if there was anyone else who wished to speak. Hearing/seeing none, the public hearing was closed.

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).

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, 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, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Jacob Miller to approve 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). Motion carried.

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

F. INFORMATIONAL.

1. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, April 27, 2020.

G. ADJOURNMENT.

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

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



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(ZP 20-09) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a single-family home in a Varied Density Residential (R3) district at 827 9Th Street, submitted by Shelly LeMense, LeMense Construction, applicant (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-09 Class 2 Pub PC Mtg - Revised PC 5-11

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
827 9th Street
(ZP 20-09)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 11, 2020**, at 6:00 p.m. The meeting will be conducted at 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://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGjUaFj3UnR4VUFRWHBxQT09>

Meeting ID: 837 4657 4552

Password: 350985

One tap mobile

+1 312 626 6799,,83746574552#,,#350985# US (Chicago)

+1 929 205 6099,,83746574552#,,#350985# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 837 4657 4552

Password: 350985

Find your local number: <https://us02web.zoom.us/u/kB53Rbkki>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a single-family home in a Varied Density Residential (R3) district at 827 9th Street, submitted by Shelly LeMense, LeMense Construction, applicant (Ald. B. Johnson, District 9).

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.

Publication Dates: April 27, 2020 and May 4, 2020



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(ZP 20-09) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family home in a Varied Density Residential (R3) district at 827 9Th Street, submitted by Shelly LeMense, LeMense Construction, applicant (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 827 9th Street

Reason for Request: To construct a single-family dwelling.

Aldersperson/District: Ald. Brian Johnson / District 9

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Varied Density Residential (R3) - Vacant

NORTH: Low Density Residential (R1) - Single-family homes

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

EAST: Office/Residential (OR) - Single-family homes

WEST: Low Density Residential (R1) - Assisted Living Facility

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 site formerly contained a single-family dwelling which was razed in 2015. The lot area is 9085 sq. ft. with front on both 9th Street and South Norwood Avenue. The property is owned by the Green Bay Redevelopment Authority and is part of the New Homes In Your Neighborhood (NHIYN) program. Approval of the request will allow the applicant to construct a single-family dwelling consistent with other homes in the neighborhood. Site plan and façade elevations are attached within the agenda packet.

Planning staff feels approval of this request is keeping with surrounding land uses and is an appropriate fit with the immediate neighborhood. Based on the Comprehensive Plan recommendation, the block south 9th Street is a candidate for rezoning to low density residential zoning, which is keeping with surrounding land uses.

Ald. Brian Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received no inquires and no objections to this request.

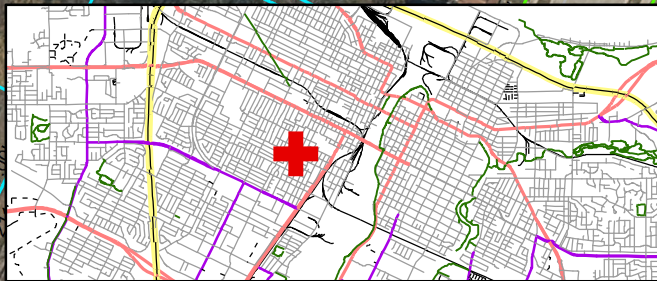
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-09 letter
2. Site plan
3. Revised floor plan

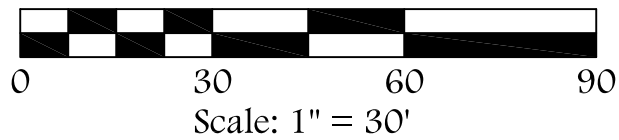


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by PN

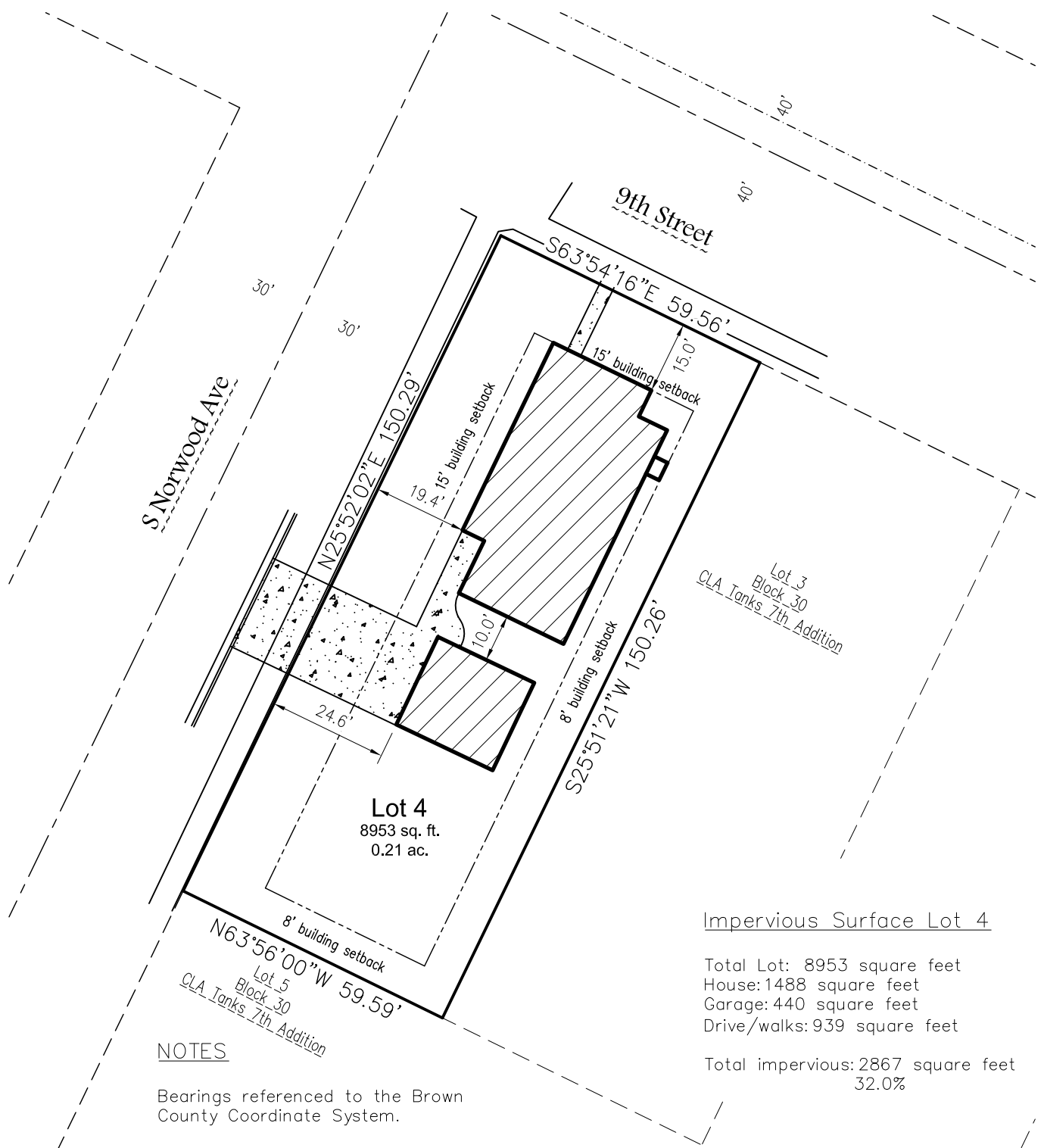


Site Plan

Lot 4, Block 30, of C.L.A. Tank's Seventh "Addition to the City of Green Bay, being part of Private Claim No. 9, West side of the Fox River, City of Green Bay, Brown County, Wisconsin.
~827 9th Street~



North



Impervious Surface Lot 4

Total Lot: 8953 square feet
House: 1488 square feet
Garage: 440 square feet
Drive/walks: 939 square feet

Total impervious: 2867 square feet
32.0%

NOTES

Bearings referenced to the Brown County Coordinate System.

Client: Lemense Quality Homes

Tax Parcel: 1-950

Drafted By: MRA

File: L-3420Site Plan 031120.dwg

Data File: L-3420.txt

Mau & Associates, LLP

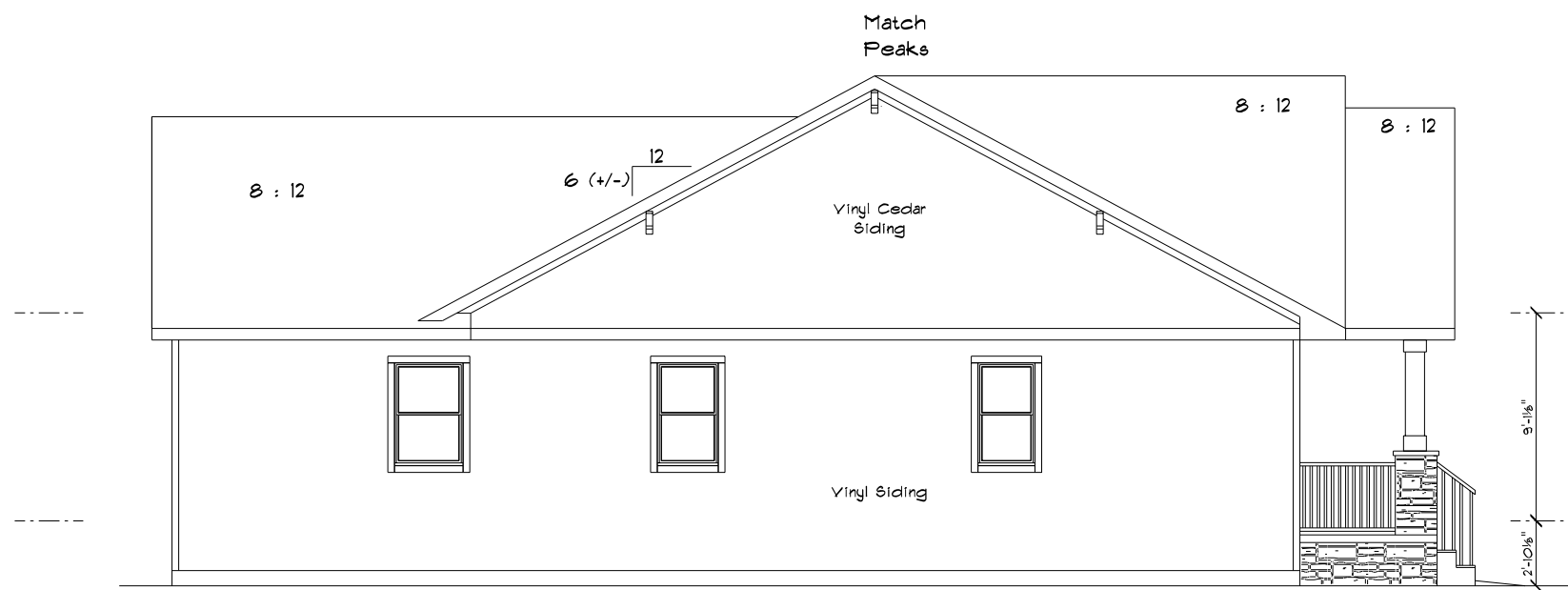
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: L-3420

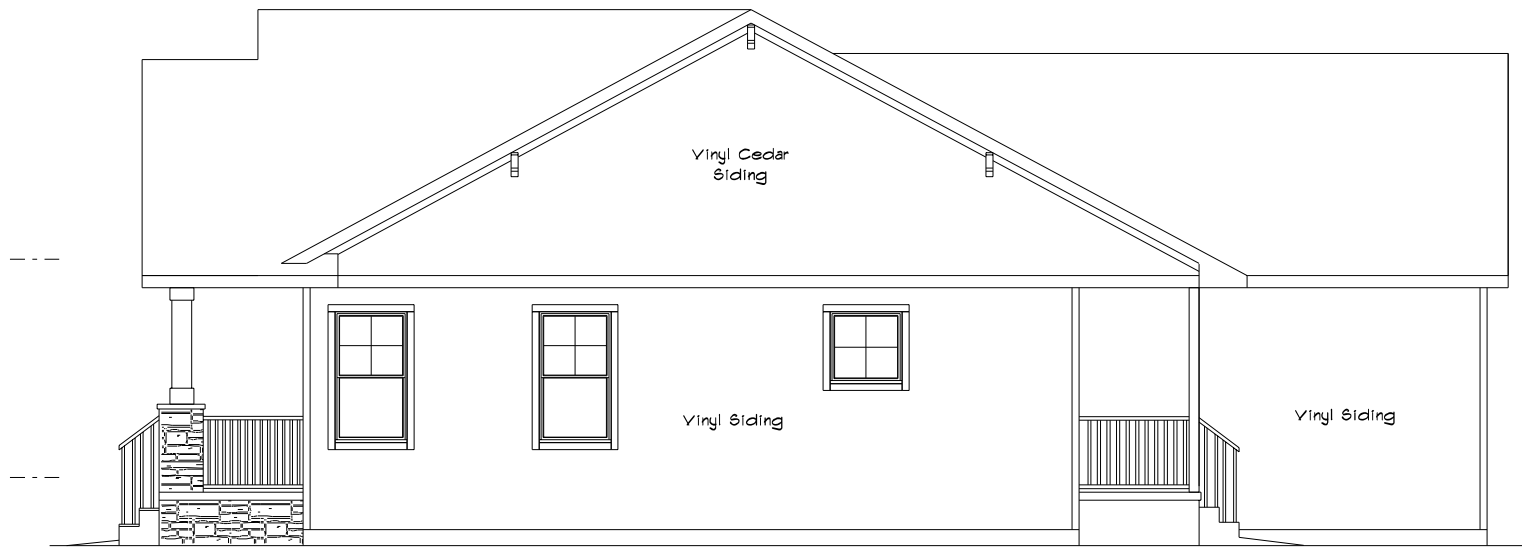
Drawing No.: L-10993

Fieldwork Completed:



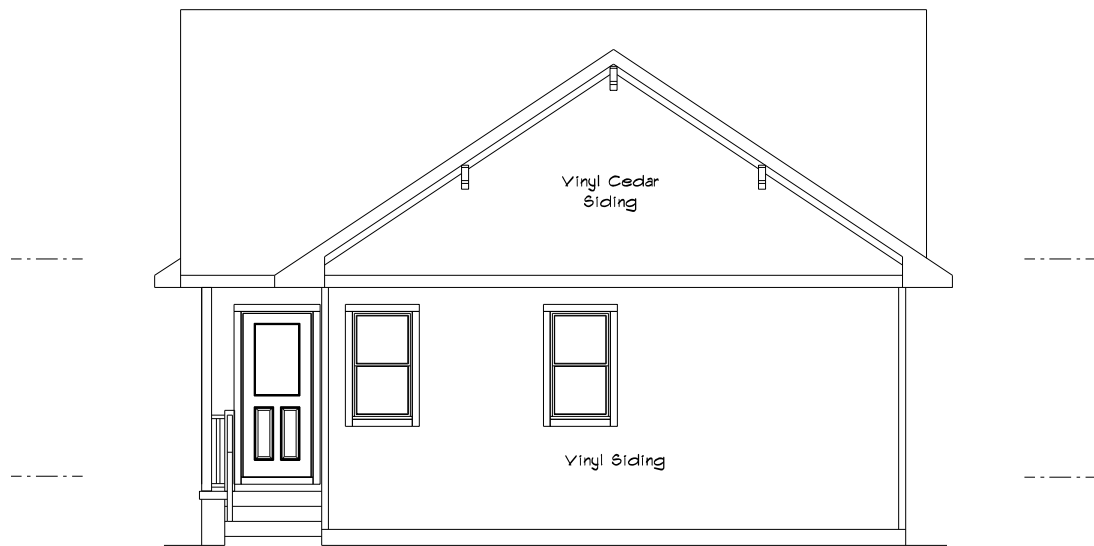
LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

PRELIMINARY PLAN ONLY
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
• IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR: City of Green Bay

Dept. Of Community and Economic Development

JOB NAME: B Three Bedroom Ranch

DRAWN BY: MJK

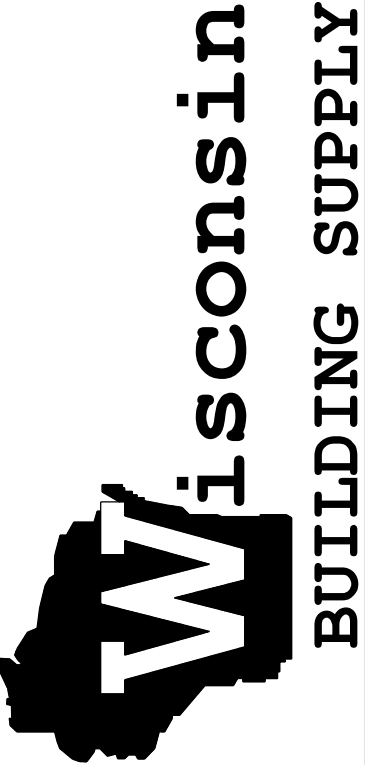
DATE: 6/2/17

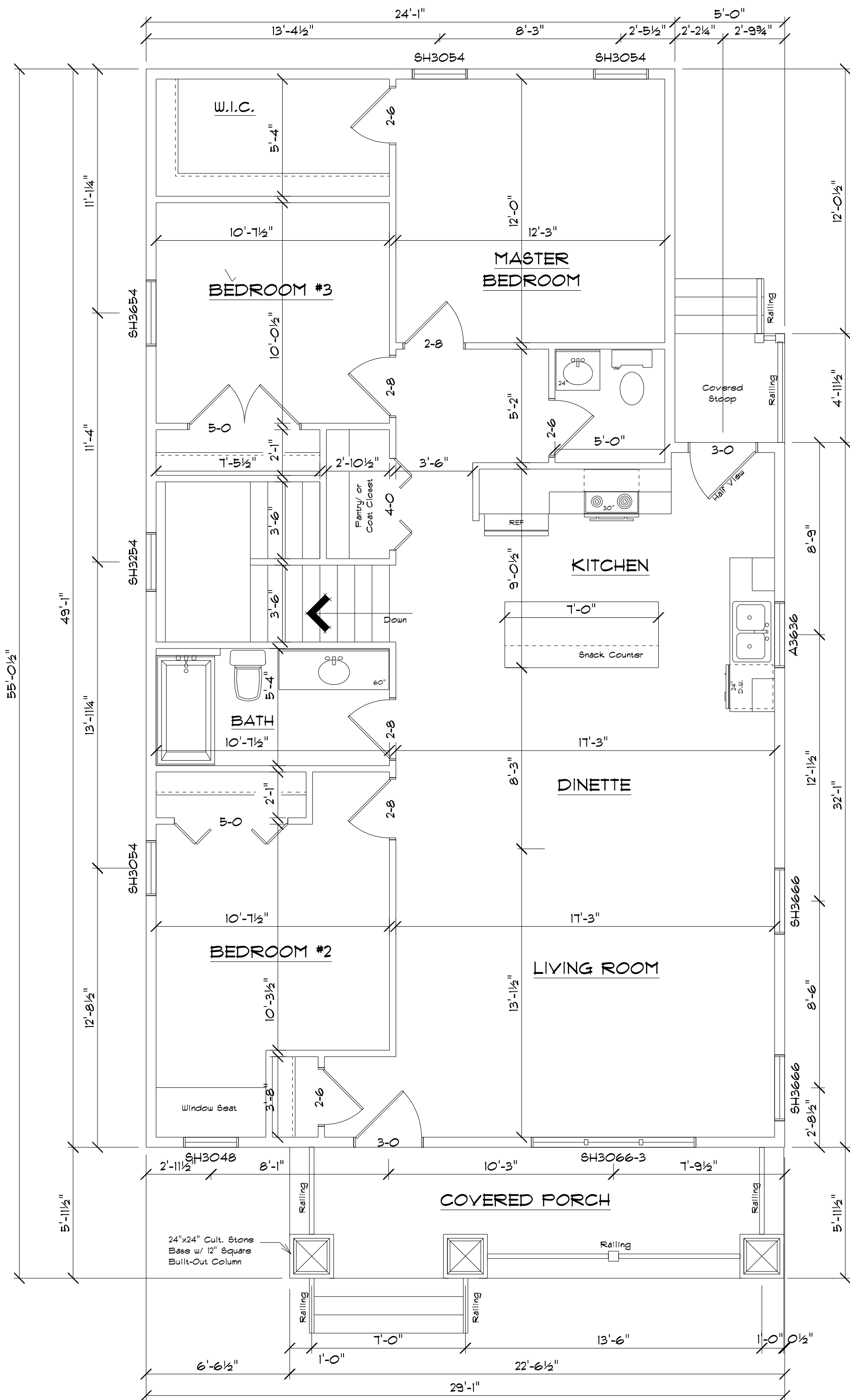
REVISIONS: 3/4/20 CS

PLAN NO.: 17-274-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1890 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRIS TERRACE
GREEN BAY, WI 54303





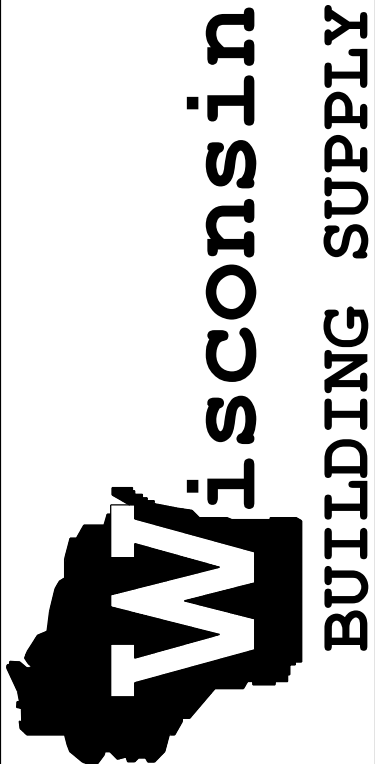
FLOOR PLAN

9'-1 1/8" CLG. HGT.
1343 SQ. FT.
145 SQ. FT. (PORCHES)

PRELIMINARY PLAN ONLY
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1990 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

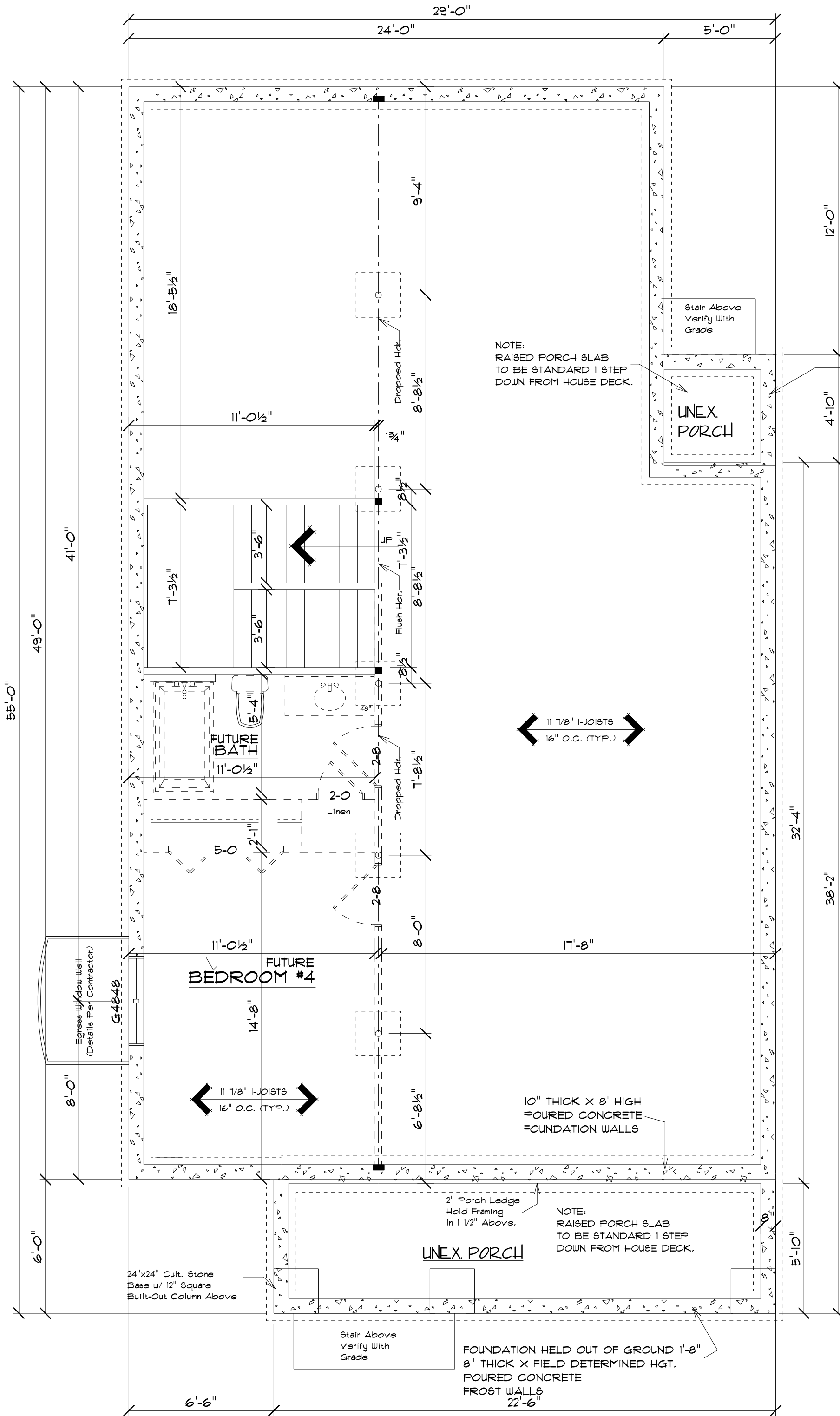
COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRIS TERRACE
GREEN BAY, WI 54303



City of Green Bay			
Dept. Of Community and Economic Development			
JOB NAME: B Three Bedroom Ranch		sq. Ft.: 1343 sq. Ft.	
DRAWN BY: MJK		SCALE: 1/4"=1'-0"	
DATE: 6/2/17		17-274-R	
REVISIONS: 3/4/20 CS			
		PLAN NO.:	

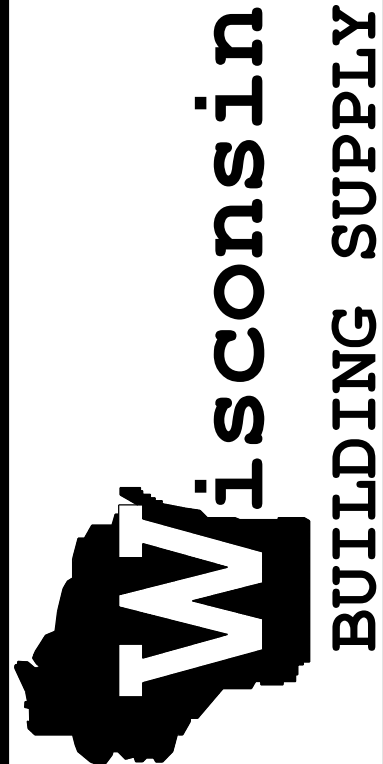
IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



FOUNDATION PLAN
8'-0" WALL HGT.

PRELIMINARY PLAN ONLY
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)



OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1890 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301
COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRIS TERRACE
GREEN BAY, WI 54303

CUSTOM DESIGNED FOR: City of Green Bay			
Dept. Of Community and Economic Development			
JOB NAME: B Three Bedroom Ranch		6Q. FT.:	
DRAWN BY: MJK		SCALE: 1/4"=1'-0"	
DATE: 6/2/17		REVISIONS:	
		3/4/20 CS	
			PLAN NO.: 17-274-R

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(ZP 20-10) Public Hearing on the request to rezone a 10 ft. wide strip of Low Density Residential (R1) zoning to Highway Commercial (C2) located at 1828 South Ashland Avenue, submitted by Anthony Wied, Dino Stop, LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-10 Class 2 Pub PC Mtg - Revised PC 5-11

For Official Notice:

**Public Notification
Proposed Rezoning
1828 South Ashland Avenue
(ZP 20-10)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 11, 2020**, at 6:00 p.m. The meeting will be conducted at 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://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

Meeting ID: 837 4657 4552

Password: 350985

One tap mobile

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+1 929 205 6099,,83746574552#,,#350985# US (New York)

Dial by your location

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+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 837 4657 4552

Password: 350985

Find your local number: <https://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

The hearing is regarding the following:

A request to rezone a 10 foot wide strip of Low Density Residential (R1) zoning to Highway Commercial (C2) located at 1828 South Ashland Avenue, submitted by Anthony Wied, Dino Stop, LLC, property owner (Ald. B. Johnson, District 9).

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.

Publication Dates: April 27, 2020 and May 4, 2020



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 20-10) Consideration with possible action on the request to rezone a 10 ft. wide strip of Low Density Residential (R1) zoning to Highway Commercial (C2) located at 1828 South Ashland Avenue, submitted by Anthony Wied, Dino Stop, LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 1828 South Ashland Avenue

Reason for Request: To permit full commercial expansion and access to South Norwood Avenue.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Highway Commercial (C2) and General Commercial (C2) - Convenience store/retail use

NORTH: General Commercial (C1) - Commercial uses

SOUTH: Planned Unit Development (PUD) - Commercial uses

EAST: General Industrial (GI) - Industrial uses

WEST: Low Density Residential (R1) - Single-family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as High Intensity Retail, Office or Housing (HIROH) and Commercial (C). In addition, 1828 South Ashland Avenue is included the Legends District Master Plan. However, no future land use recommendation is given.

Report: A similar request was before the Plan Commission in November, 2019, under ZP 19-25. This was recommended by the Plan Commission and approved by the Common Council to reduce the 25 ft. strip of R1 zoning to 10 ft. It was discovered by staff, as part of the original request, that there was a 25 ft. strip of R1 zoning that ran parallel with South Norwood Avenue and would prevent the applicant from encroaching into the westerly 25 ft. between the existing Dino Stop convenience store and the South Norwood Street right-of-way.

It was a past planning practice to use “strip-zoning” as a method to create a transition between opposite and/or adjacent commercial and residential uses. That practice is no longer used by staff because other standards such as setbacks and transitional yards are regulated in Chapter 13. This particular “strip-zoning” originated in 1973, where the three parcels in the 1800 Block of South Ashland Avenue were zoned to First Business (B1), the equivalent of the current General Commercial (C1), excluding the westerly 25 ft. of the parcels which, maintained the R1 zoning. A station expansion for 1828 South Ashland Avenue required a rezoning as well and excluded the westerly 25 ft. landscape buffer area.

The applicant proposes to add a pick-up window the west side of the existing Dino Stop convenience store building to accommodate a new tenant. The existing Dino Stop building is located approximately 25 ft. from the South Norwood Avenue right-of-way. The addition of pick-up window, possibly another 12 ft. would only allow a 13 ft. setback from the right-of-way. A 15 foot setback is required for a corner side yard setback; any deviation from that standard would require review and approval by the Board of Appeals.

Although there are sufficient standards with the Zoning Code to address setbacks and transitional yards, the rezoning of the “strip” will create an encroachment toward neighboring residential properties to the west with little to no ability to screen the pick-up window and could permit driveway access for all commercial properties to South Norwood Avenue which is considered a residential street.

Existing commercial access is provided by a frontage road to South Ashland Avenue for the three parcels south of Victory Boulevard. The Dino Stop has exiting access to South Ashland Avenue, an illegal drive to the north of the site on South Norwood Street and multiple drives along South Ashland Avenue and South Norwood Drive at Lombardi Avenue.

Staff maintains its past recommendation to deny the rezoning to C2 which staff feels would be detrimental and an encroachment in to a buffer area intended to separate commercial uses from to neighboring properties to the west. Ald. Brian Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received one call from an affected property owner.

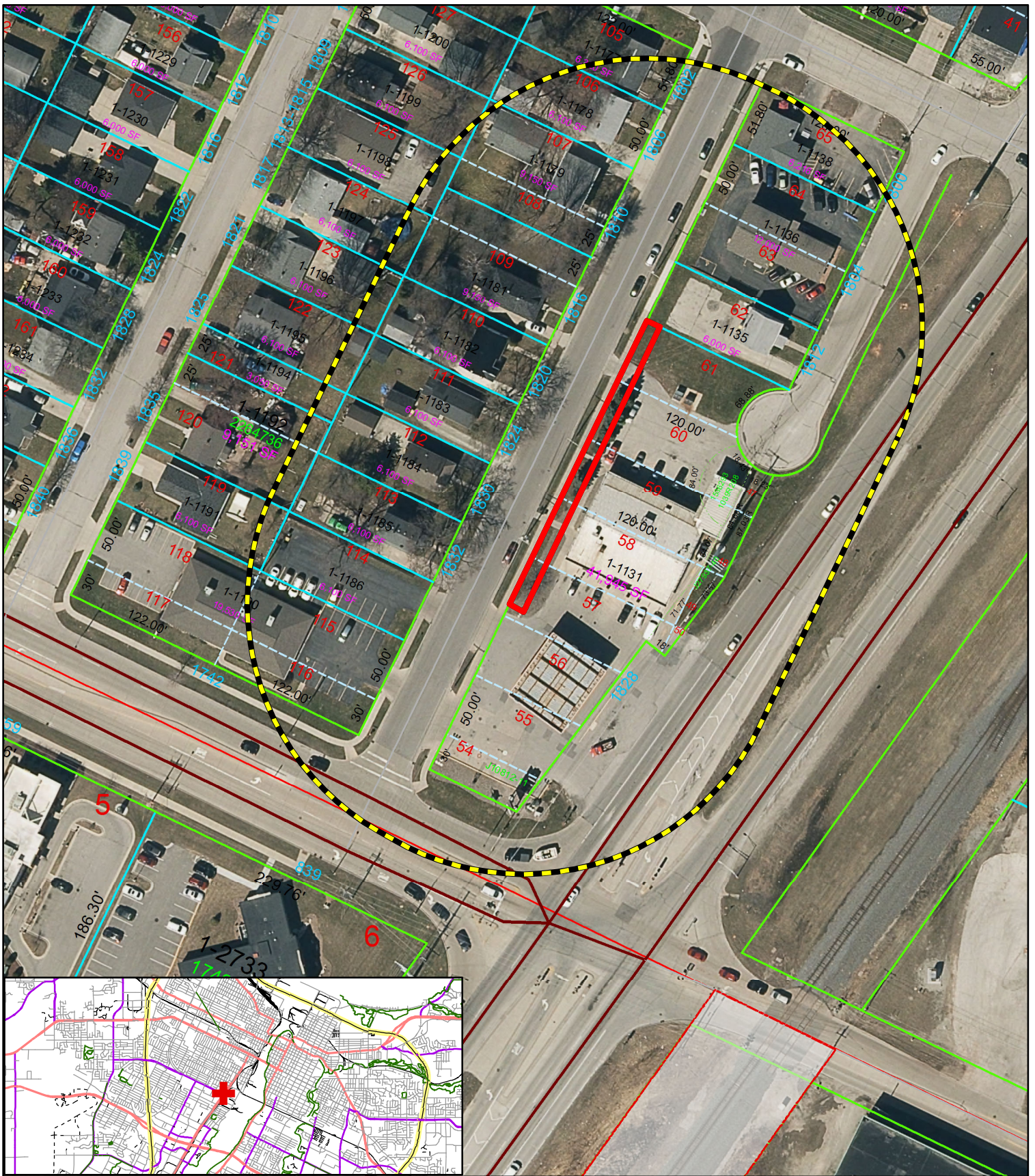
RECOMMENDATION

Staff is recommending denial of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-10 letter



Zoning Petition (ZP 20-10) **Proposed Rezoning** **1828 S Ashland Ave**

- Proposed Rezoning
- 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

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 20-14) Public Hearing on the request to amend a Conditional Use Permit (CUP) to increase the occupancy for an existing shelter facility from 46 to 100 individuals located in an Office/Residential (OR) district at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, property owner, applicant (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-14 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP) Amendment
430 South Clay Street
(ZP 20-14)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 11, 2020**, at 6:00 p.m. The meeting will be conducted at 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://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

Meeting ID: 837 4657 4552

Password: 350985

One tap mobile

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Dial by your location

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+1 929 205 6099 US (New York)

+1 253 215 8782 US

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 837 4657 4552

Password: 350985

Find your local number: <https://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

The hearing is regarding the following:

A request to amend a Conditional Use Permit (CUP) to increase the occupancy for an existing shelter facility from 46 to 100 individuals located in an Office/Residential (OR) district at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, property owner, applicant (Ald. B. Galvin, District 4).

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.

Publication Dates: April 27, 2020 and May 4, 2020



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(ZP 20-14) Consideration with possible action on the request to amend a Conditional Use Permit (CUP) to increase the occupancy for an existing shelter facility from 46 to 100 individuals located in an Office/Residential (OR) district at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, property owner, applicant (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address; 430 S Clay Street

Reason for Request: To allow for a temporary increase in shelter occupancy based on an official state of emergency declared by the Federal, State or local government.

Aldersperson/District: Ald. Bill Galvin / District 4

Surrounding Zoning and Land Uses:

Subject Property: Office/Residential (OR) – vacant-former nursing home

North: Office/Residential (OR) - Off-street parking

South: Office/Residential (OR) - Single-family uses

East: Low Density Residential (R1) - Single-family uses

West: Office/Residential (OR) - Multi-family uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as High Intensity Retail, Office and Housing (HIROH).

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 current zoning of the property.

Report: The Transformation House has requested to expand its capacity at the existing shelter facility at 430 South Clay Street from 46 to 100 residents. Due to the strain of Covid-19 on the shelter facilities in the City of Green Bay, the request is intended to assist with temporary housing under an emergency declaration. The following language is proposed to be added to the previously approved CUP.

During the time at which an official state of emergency has been declared by the federal, state, or local government and with the consent of the Director of Community and Economic Development, Zoning Administrator or Chief Building Official, the number of occupants and hours of operation may be increased to the maximum levels permitted within this CUP.

The existing structure at 430 South Clay Street is a 3-story brick structure built in 1927 and the nursing home use ending late last year. The lot is approximately 19,079 sq. ft. /0.44 acres with an adjoining lot with approximately 4400 sq. ft. or 0.10 acre that contains parking for the former nursing home.

The applicant has consulted with an architect regarding building code compliance for the increased occupancy. The use of communal living arrangements for four or more people is permitted with a CUP and must meet minimum criteria that includes the ability to provide parking, no more than four unrelated individuals may share a room (minimum 50 sq. ft. per person), one bath and restroom be provided per every eight individuals, and one kitchen area, one laundry facility and a 600 sq. ft. of common area be provided for at least 12 individuals.

Staff is recommending approval of the request with conditions. Ald. Bill Galvin, the Navarino Neighborhood Association and adjacent property owners within 200 ft. of the subject area have been noticed of the request. As of the drafting of this report, staff has received no inquiries regarding the request.

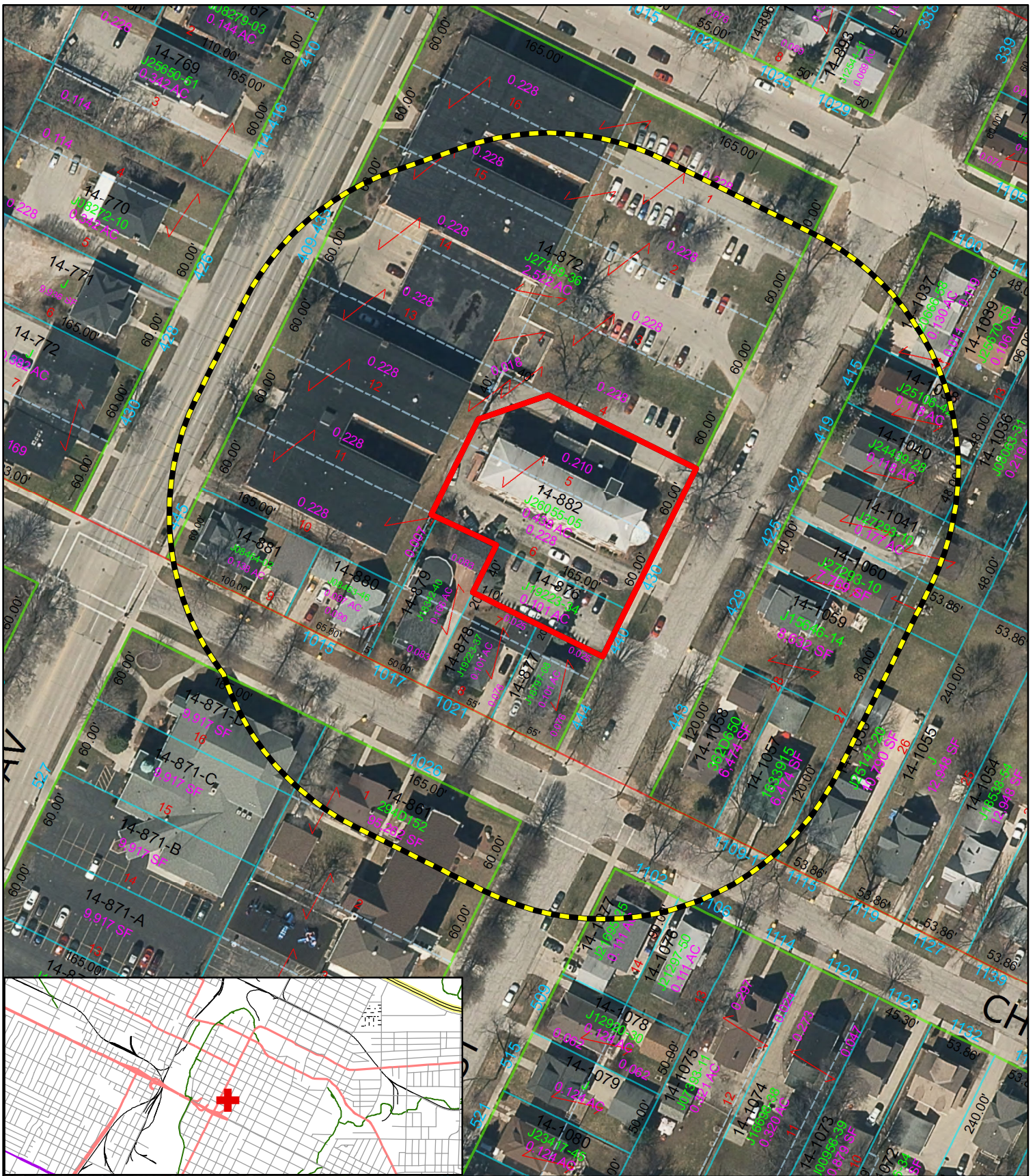
RECOMMENDATION

Staff is recommending approval of the request, subject to the following additional condition: During the time at which an official state of emergency has been declared by the federal, state, or local government and with the consent of the Director of Community and Economic Development, Zoning Administrator or Chief Building Official, the number of occupants and hours of operation may be increased to the maximum levels permitted within this CUP.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 18-37 letter



- Subject Area
- 200' Property Owner Notice



0 5,000 10,000
Feet

Zoning Petition (ZP 18-37)
Proposed Conditional Use Permit (CUP) -
430 South Clay Street

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Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(ZP 20-11) Public Hearing on the request to amend Zoning Ordinance I-19 (Whitney Park Townhomes) to expand a Planned Unit Development (PUD) at the 200 Block North Van Buren Street, submitted by GB Real Estate Investments, LLC, property owner (Ald. R Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-11 Public Hearing Notice Proof

CONFIRMATION



435 E. Walnut
Green Bay, WI 54301
(888)774-7744

G B PLANNING DEPT LEGALS
100 N JEFFERSON ST RM 608
GREEN BAY WI 54301-5006

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
GWM-284364	0004166791	\$122.21	\$0.00	\$122.21	Credit Card	\$0.00	\$122.21

Sales Rep: mrome

Order Taker: mrome

Order Created 04/24/2020

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
GWM-GPG-Green Bay Press-Gazette	2	04/27/2020	05/04/2020
GWM-GPGW-Green Bay Press-Gazette Digital	28	04/27/2020	05/24/2020

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 04/24/2020

Public Notification
Proposed Amendment to ZO 1-19
Planned Unit
Development (PUD)-Whitney Park
Townhomes
200 Block North Van Buren Street
(ZP 20-11)

The Green Bay Plan Commission will hold a public hearing on Monday, May 11, 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 the Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting
<https://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

Meeting ID: 837 4657 4552

Password: 350985

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+1 669 900 6833 US (San Jose)

Meeting ID: 837 4657 4552

Password: 350985

Find your local number:

<https://us02web.zoom.us/j/83746574552?pwd=L0lQUZDSGJUaFJ3UnR4VUFRWHBxQT09>

The hearing is regarding the following:

A request to Amend Zoning Ordinance 1-19 (Whitney Park Townhomes) to expand Planned Unit Development (PUD) adding two townhomes at the 200 Block North Van Buren Street, submitted by GB Real Estate Investments, LLC, property owner (Ald. R. Scannell, District 7))
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

Run: Apr. 27, May 4, 2020 WNAXLP



Report to the Green Bay Plan Commission

MEETING DATE

May 11, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(ZP 20-11) Consideration with possible action on the request to amend Zoning Ordinance 1-19 (Whitney Park Townhomes) to expand a Planned Unit Development (PUD) at the 200 Block North Van Buren Street, submitted by GB Real Estate Investments, LLC, property owner (Ald. R. Scannell, District 7)

BACKGROUND

Primary Address: 200 Block of North Van Buren Street

Reason for Request: To expand the Planned Unit Development (PUD) to add two townhomes.

Aldersperson/District: Ald Randy Scannell / District 7

Surrounding Zoning and Land Uses:

Subject Properties: OR Office Residential with PUD - townhomes

North: OR Office Residential - single/two-family homes

South: OR Office Residential - office use

East: OR Office Residential & PUD - Bridal Church & Whitney School townhomes

West: OR Office Residential - single/two family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Medium Intensity Retail Office Housing (MIROH). The proposed amendment request is consistent with the City's Comprehensive Plan.

Analysis: The subject area is made up of five parcels totaling 15,540 sq. ft./0.41 acres located at the northwest corner of North Van Buren Street and Cherry Street. Zoning Ordinance 12-18, the original Planned Unit Development (PUD) was approved in 2018, allowing the development of two two-unit semi-detached homes/townhomes on 15,540 sq. ft./0.36 acres. It was amended with Zoning Ordinance 1-19 in 2019, to modify setbacks.

GB Real Estate Investments, LLC is requesting an expansion to the PUD adding an approximately 2,000 sq. ft./0.044 acre parcel located at 215 N Van Buren Street (Parcel # 10-72-C) to the development. This parcel along with undeveloped area from the original PUD, will allow the applicant to create two lots and add two semi-detached homes/townhomes along North Van Buren Street. The look and layout of the additional units will match those currently constructed and all regulations and conditions of ZO 1-19 can be met with the exception of the northernmost property line side yard setback. The OR District requires a minimum of an 8 ft. setback. GB Real Estate Investments, LLC requests that the side yard setback go to 3 ft. and provide a 7 ft. no-build easement area to the north of the property line, effectively separating the townhouse from any future structure by 10 ft. (building code minimum separation).

Staff supports the PUD amendment request and believes the reduced setback will not be an issue. However, there may be other options than a no-build easement available to meet building code requirements. Therefore the draft PUD requires the side yard setback (northernmost property line) be 8 ft. but that it may be reduced to no less than 3 ft. if all requirements of the Building Code are satisfied including but not limited

to the provision of a No Build Easement on the neighboring parcel.

Ald. Randy Scannell, the Navarino Neighborhood Association and surrounding property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received several inquiries but no objections to the request.

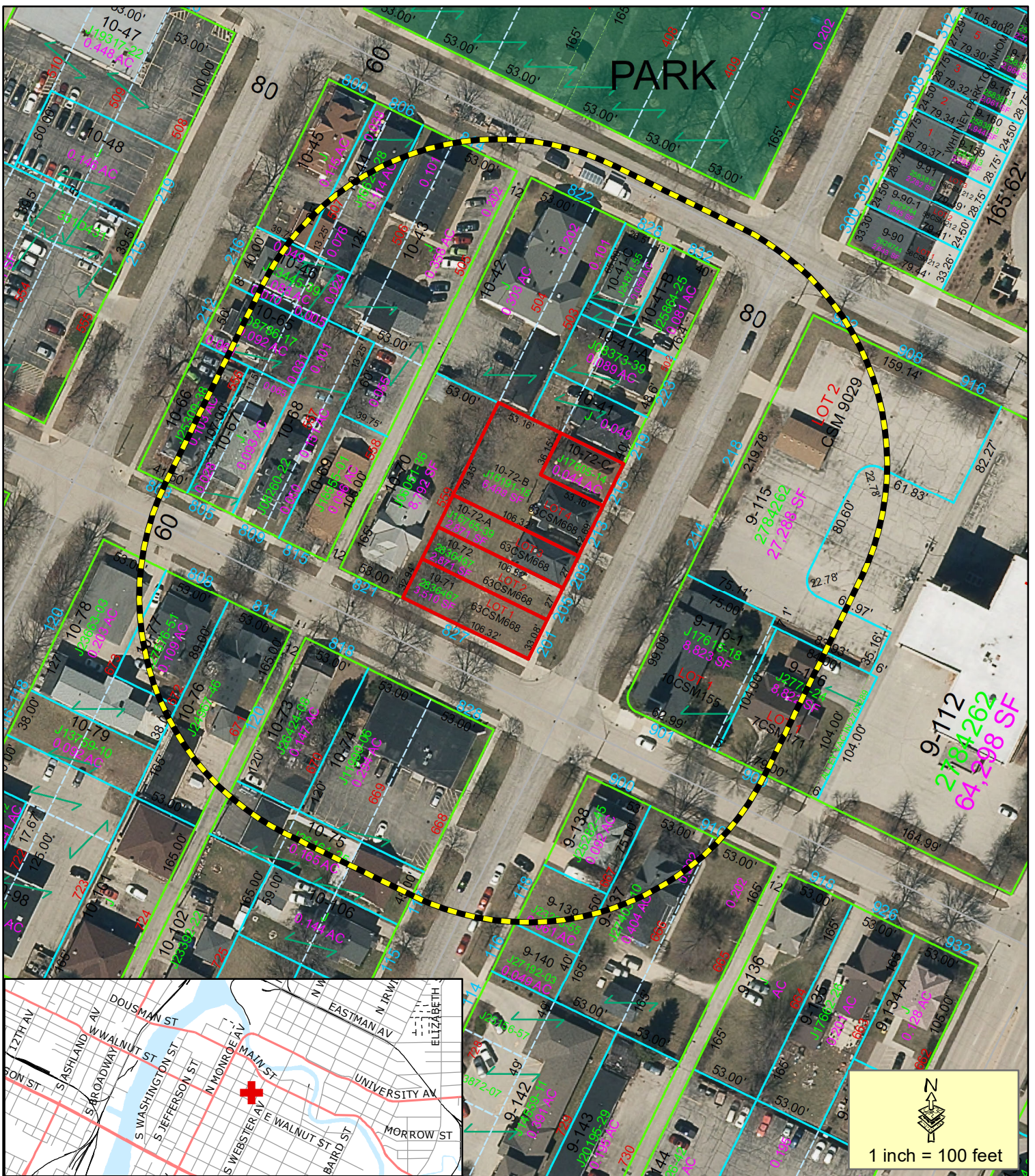
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-11 Location Map_color
2. ZP 20-11 PUD Amendment Application - 4.13.20
3. Preliminary Draft CSM_04-17-20
4. ZP 20-11 BDR-SITE Plan
5. ZP 20-11 Front Facsde of Existing THs
6. ZO 6-20 Amend ZO 1-19-PUD for 200 Block N Van Buren



- Subject Property
- 200' Property Owner Notice

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Map prepared by DB

Zoning Petition (ZP 20-11) Proposed Amendment to Planned Unit Developmentt (PUD) at 200 Block N Van Buren St





REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Date: _____

Petitioner(s): _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Property Owner: _____ Phone Number: _____

Parcel Numbers (required): _____

Location of Property: _____

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

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

I, _____, 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): _____

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

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

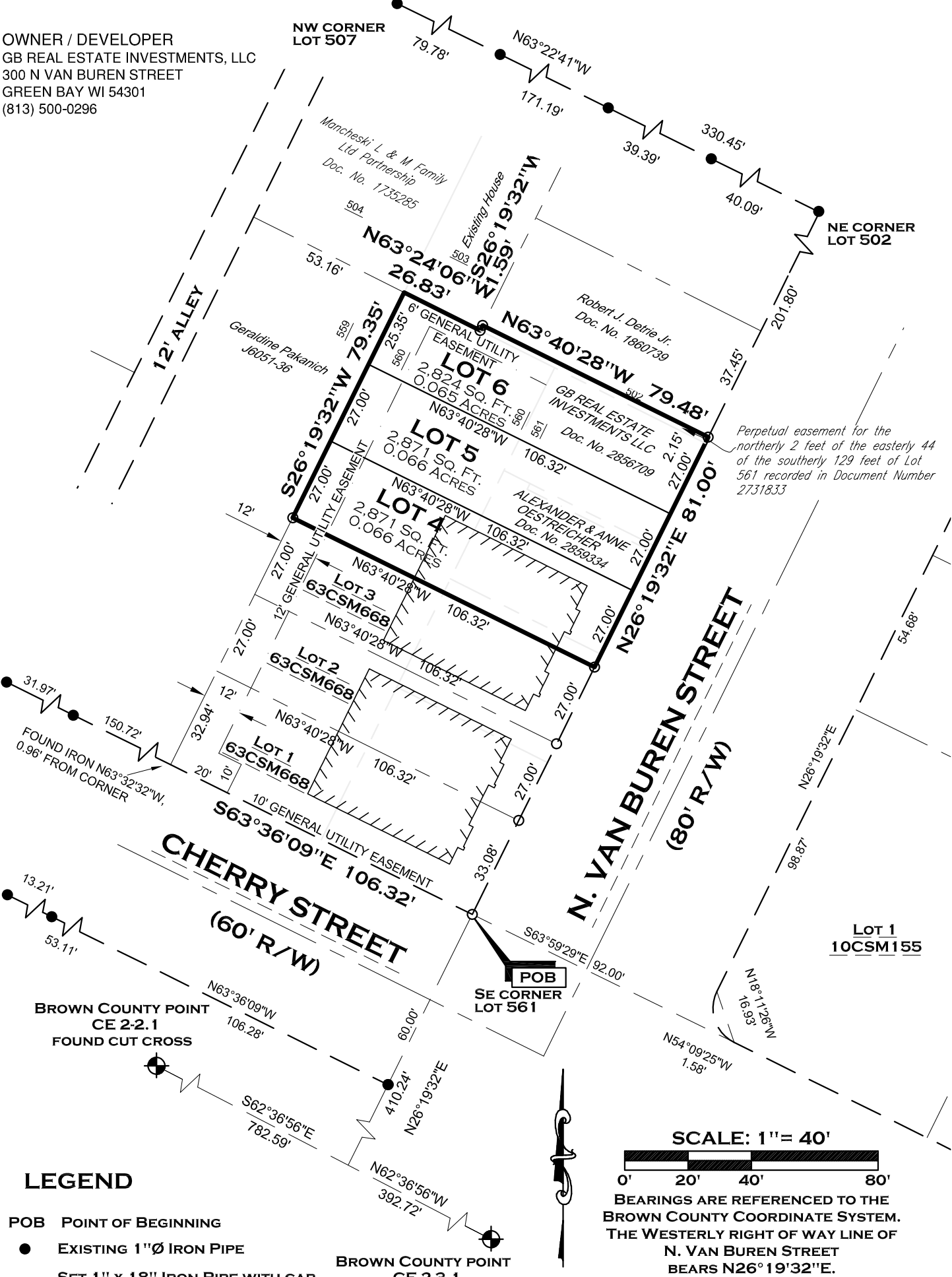
Attach maps and legal descriptions (required).

Please contact the Dept. of Community and Economic Development, Room 608, City Hall,
(920) 448-3400, if you have any questions.

CERTIFIED SURVEY MAP

ALL OF LOT 4, VOLUME 63 CERTIFIED SURVEY MAPS, PAGE 668,
AS MAP No. 8969, RECORDED IN DOC No. 2837387, BEING PART
OF LOT 502, LOT 560 AND LOT 561 OF ACCORDING TO THE
RECORDED PLAT OF NAVARINO, CITY OF GREEN BAY, EAST SIDE
OF FOX RIVER, BROWN COUNTY, WISCONSIN

OWNER / DEVELOPER
GB REAL ESTATE INVESTMENTS, LLC
300 N VAN BUREN STREET
GREEN BAY WI 54301
(813) 500-0296



LEGEND

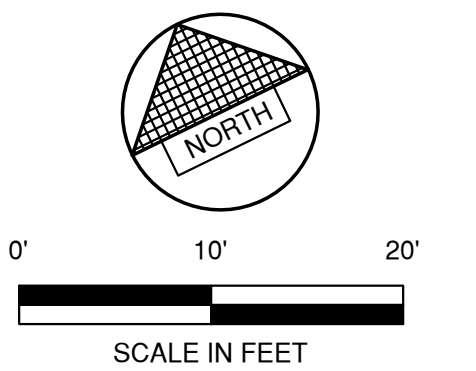
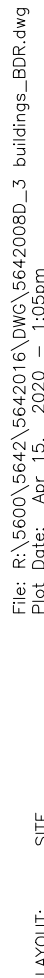
- POB POINT OF BEGINNING
- EXISTING 1"Ø IRON PIPE
 - SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
 - () PREVIOUSLY RECORDED BEARING OR DISTANCE
 - ⊕ RECORDED COUNTY MONUMENT
- BROWN COUNTY POINT CE 2-2.1 FOUND CUT CROSS
- BROWN COUNTY POINT CE 2-3.1 FOUND CUT CROSS

SHEET 1 OF 4



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM
PHONE: (920) 662-9641
FAX: (920) 662-9141

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[illegible]

WHITNEY PARK TOWNHOMES DEVELOPMENT
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE	07/2018
FILE	5642008D_3 BUILDINGS BO
JOB NO.	5642008



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
3



ZONING ORDINANCE NO. 6-20

AN ORDINANCE AMENDING ZONING ORDINANCE 1-19: PLANNED UNIT DEVELOPMENT LOCATED IN THE 200 BLOCK OF NORTH VAN BUREN STREET (ZP 20-11)

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

SECTION 1. Pursuant to Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for the 200 Block of North Van Buren Street, as amended by zoning ordinance number 1-19, is hereby further amended on the following described property:

NAVARINO PLAT LOT 560
Tax Parcel No.: 10-71

NAVARINO PLAT SLY 53 FT OF LOT 561
Tax Parcel No.: 10-72

NAVARINO PLAT NLY 38 FT OF SLY 91 FT OF LOT 561
Tax Parcel No.: 10-72-A

NAVARINO PLAT NLY 38 FT OF SLY 129 FT OF LOT 561
Tax Parcel No.: 10-72-B

NAVARINO PLAT NLY 36 FT OF LOT 561
Tax Parcel Number: 10-72-C

SECTION 2. The conditions imposed on said Planned Unit Development (PUD) are hereby amended as follows:

- A. Permitted Uses. Two (2) two-unit semi-detached dwellings.
- B. Lot Width and Area. No lot shall have less than 27 feet of street frontage and contain a minimum 2800 square feet of buildable area.
- C. Setbacks, Height and Impervious Coverage.
 - 1. Buildings and paving are precluded within the following required setbacks:
 - a. Front Yard (North Van Buren Street): 3.5 feet
 - b. Corner Side Yard (Cherry Street): 11 feet.
 - c. **Side Yard (Northernmost property line): 10 feet. Setback may be reduced to no less than 3 feet if all requirements**

of the Building Code are satisfied including but not limited to the provision of a No Build Easement on the neighboring parcel.

- d. Interior Side Yard: 0 feet.
 - e. Rear Yard: 20 feet. A detailed transitional buffer shall be provided consistent with Chapter 13-1820(c), Green Bay Zoning Code.
- 2. Overall height of the proposed structures shall not exceed 35 feet.
 - 3. The impervious coverage shall not exceed 65%.

E. Landscaping.

- 1. The setback area between the sidewalk and the building façade shall include low level landscaping and may permit lighting.
- 2. A detailed landscape plan shall be submitted and approved, prior to occupancy for each unit. The landscape plan shall identify all proposed plant material, locations, and sizes.

F. Architectural Design.

- 1. All exterior building materials shall be of a durable nature and shall blend to compliment the overall design of the structure.
- 2. No wall that faces a street shall have a blank, uninterrupted length exceeding fifteen (15) feet and shall include the following: change in plane, change in texture and windows.
- 3. Any structures proposed to be constructed over property lines shall be accompanied by an access, use and maintenance agreement found acceptable to the Community and Economic Development Department.
- 4. Any structures proposed to be constructed over property lines shall use materials and finishes compatible and comparable to other elements of the buildings to which they are attached, per approval of the Community and Economic Development Department.

G. Site Plan. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under Section 13-1802 Green Bay Municipal Code.

H. Parking.

- 1. Shall be consistent with the standard found in Chapter 13-1700, Green Bay Zoning Code.

2. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. Such screening shall be in compliance with Section 13-1813, Green Bay Municipal Code as applicable.
- J. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.
- K. Stormwater Management and Grading Plan. If applicable, a stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City.
- L. Additional Applicable Regulations. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

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

SECTION 4. 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 5. 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

Attachment: Map

X/XX/20