AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 22, 2020, 6:00 PM
Telephonic Meeting
Public may also view at
www.youtube.com/CityOfGreenBay

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

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

C. Approval of the Agenda.

1. Approval of the agenda for the June 22, 2020, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 26, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. A request from Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations.

2. (ZP 20-17) Public Hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

3. (ZP 20-17) Consideration with possible action on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

4. (ZP 20-18) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

5. (ZP 20-18) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

F. Informational.

1. Director's Report.

2. Date of next meeting: Monday, July 13, 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 6-22-20

Zoom Meeting Information

Join Zoom Meeting

https://us02web.zoom.us/j/86707849731?pwd=U2VBZVp5ZkJsN2JKSHdtc3NyemRHQT09

Meeting ID: 867 0784 9731

Password: 986694

One tap mobile
+13017158592,,86707849731#,,1#,986694# US (Germantown)
+13126266799,,86707849731#,,1#,986694# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

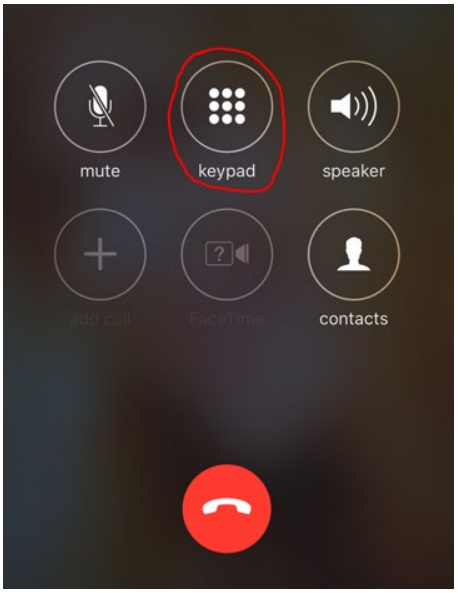
Meeting ID: 867 0784 9731
Password: 986694
Find your local number: https://us02web.zoom.us/u/kD53fzrW3

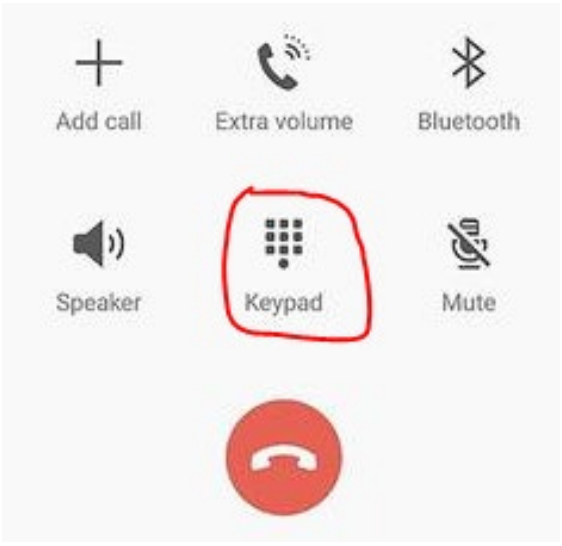
Additional Information

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

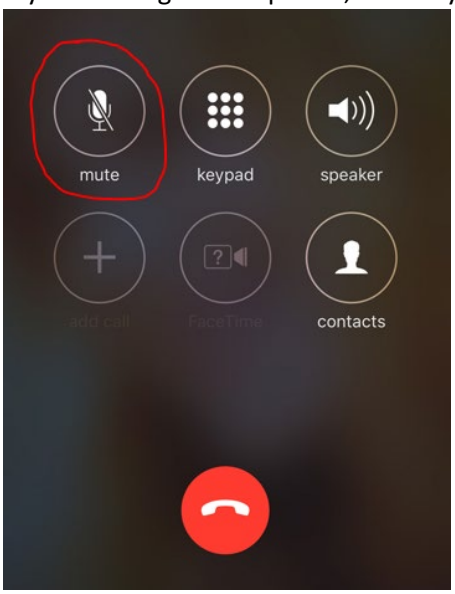
Calling into the Zoom meeting using a smartphone

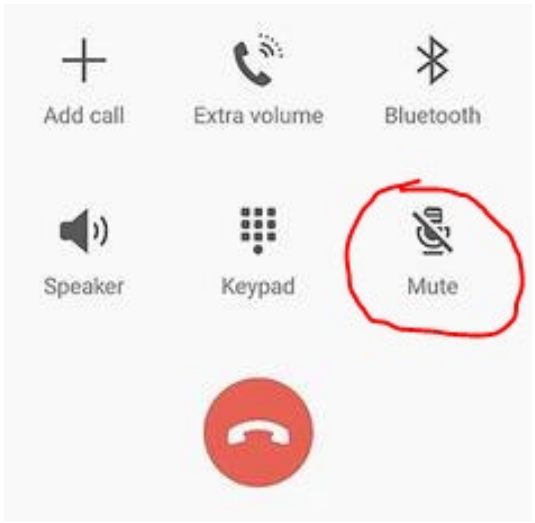
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
    a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen





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

TUESDAY, MAY 26, 2020, 6:00 PM

Telephonic Meeting
Public may also view at
www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

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

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

Others Present: Ald. John Vander Leest, Ald. Mark Steuer, Ald. Lynn Gerlach, Ald. Kathy Lefebvre

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the May 26, 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.

1. Approval of the minutes from the May 11, 2020, meeting of the Green Bay Plan Commission.

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

1. Discussion with possible action on a communication by Ald. Kathy Lefebvre to look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated housed because of floodplain building evaluation requirements (FEMA).

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to refer to staff for return to Plan Commission in July regarding a communication by Ald. Kathy Lefebvre to look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated housed because of floodplain building evaluation requirements (FEMA). Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

2. Discussion with possible action regarding a communication by Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to refer to staff for return to the Plan Commission in June regarding a communication by Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations. Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

3. (ZP 20-13) Public Hearing on the request to authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 2475 Shady Oak Lane, submitted by Mimi & Chad Schroeder, petitioner. (Ald. J. Vander Leest, District 11)

Vice-Chair Sidney Bremer read into record the instructions and procedure for the Public Hearing and that the public hearing was properly posted.

Vice-Chair Sidney Bremer opened the public hearing regarding the request to authorize a Conditional Use Permit to establish a live-work use within a Low Density Residential (R1) district at 2475 Shady Oak Lane.

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

4. (ZP 20-13) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 2475 Shady Oak Lane, submitted by Mimi and Chad Schroeder, petitioner (Ald. J. Vander Leest, District 11).

Moved by Jacob Miller, seconded by Lisa Hanson 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 Randall Petrouske 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 Jacob Miller, seconded by Randall Petrouske to authorize a Conditional Use Permit (CUP) to establish a live-work use within a Low Density Residential (R1) district at 2475 Shady Oak Lane, following conditions:
1. Live-work unit being limited to use by the applicant.
2. If the use ceases or ownership changes, any new live-work use shall not be reestablished without Plan Commission and City Council review and approval.
3. No more than three (3) passenger vehicles shall be parked at the residence at any time for business-related purposes and no commercially licensed passenger vehicles are allowed.
Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

5. (ZP 20-15) Public Hearing on the request to authorize a Conditional Use Permit (CUP) to establish a two-family dwelling within an Office/Residential (OR) district at 1207 East Walnut Street, submitted by John Halle, 1207 East Walnut LLC, property owner (Ald. B. Galvin, District 4).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the Public Hearing and that the public hearing was properly posted.

Vice-Chair Sidney Bremer opened the public hearing regarding the request to authorize a Conditional Use Permit to establish a two-family dwelling within an Office/Residential (OR) district at 1207 East Walnut Street.

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

6. (ZP 20-15) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to establish a two-family dwelling within an Office/Residential (OR) district at 1207 East Walnut Street, submitted by John Halle, 1207 East Walnut LLC, property owner (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Randall Petrouske to authorize a Conditional Use Permit (CUP) to establish a two-family dwelling within an Office/Residential (OR) district at 1207 East Walnut Street, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use permit. Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

7. (ZP 20-16) Public Hearing on the request to amend the existing Green Bay Packaging Planned Unit Development (PUD) to include the expanded mill operation at 1601 North Quincy Street, submitted by Matt Szymanski, Green Bay Packaging, applicant (Ald. K. Lefebvre, District 6).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the Public Hearing and that the public hearing was properly posted.

Vice-Chair Sidney Bremer opened the public hearing regarding the request to amend the existing Green Bay Packaging Planned Unit Development to include the expanded mill operation at 1601 North Quincy Street.

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

8. (ZP 20-16) Consideration with possible action on the request to amend the existing Green Bay Packaging Planned Unit Development (PUD) to include the expanded mill operation at 1601 North Quincy Street, submitted by Matt Szymanski, Green Bay Packaging, applicant (Ald. K. Lefebvre, District 6).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to amend the existing Green Bay Packaging Planned Unit Development (PUD) to include the expanded mill operation at 1601 North Quincy Street, subject to the draft amendment to the Planned Unit Development District (PUD) Ordinance. Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

9. (PP 20-02) Consideration with Possible Action on the Request by the Department of Community & Economic Development to Institute a Zoning Action Notification Sign Policy as it relates to requests for a Conditional Use Permit (CUP), Zoning Designation Change, Planned Unit Development, Comprehensive Plan Amendment and/or Area Plan Creation/Amendment.

Moved by Randall Petrouske, seconded by Lisa Hanson to amend the Plan Commission Rules and Policies and adding Number 26 - Zoning Action Notification Sign Policy as it relates to requests for a Conditional Use Permit (CUP), Zoning Designation Change, Planned Unit Development, Comprehensive Plan Amendment and/or Area Plan Creation/Amendment. 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, June 22, 2020.

G. ADJOURNMENT

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson 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	PREPARED BY
June 22, 2020	Paul Neumeyer, Staff

AGENDA ITEM # E.1

A request from Ald. Mark Steuer to look at the feasibility, and various site locations, of a virtual drive-in theatre/performing arts venue, as is being done in numerous other locations.

BACKGROUND

Report: The uses indicated in Ald. Mark Steuer's request are possible under current code as either a temporary or permanent land use. Currently under Chapter 13-522, a temporary use and/or structure would be permitted up to 15 days in any one year with the approval of a site plan. The planning staff, in light of the implications of COVID-19, is considering an amendment to Chapter 13-522 to potentially expand the temporary use time period to 90 days with additional development standards.

If the use is intended as a permanent land use, a site plan would have to be filed for compliance; however, uses are dependent on zoning, access, needed infrastructure, etc. Site location availability is based on the property owner and appropriate zoning. Publicly owned parcels/rights-of-way are also a possibility with proper committee approval and compliant zoning.

RECOMMENDATION

Receive & Place on file.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
June 22, 2020	Paul Neumeyer, Staff

AGENDA ITEM # E.2

(ZP 20-17) Public Hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-17 Class 2 Pub PC Mtg

For Official Notice:

Public Notification
Proposed Rezoning
1341 Brosig Street
(ZP 20-17)

The Green Bay Plan Commission will hold a public hearing on **Monday, June 22, 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/86707849731?pwd=U2VBZVp5ZkJsN2JKSHdtc3NyemRHQT09

Meeting ID: 867 0784 9731
Password: 986694
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+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

Meeting ID: 867 0784 9731
Password: 986694
Find your local number: https://us02web.zoom.us/u/kD53fzrW3

The hearing is regarding the following:

A request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner. (Ald. L. Gerlach, District 3)

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 Date: June 8, 2020 and June 15, 2020

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
June 22, 2020	Paul Neumeyer, Staff

AGENDA ITEM # E.3

(ZP 20-17) Consideration with possible action on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3), submitted by James Heyrman, Page Bellevue, LLC, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 1341 Brosig Street

Reason for Request: To facilitate the construction of multi-family units.

Alderperson/District: Ald. Lynn Gerlach/District 3

Surrounding Zoning and Land Uses:
SUBJECT PROPERTY: General Commercial (C1) - vacant.
NORTH: General Commercial (C1) - Retail
SOUTH: Wisconsin Central Railroad
EAST: Varied Density Residential (R3) - Multiple-family uses
WEST: Main Street

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Medium/High Density Residential land use.

Report: The subject property is located along the frontage road to Main Street, just at the end of a small commercial area that is adjacent to multi-family units. The current property is vacant and is served at the end of the Brosig Street cul-de-sac. An existing private drive off of Brosig Street crosses the site to provide access for apartment units to the southeast. An identical request was made in from 2016, under ZP 16-49 which was recommended for approval by the Plan Commission; however, was denied by the Common Council.

The proposed rezoning would allow for the construction of two (2), 16-unit buildings with detached garages. The total area of the request includes one tax parcel approximately 3.57 acres or 155,331 sq. ft. in size. Immediately south is the Wisconsin Central Railroad, further south the parcels are zoned General Industrial (GI) and is the location of Smitty's salvage yard. Like multi-family units are located on the adjacent parcel to the east.

Approval of the request will allow for the redevelopment of a vacant in-fill lot consistent with the City's Comprehensive Plan. Ald. L. Gerlach and adjacent property owners within 400 ft. have been notified of the request. As of the drafting of this report, staff has received no inquiries.

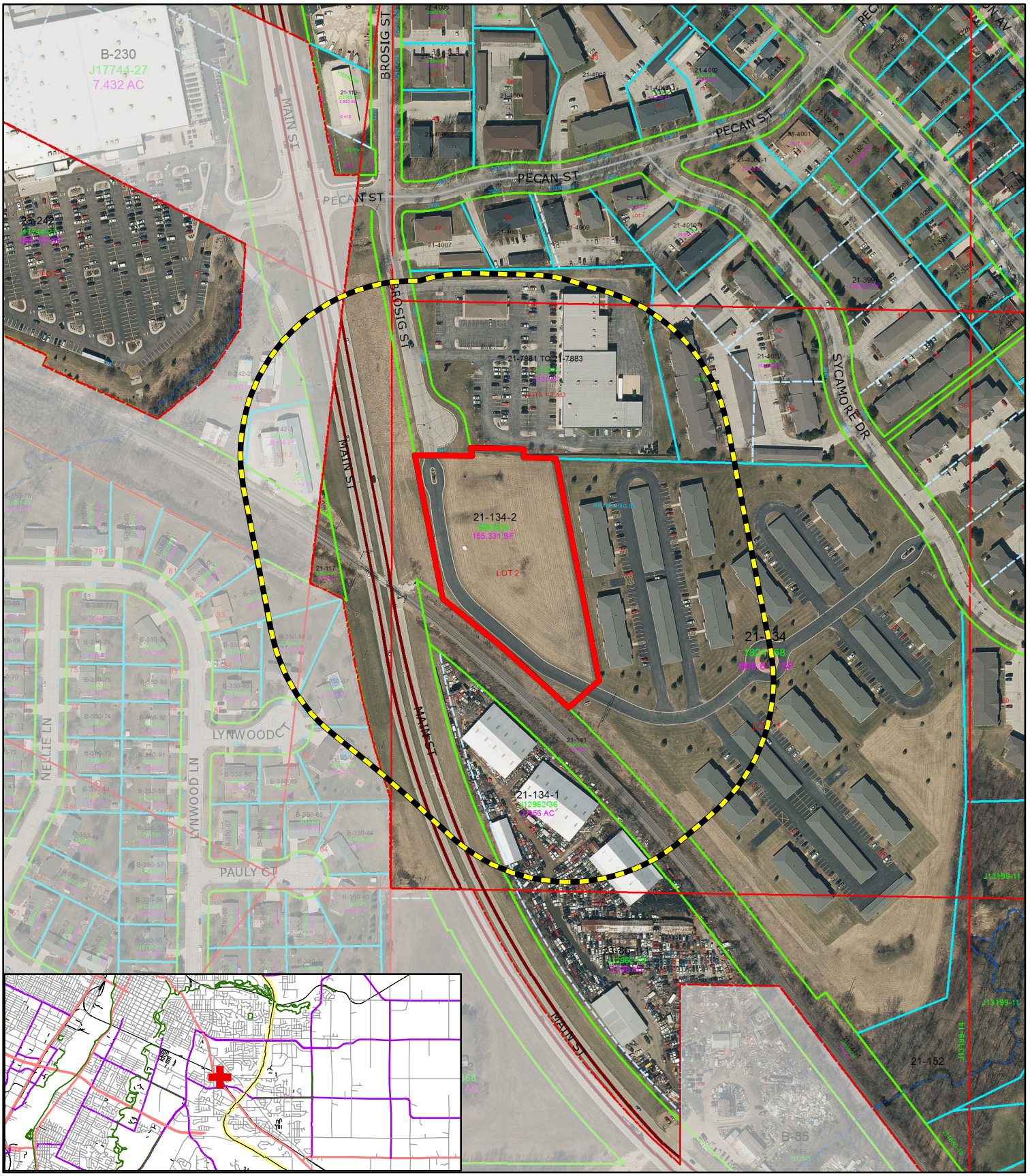
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-17 letter
2. Site Plan



Zoning Petition (ZP 20-17)
Proposed Rezoning
1341 Brosig Street

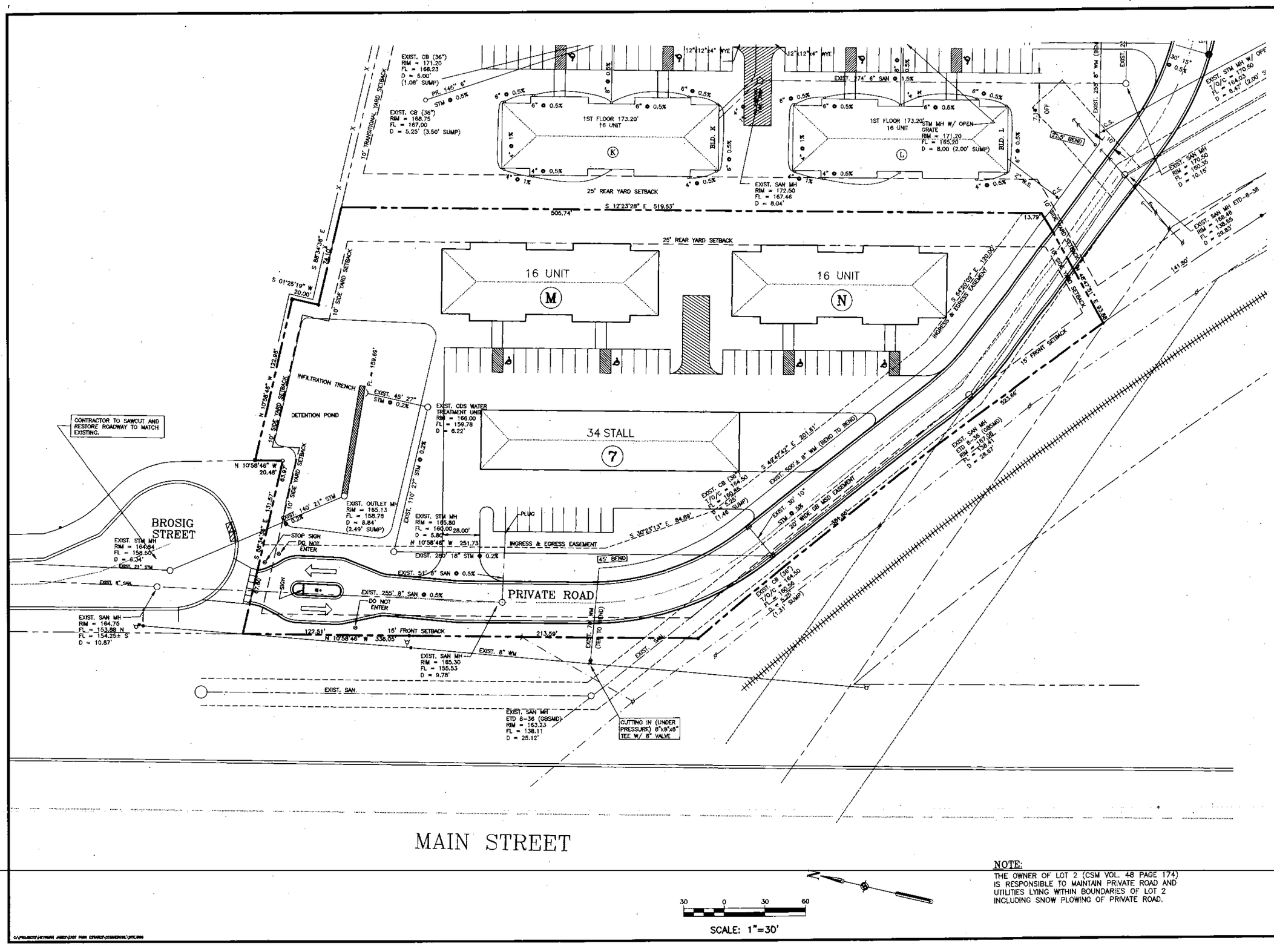
Subject Area

400' Property Owner Notice

0 5,000 10,000 Feet

N

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



NOTE:
THE OWNER OF LOT 2 (CSM VOL. 48 PAGE 174) IS RESPONSIBLE TO MAINTAIN PRIVATE ROAD AND UTILITIES LYING WITHIN BOUNDARIES OF LOT 2 INCLUDING SNOW PLOWING OF PRIVATE ROAD.

NO.	DATE:	BY:
5		
4		
3		
2		
1	1/9/04	SMM

RELEASE DATE: BY:
Project Review

DESCRIPTION
REVISIONS

MR. JAMES HEYRMAN
PAGE BELLEVUE II, LLC
C/O PAGE NATIONAL, INC.
11721 WEST CARMEN AVENUE
MILWAUKEE, WI 53225

MMA, INC.
CONSULTING ENGINEERS
2304 Bel-Aire Court
Green Bay, WI 54304-6017
Phone: 920/592-9606 Fax: 920/592-9613

SITE PLAN

EAST PARK ESTATES
COMMERCIAL DEVELOPMENT
CITY OF GREEN BAY, WI

DRAWN BY: SMM
DATE: 11/2/16
SCALE: 1" = 30'

DRAWING NO.
1

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
June 22, 2020	Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 20-18) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-18 Class 2 Pub PC Mtg

For Official Notice:

Public Notification
Proposed Conditional Use Permit (CUP)
320 South Webster Avenue
(ZP 20-18)

The Green Bay Plan Commission will hold a public hearing on **Monday, June 22, 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.

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Dial by your location

+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

Meeting ID: 867 0784 9731
Password: 986694
Find your local number: https://us02web.zoom.us/u/kD53fzrW3

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marissa Michalkiewicz. Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner. (Ald. 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: 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 Date: June 8, 2020 and June 15, 2020

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
June 22, 2020	Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 20-18) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a proposed dormitory use in an Office/Residential (OR) district located at 320 South Webster Avenue, submitted by Marisa Michalkiewicz, Giveadaam Ventures, Green Bay Redevelopment Authority (RDA), property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 320 South Webster Avenue

Reason for Request: To allow for dormitory dwelling.

Alderperson/District: Ald. Randy Scannell/District 7

Surrounding Zoning and Land Uses:
SUBJECT PROPERTY: Office/Residential (OR) - Vacant
NORTH: Office/Residential (OR) - Single & Two-family dwellings
SOUTH: Office/Residential (OR) - Single & two-family dwellings
EAST: Office/Residential (OR) - Single & two-family dwellings
WEST: Low Density Residential (R1) - Single & two-family dwellings

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

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The site is currently owned by the Green Bay Redevelopment Authority (RDA) and the applicant has a planning option to acquire and improve the property as a dormitory. A dormitory is defined within the Zoning Code as: a communal-type living arrangement of four (4) or more persons not related by blood, adoption or marriage who share common sleeping areas, kitchen, bath or restroom facilities.

Further details about the use are included with a letter from the applicant attached within this agenda packet. A copy of the site plan and building façade elevations are also attached within this agenda packet. The site is 9,926 sq. ft. or 0.23 acres and all access to the site is via a driveway to South Webster Avenue.

Planning staff feels approval of this request is keeping with surrounding land uses and is an appropriate use and compliant with the City's Comprehensive Plan. Ald. R. Scannell and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received one inquiry 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 20-18 Letter
2. Giveadaam Ventures, LLC_320 S Webster
3. Site Plan-320 S Webster

Zoning Petition (ZP 20-18)
Proposed Conditional Use Permit (CUP)
320 South Webster Avenue

Proposed CUP

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

GIVEADAAM VENTURES, LLC

GIVEADAAM & THE REDEVELOPMENT AUTHORITY

PROPOSAL FOR A DEVELOPMENT AGREEMENT

BACKGROUND:

Giveadaam Ventures, LLC is a startup company headquartered in Green Bay, Wisconsin that intends to introduce energy-efficient and affordable housing options solely to college students and young professionals in the area. The LLC is simultaneously focused on community enhancement activities such as volunteering with St. John's Homeless Shelter and introducing waste optimization strategies at On Broadway's Farmers' Markets.

DEVELOPMENT: PROPOSAL

Although their initial proposal granted the LLC a three (3) month planning option for the NHIYN lot at 320 S Webster Ave, Green Bay, WI 54301, the unprecedented COVID-19 outbreak paused their project's progress and highlighted the dire need for affordable housing nationwide. Introducing the housing options proposed by Giveadaam Ventures not only strives to offer the lowest rental rates – the LLC prioritizes connections with local small businesses and organizations, which offers potential employment opportunities to future Tenants in trying times.

The housing options Giveadaam Ventures, LLC is proposing aim to be sustainable not just in the environmental sense; the LLC intends to be a community member that can endure turbulent times while positively contributing to the success of the neighborhoods it belongs to.

THE PROPERTY:

Giveadaam Ventures, LLC contracted Artisans Group out of Olympia, Washington to design a Passive House certifiable two-family residence. The approximately 1,496 square foot property has 3 bedrooms, 1.5 bathrooms, and laundry hookups on the main floor. All rooms of the residence are ADA accessible with the opportunity to construct an ADA ramp behind the structure. The lower level of the property has an entrance outside of the main level building envelope for both energy-efficiency reasoning and the development of an additional 2 bedroom rental opportunity. Sound insulation will be incorporated between the main and lower levels. There will be sufficient parking available for 5 vehicles behind the structure. A 2 vehicle carport with an attached shed is proposed for this project to comply with the City's zoning requirements and to allow for secure personal belonging storage for Tenants.

The LLC has been collaborating with Bart Rynish of *Barton Designs* as the General Contractor of their project. Rynish has decades of experience designing and constructing energy-efficient properties and is willing to work

with the City of Green Bay to make this project a repeatable element of our community. Please see the attached document for the *Construction Drawings* and *Site Plan* for the proposed Giveadaam property.

The LLC has also been collaborating with Courtney Maye of *The JOYROOM* as the Color Theory Specialist of their project. Maye brings a bold approach to the use of color within community development projects, which the LLC finds refreshing and necessary. Please see the attached document for the *Exterior Finishing Color Elevations* for the proposed look of the Giveadaam property.

FUNDING ASK: Giveadaam Ventures, LLC is requesting for the Redevelopment Authority to reduce the Asking Price for the lot from $15,000 to $0.

The LLC intends to introduce an energy-efficient two-family, 5 bedroom, approximately 2,500 square foot of living area property on this lot with a construction budget of approximately $230,000. The lot has not been generating tax revenue for at least five years. The existing two-family property at 324 S Webster Ave has a total assessed value of $116,600 and has generated $15,100.68 in tax revenue the past five years. The existing single-family property at 316 S Webster Ave has a total assessed value of $99,700 and has generated $12,286.97 in tax revenue the past five years. By using the tax data from 324 S Webster Ave with another more comparable two-family property to the LLC's proposed project at 2681 Finger Rd, they project an annual tax contribution of approximately $3,686. In five years, this property can contribute over $18,430 to the tax base.

Since the LLC's energy-efficient property is intended to provide affordable housing options to college students and young professionals, adding an additional $15,000 to their construction budget for the acquisition of this land makes their affordability goal unachievable. Nicolet National Bank has preapproved Giveadaam Ventures, LLC for their construction budget of $230,000. The LLC ran their income projections for a monthly rental rate of $550.00 per Tenant, which they will not increase due to their affordability goal. After deducting the projected monthly Loan Principal and Interest, Property Taxes, Insurance, and Utilities, they arrive at a profit margin that would not be achievable with the addition of a $15,000 land expense.

Please see the attached documents for our *Proposed Construction Budget* and our *Comparable Properties Parcel Data and Summaries* for the proposed Giveadaam property.

GIVEADAAM VENTURES, LLC

GIVEADAAM & THE REDEVELOPMENT AUTHORITY

PROPOSAL FOR A DEVELOPMENT AGREEMENT

INTENTION:

The properties developed by Giveadaam Ventures will serve as "incubators" for college students and young professionals in the Green Bay area. By constructing this property near the Broadway and Downtown Districts, Tenants will be unavoidably introduced to local businesses and community events that students would likely be unexposed to while living on their campuses. Since a goal of Giveadaam Ventures is to establish marketing partnerships with local businesses, the LLC aims to provide insight regarding employment opportunities within the community in hopes of retaining students post-graduation in the Green Bay area.

Upon successful completion of this proposed property, the LLC is strongly considering purchasing future OR/R3 properties listed in the *New Homes in Your Neighborhood* program in the vicinity of 320 S Webster Ave for future energy-efficient and affordable housing developments.

SITE PLAN

> 1/20 Scale <

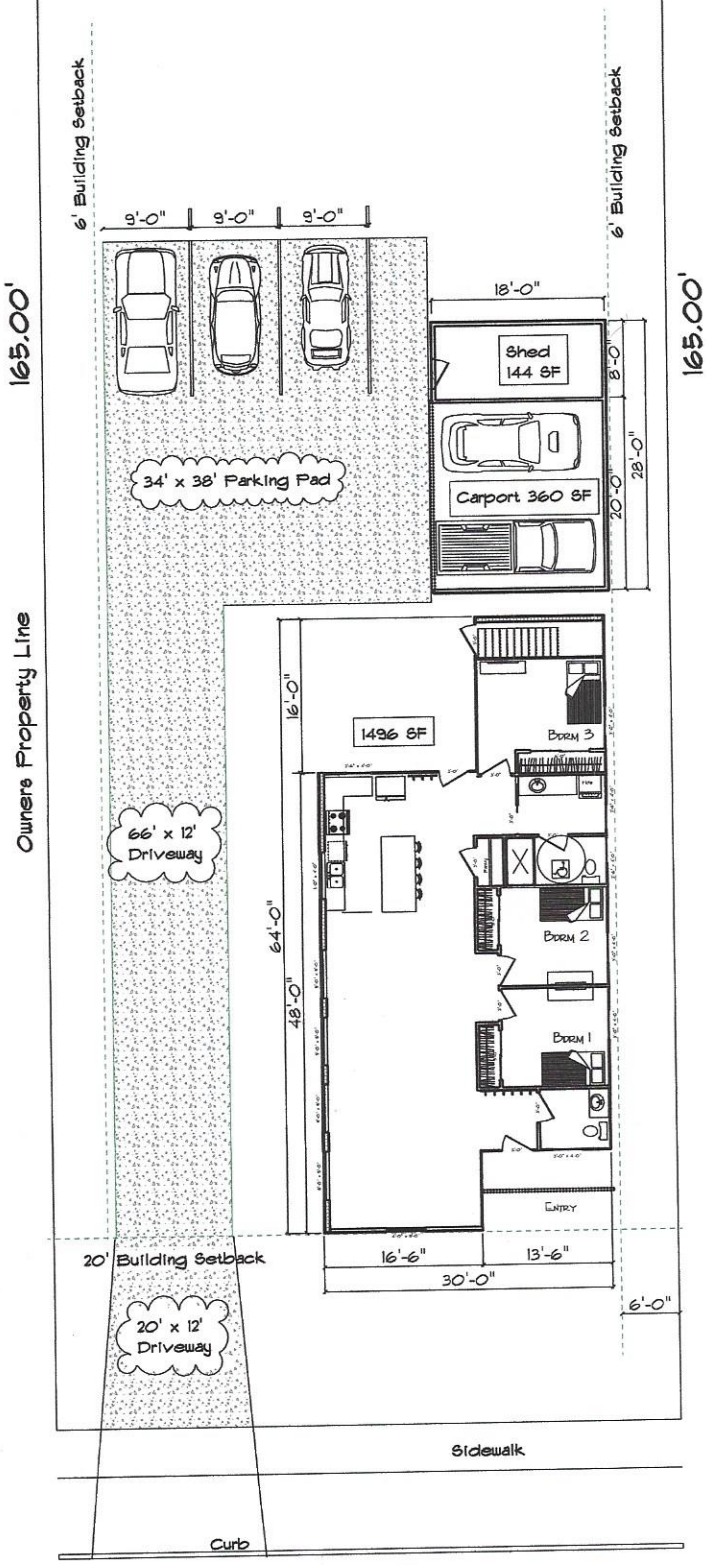
DATE: 4-10-2020

Owner: GIVE A DAAM VENTURES, LLC
320 S. Webster Ave.

Contractor: BARTON DESIGNS BUILDER

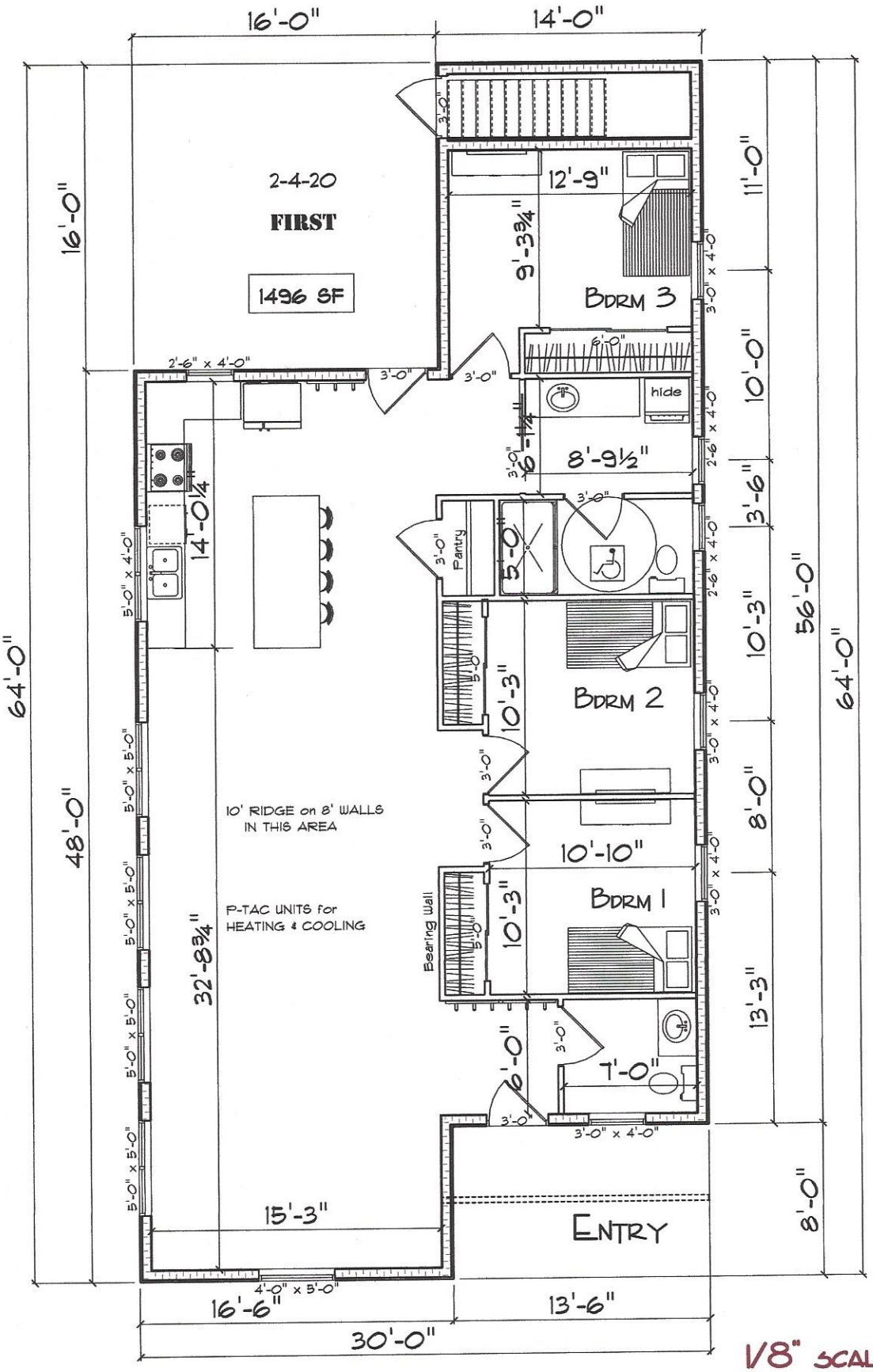
Contractor Phone: 920-609-2626

Lot = 9,926 SF
House/port/shed = 2000 SF
Ratio = .20 or 1/5
Drive = 2324 SF imperv.
Zoning = OR - office/res.
Parcel = 14-750



P.O. Box 125, SUAMICO, WI 54173

GIVE A DAAM VENTURES, LLC



1/8" SCALE

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

DATE: 4-10-2020
CITY: Green Bay
STREET: 320 S. Webster St.

SIZE: 1496 SF
MODEL: the Passive Ranch
OWNER: Marissa Michalkiewicz

Path 2 Zero Energy

BARTON DESIGNS BUILDER

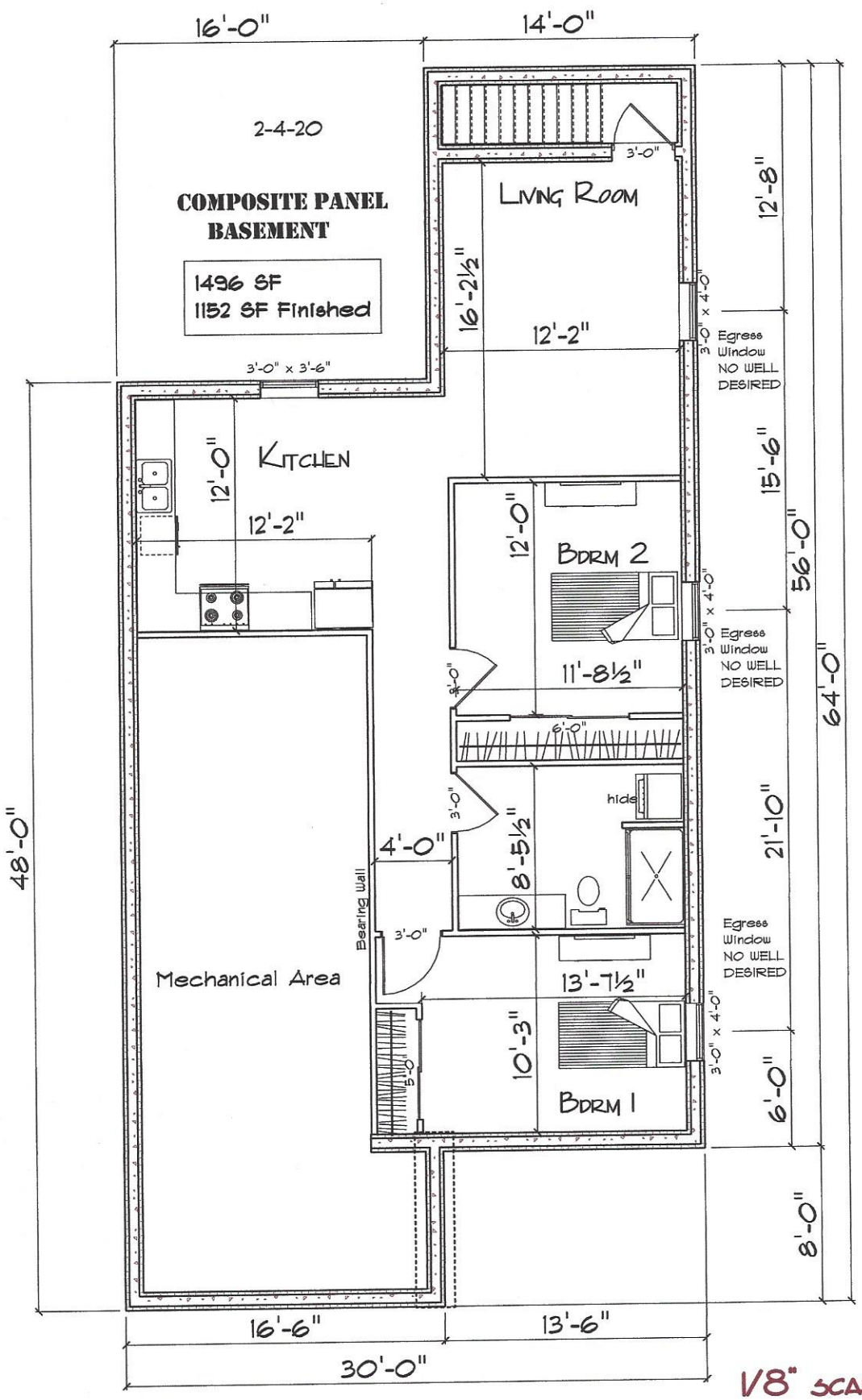
P.O. Box 125, SUAMICO, WI 54173

GIVE A DAAM VENTURES, LLC

2-4-20

COMPOSITE PANEL BASEMENT

1496 SF
1152 SF Finished



1/8" SCALE

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

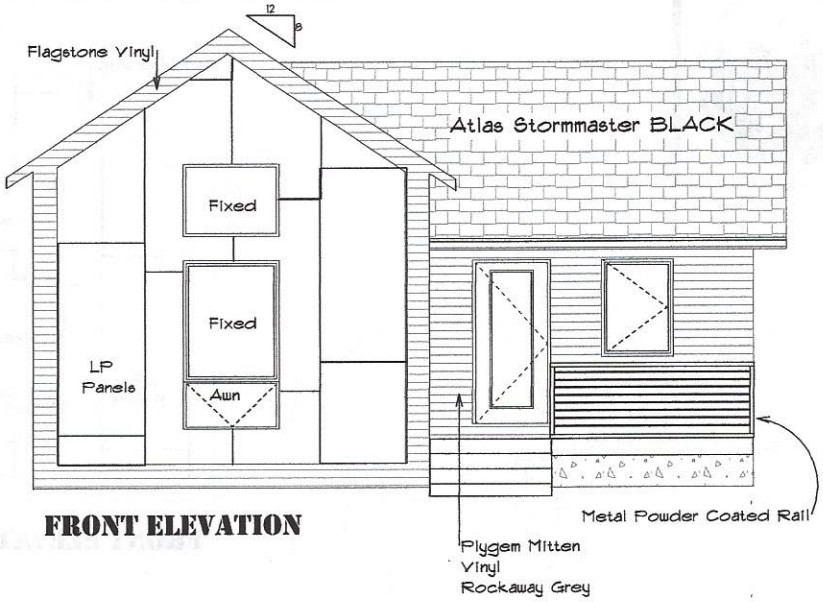
DATE: 4-10-2020
CITY: Green Bay
STREET: 320 S. Webster St.

SIZE: 1152 SF
MODEL: the Passive Ranch
OWNER: Marissa Michalkiewicz

Path 2 Zero Energy

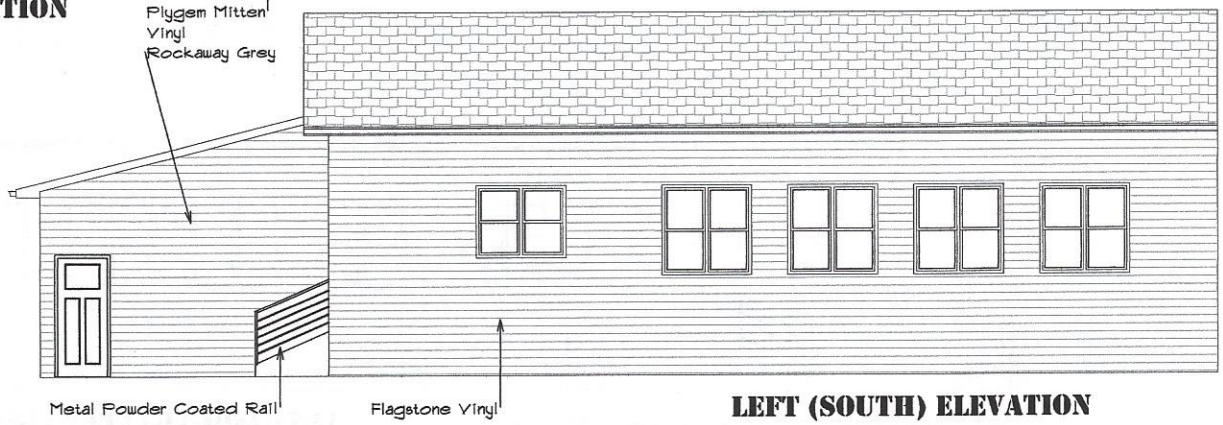
BARTON DESIGNS BUILDER

P.O. Box 125, SUAMICO, WI 54173

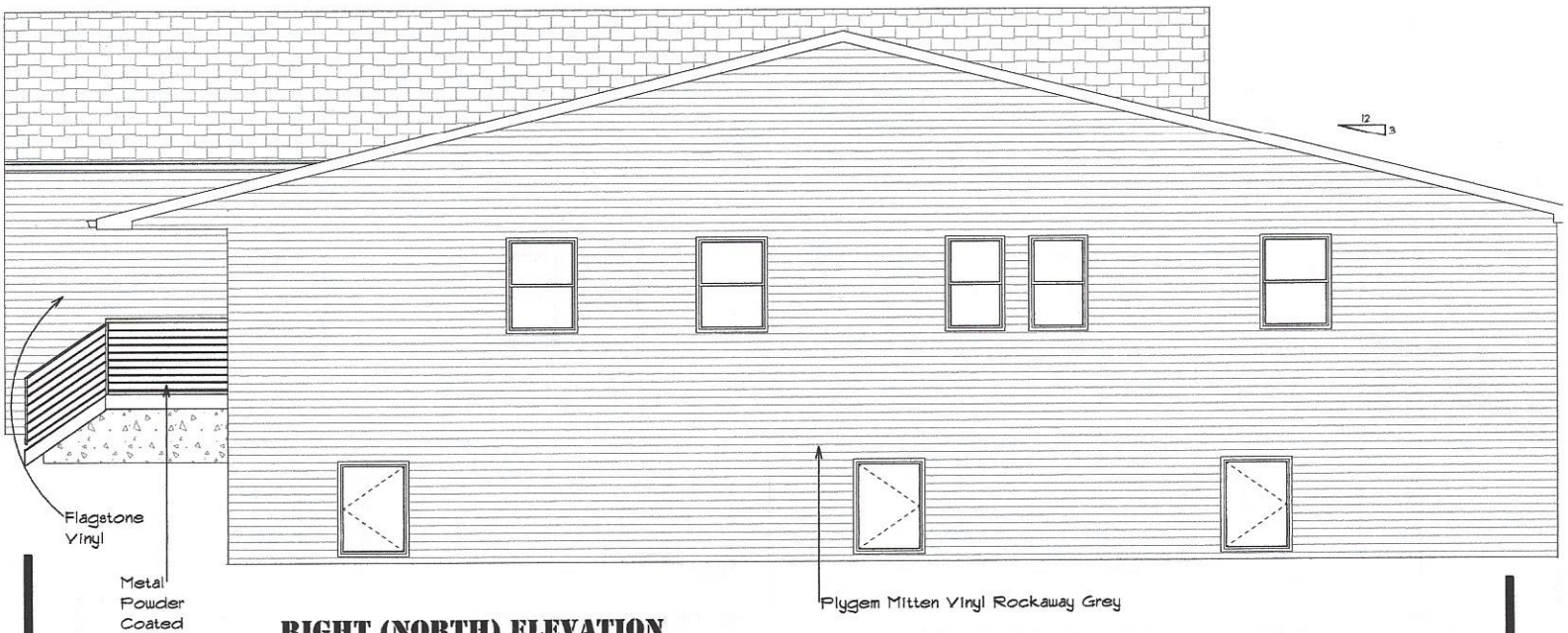


FRONT ELEVATION

REAR ELEVATION



LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

DATE: 4-10-2020

CITY: Green Bay

STREET: 320 S. Webster St.

SIZE: 1496 up - 1152 down

MODEL: the Passive Ranch

OWNER: Marissa Michalkiewicz

Path 2 Zero Energy

BARTON DESIGNS BUILDER

P.O. Box 125, SUAMICO, WI 54173

GIVE A DAAM VENTURES, LLC

Shed Carpot

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

DATE: 4-10-2020

CITY: Green Bay

STREET: 320 S. Webster St.

SIZE: 1496 SF

MODEL: the Passive Ranch

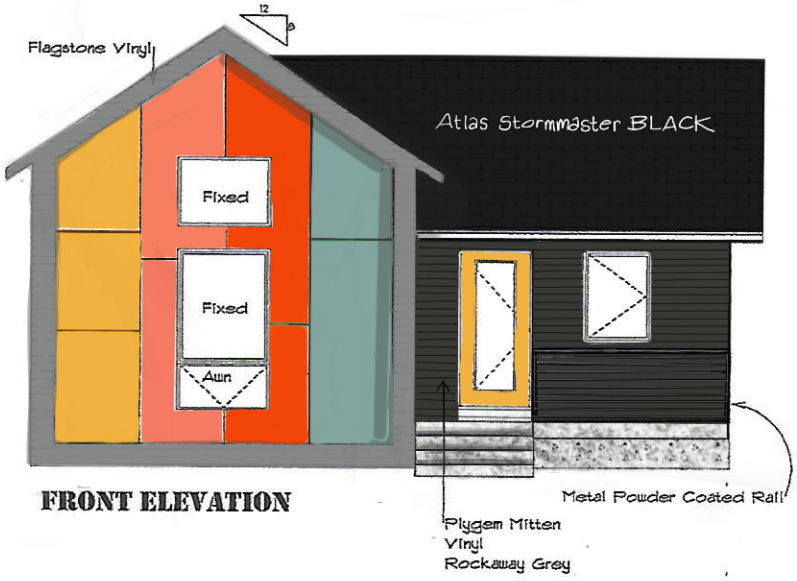
OWNER: Marissa Michalkiewicz

Path 2 Zero Energy

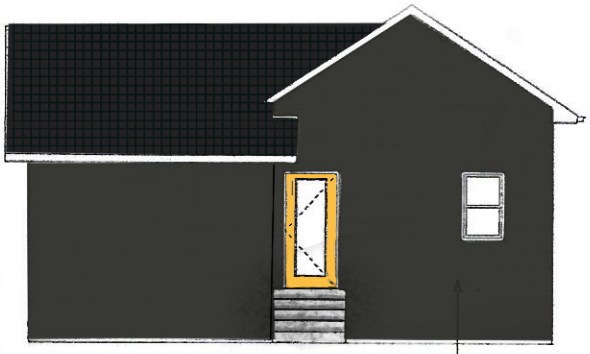
BARTON DESIGNS BUILDER

P.O. Box 125, SUAMICO, WI 54173

GIVE A DAAM VENTURES, LLC



FRONT ELEVATION



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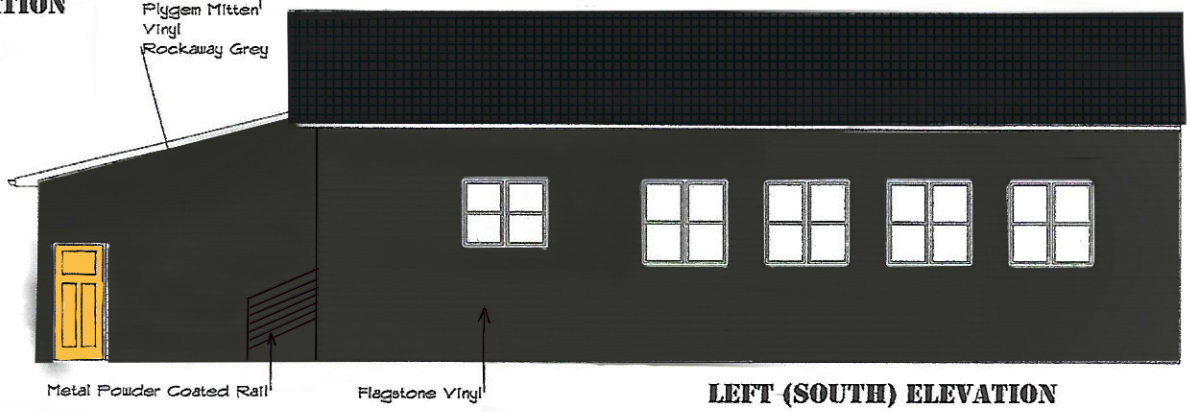
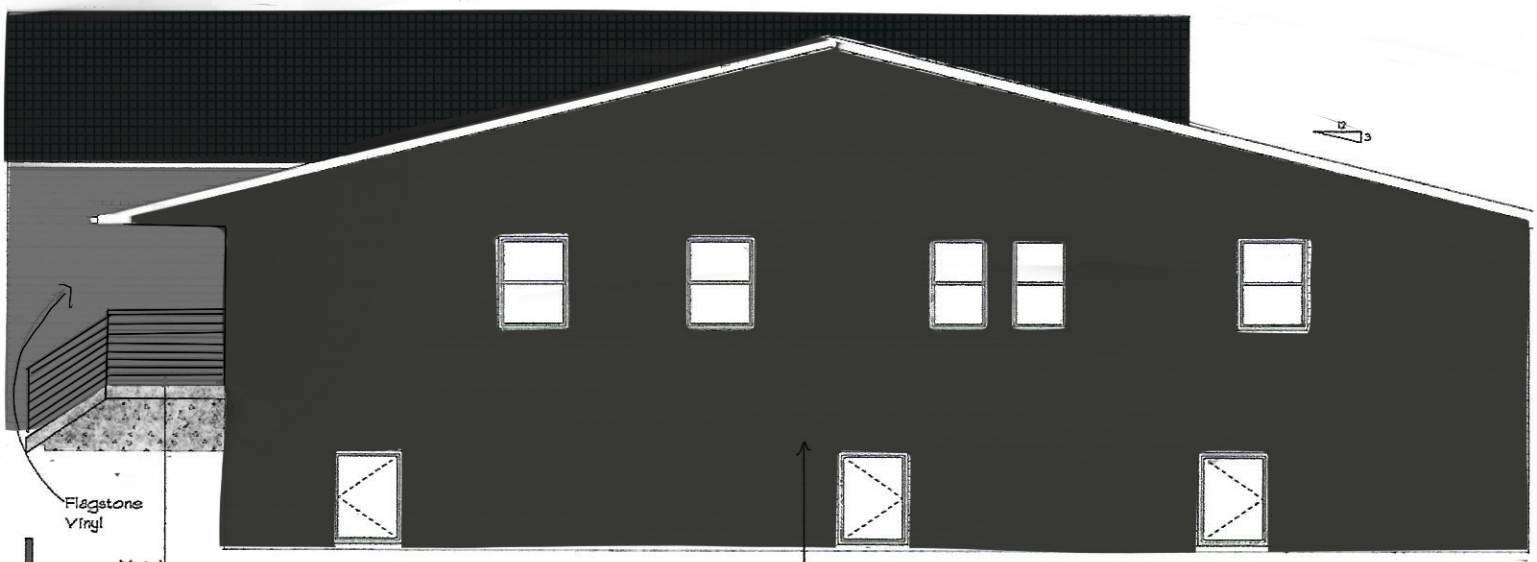


LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

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DATE: 4-10-2020
CITY: Green Bay
STREET: 320 S. Webster St.

path 2 zero

SIZE: 1496 up - 1152 down
MODEL: the Passive Ranch
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Path 2 Zero Energy

BARTON DESIGNS BUILDER

FACADE COLOR PALETTE

The Importance of Color in Cities and Neighborhoods
Colors impact our emotions and emotions impact our decisions, perceptions, and experiences. The proper use of color in urban environments can invoke spirits of calmness, increase civic engagement and boost the sense of pride and ownership among community members.
This results in the alleviation of violent crime, an increase in overall positive morale, and the perpetuation of place identity.

"GREAT LAKE SUNSET"

Dandelion: Yellow hues stimulate both the sympathetic and parasympathetic nervous systems, invoking both energy and relaxation. This deep yellow-gold color brings feelings of warmth, cheer, and closeness to the sun even in its absence.

Coral: A blend of three warm colors, coral invites calming and playful emotions in its balance of pink, red, and orange. People often explain feelings of friendliness, invigoration, and freshness when experiencing this color.

Orange Nectar: Orange is attention grabbing, energetic, and often associated with happiness. Reminding us of sunsets and citrus, this red-orange hue will connect its passersby with feelings of vitality and abundance.

Stone Blue: Blue brings about feelings of calmness, serenity, and order. With grey tone, this color will encourage connection to nearby lakes and calm waters, providing a cool balance to the warm hues in this palette.

The "Great Lake Sunset" color palette was designed to complement the dark siding and roofing materials while drawing connection to the natural environment. Green Bay's long Winter season was considered while selecting warm, stimulating colors we can recognize in our landscape during warmer months. This facade and the psychology of color will act as a visually welcoming bridge between pedestrians, the Navarino Neighborhood, GiveADaam Ventures LLC. as a community organization, and future sustainable housing practices in the city of Green Bay.