



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 13, 2020, 6:00 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. Zoom Meeting Information.

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

B. Roll Call.

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

C. Approval of the Agenda.

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

D. Approval of Minutes.

- I. Approval of the minutes from the June 22, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. Consideration with possible action on communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)" (from May 26, 2020 Plan Commission meeting).
2. Consideration with possible action on communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development" (from June 29, 2020 Council Meeting).

3. Consideration with possible action on communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties" (from July 2, 2020 email to the City Clerk).
4. (ZP 20-19) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).
5. (ZP 20-19) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).
6. (TA 20-01) Public Hearing on a request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.
7. (TA 20-01) Consideration with possible action on a request to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses.

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 Committee 7-13-20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/87370255045?pwd=dmJSSzV2YmVqSkF0NmJHcm1QaVlzUT09>

Meeting ID: 873 7025 5045

Password: 066244

One tap mobile

+19292056099,,87370255045#,,,0#,,066244# US (New York)

+13017158592,,87370255045#,,,0#,,066244# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 873 7025 5045

Password: 066244

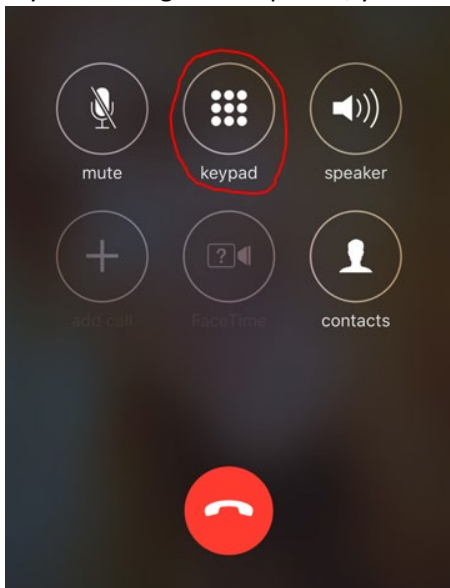
Find your local number: <https://us02web.zoom.us/j/87370255045?pwd=dmJSSzV2YmVqSkF0NmJHcm1QaVlzUT09>

Additional Information

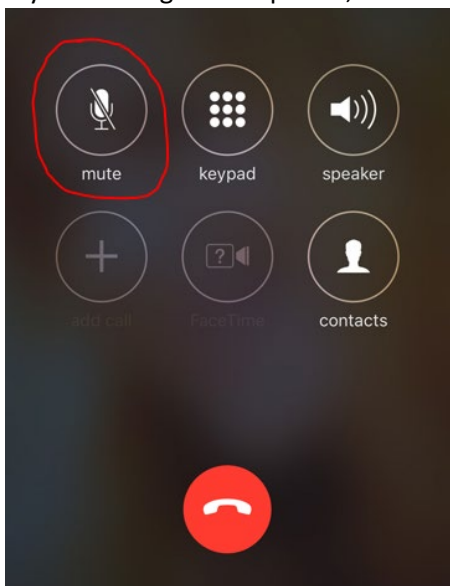
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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, JUNE 22, 2020, 6:00 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

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

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

Excused: Timothy Gilbert

Also present: Ald. Mark Steuer, Ald Barb Dorff, Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

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

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

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 May 26, 2020, meeting of the Green Bay Plan Commission.

Moved by Commissioner Lisa Hanson, seconded by Commissioner Jacob Miller 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.

I. 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.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to receive and place on file 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. Motion carried.

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

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).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the public hearings and stated that the all public hearings were properly posted.

Vice Chair Sidney Bremer then opened the floor for the public hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3).

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

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).

Moved by Lisa Hanson, seconded by Randall Petrouske to approve the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3). Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

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).

Vice Chair Sidney Bremer then opened the floor for the public hearing regarding 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.

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing none, the public hearing was closed.

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).

Moved by Lisa Hanson, seconded by Jacob Miller 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. 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 approve 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, 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

F. INFORMATIONAL.

I. Director's Report.

Director Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, July 13, 2020.

G. ADJOURNMENT.

Moved by Randall Petrouske, 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

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

Consideration with possible action on communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)" (from May 26, 2020 Plan Commission meeting).

BACKGROUND

In regards to Ald. Kathy Lefebvre's request, there are current regulations related to the construction within the floodplain, please see the Zoning Code requirements below:

13-1330 Standards for development in the flood fringe. All of the provisions of chapter 13-1320 shall apply, in addition to the following requirements, according to the use requested. Any existing structure in the floodfringe must meet the requirements of s. 8, Nonconforming Uses.

(a) Residential uses. Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of s. 8 Nonconforming Uses;

(1) The elevation of the lowest floor, excluding the basement or crawlway, shall be at or above the flood protection elevation (which is a point 2 feet above the regional flood elevation) on fill, unless the requirements of 13-1300(a)(2) can be met. The fill elevation shall be 1 foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. In addition, the side slopes of fill placed for the purpose of elevating structures shall meet the following requirements.

a. The side slopes of a fill area shall be tapered back to the grade of the neighboring property at a maximum 3:1 slope.

b. A minimum two foot wide stormwater drainage area shall be constructed and maintained as such along the entire length of the side lot lines.

c. If adequate space does not exist for 3:1 side slopes and the required stormwater drainage, then a retaining wall with a maximum height of two feet may be incorporated into the side slope. In such cases, the required two foot stormwater drainage area shall be maintained and the slopes of remaining fill areas shall not exceed 3:1.

d. Retaining walls shall be constructed of durable, decorative materials and shall be maintained in good repair.

There is a 2 ft. wide stormwater drainage area that is required along property lines to allow for onsite stormwater management. In addition, the requirements above were intended to create a better aesthetic for infill lots or newly constructed homes and sites to blend back into the existing neighborhood. Attached within this agenda are some generic examples that show different options of building in the floodplain based on lots of varying widths and their compliance with the above requirements.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Not applicable.

ATTACHMENTS

1. Scenario 1
2. Scenario 2
3. Scenario 3
4. Scenario 4
5. Scenario 5

City of Green Bay Floodplain Grading and Drainage Standards

Scenario: Full Compliance with Flood Protection Requirements

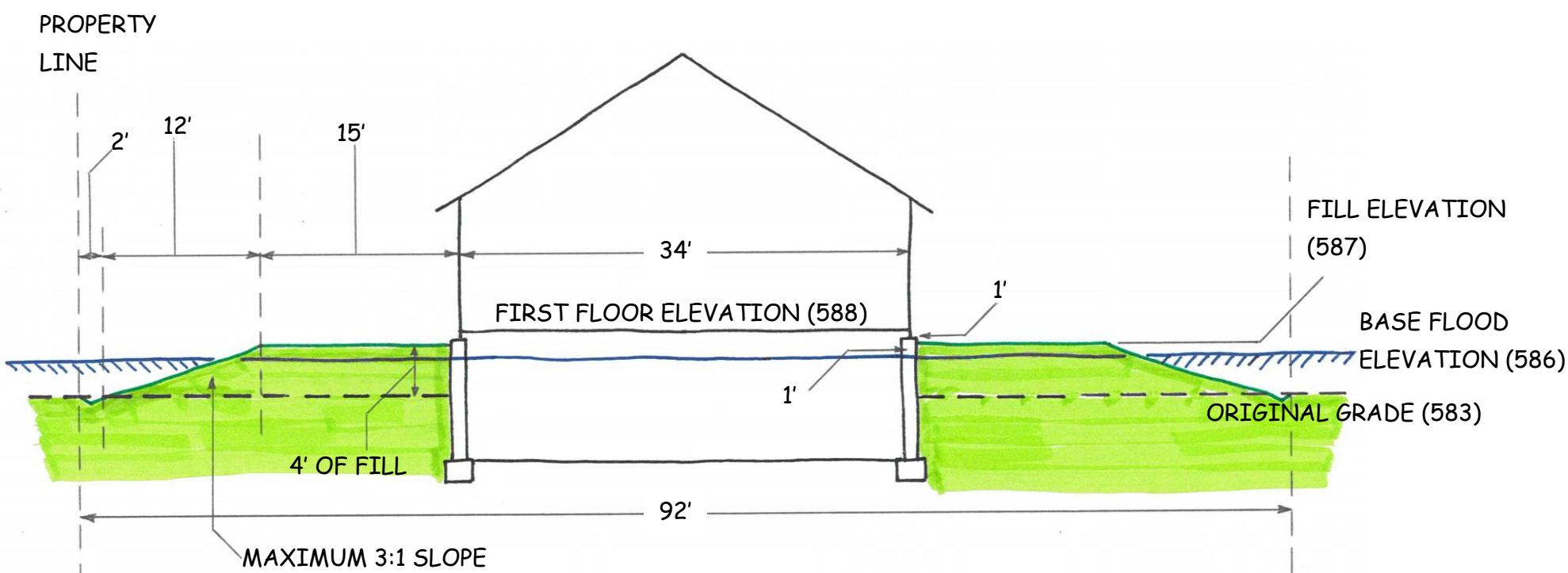
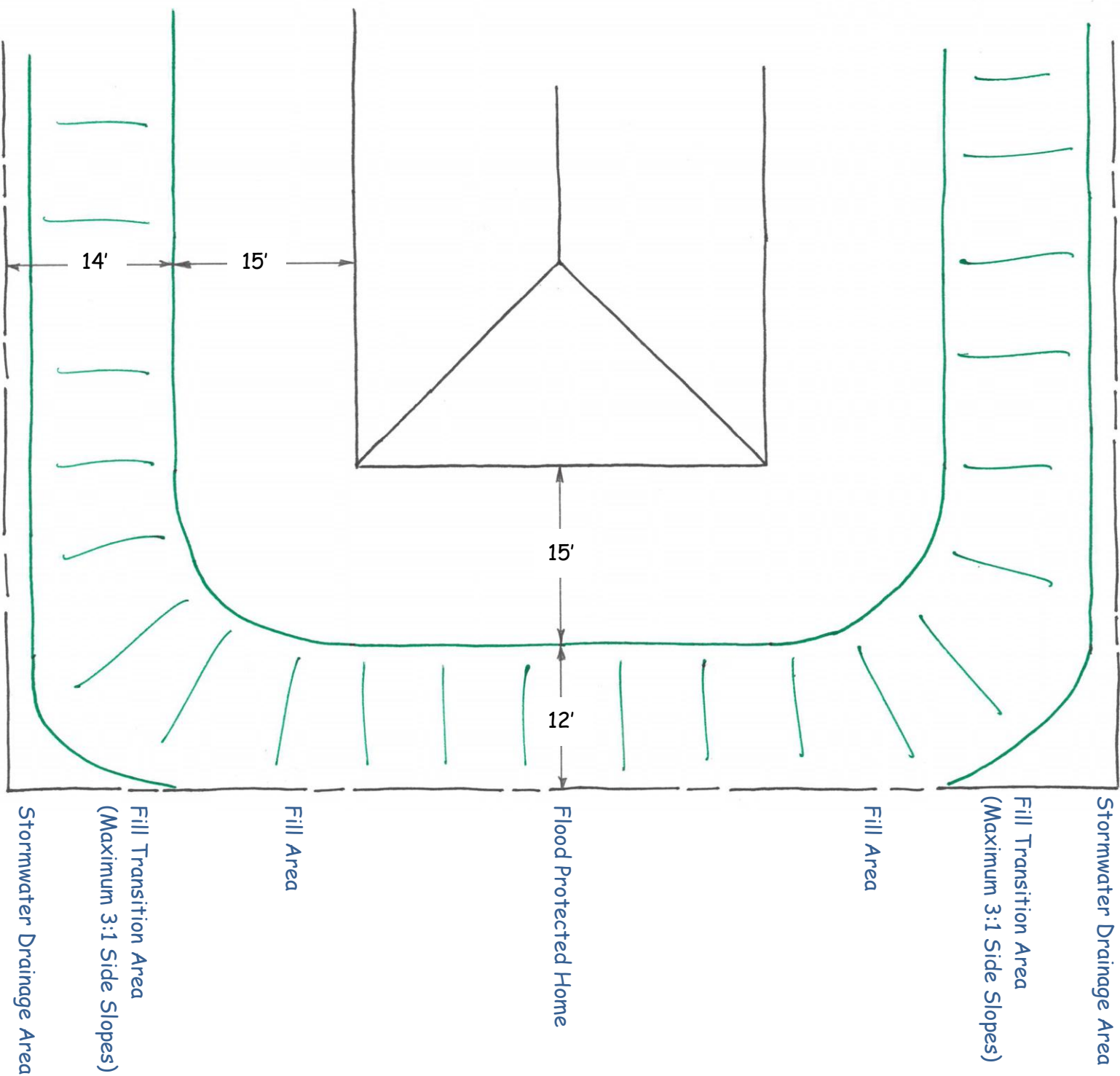
No Variance Necessary

92' Lot Width, 34' Building Width

3:1 Side Slopes Maintained on Fill Area

2' Wide Stormwater Drainage Area Maintained

Original Grade 3' Below Base Flood Elevation (4' of Fill)



Scenario: Reduced Fill Width with No Retaining Wall

72' Lot Width, 34' Building Width

2' Wide Stormwater Drainage Area Maintained

Original Grade 3' Below Base Flood Elevation (4' of Fill)



City of Green Bay Floodplain Grading and Drainage Standards

Scenario: Reduced Fill Width with 2' Retaining Wall

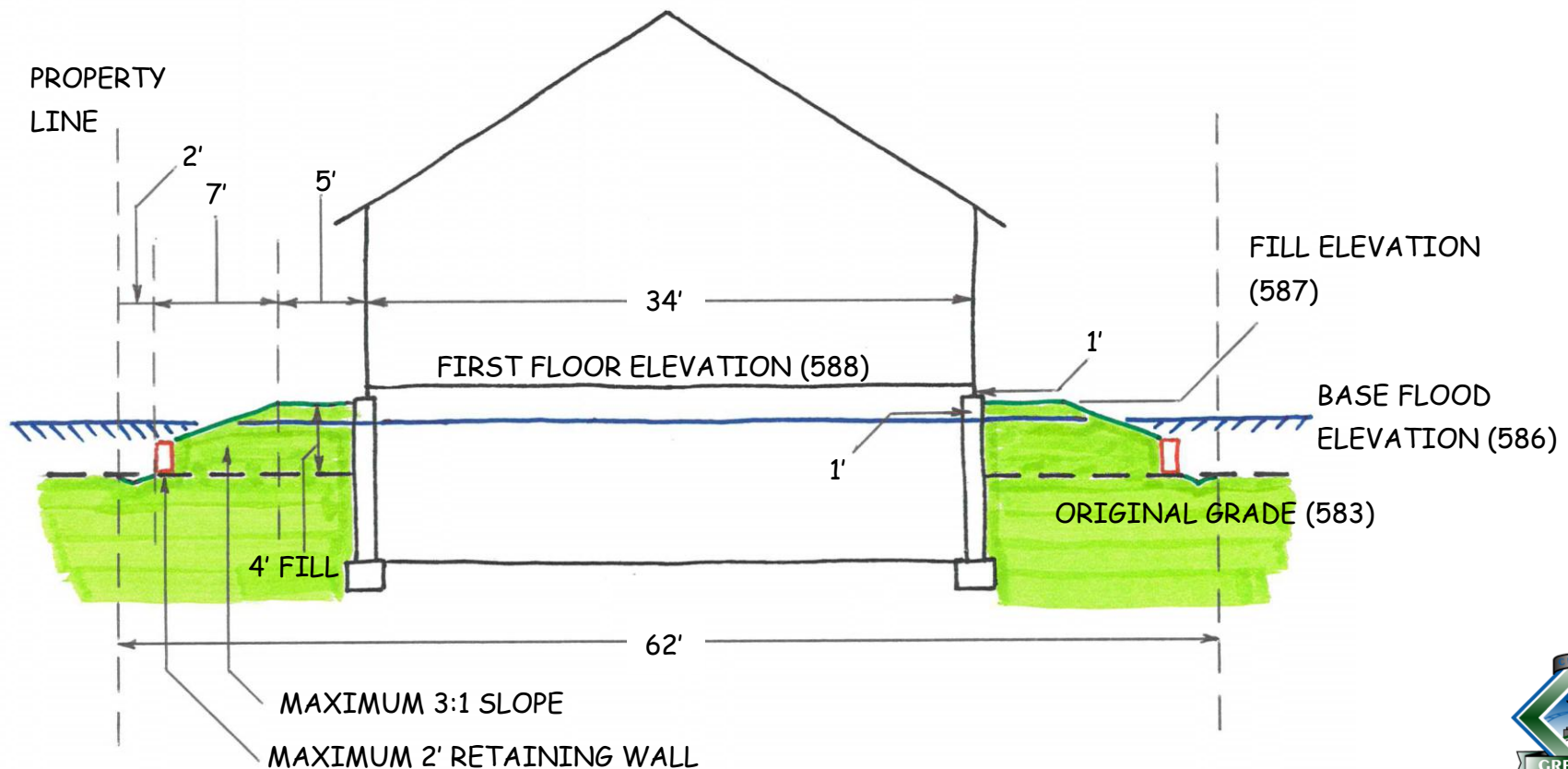
Variance Necessary

62' Lot Width, 34' Building Width

3:1 Side Slopes Maintained on Fill Area

2' Wide Stormwater Drainage Area Maintained

Original Grade 3' Below Base Flood Elevation (4' of Fill)



City of Green Bay Floodplain Grading and Drainage Standards

Scenario: Zero Fill Width with 2' Retaining Wall and Additional Floodproofing

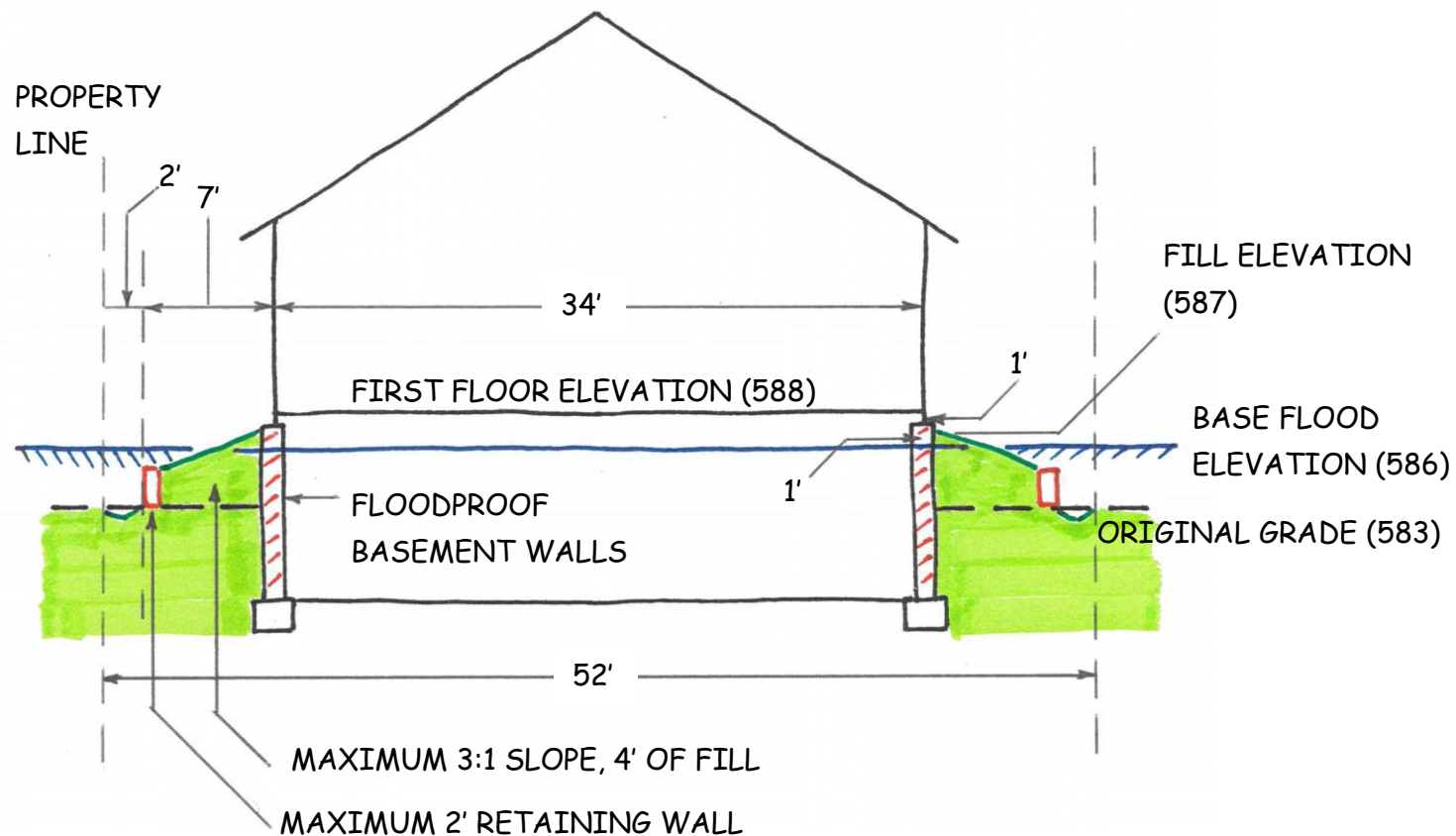
Variance Necessary

52' Lot Width, 34' Building Width

3:1 Side Slopes Maintained on Fill Area

2' Wide Stormwater Drainage Area Maintained

Original Grade 3' Below Base Flood Elevation (4' of Fill)



City of Green Bay Floodplain Grading and Drainage Standards

Scenario: Zero Fill Width with 2' Retaining Wall and Additional Floodproofing

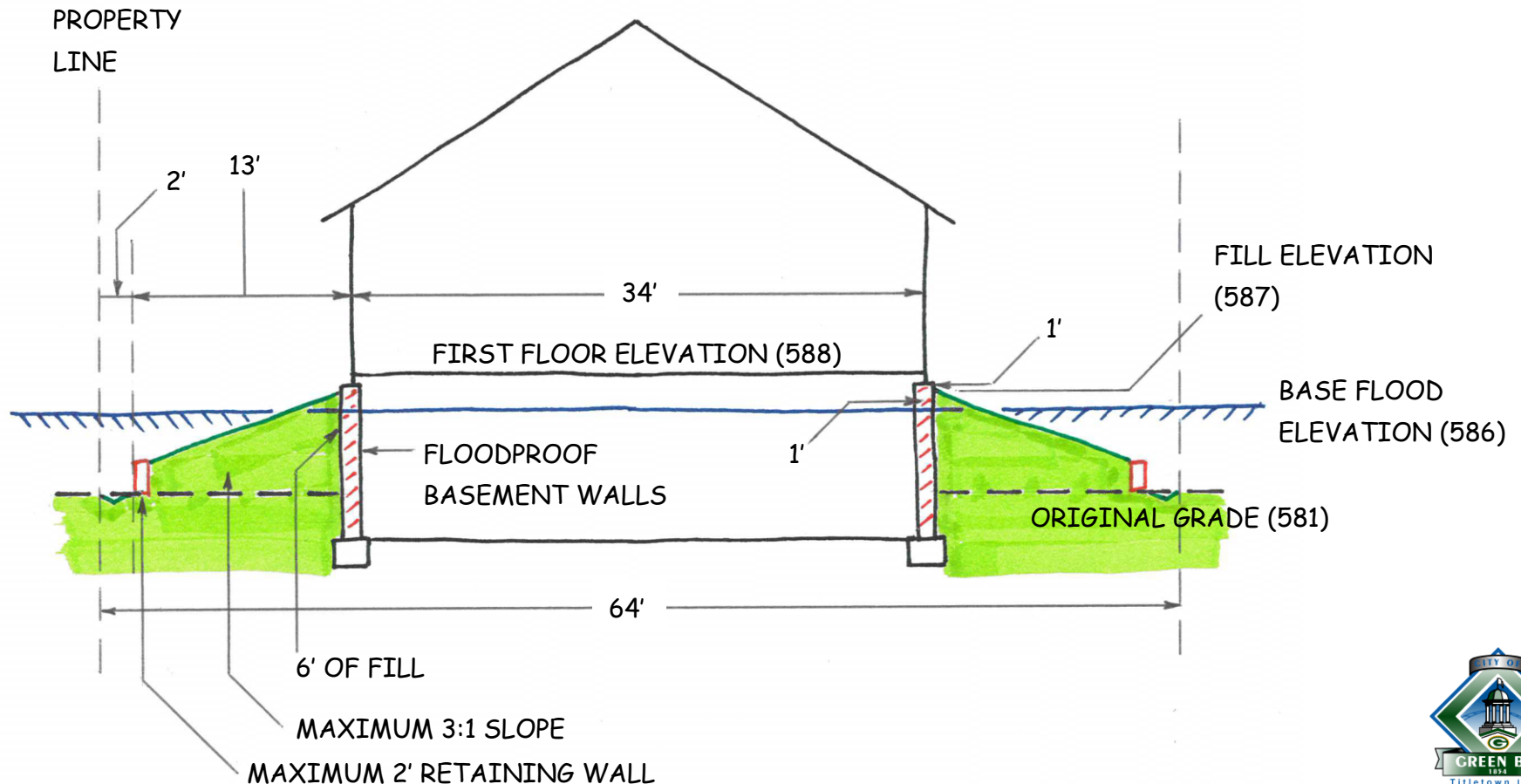
Variance Necessary

64' Lot Width, 34' Building Width

3:1 Side Slopes Maintained on Fill Area

2' Wide Stormwater Drainage Area Maintained

Original Grade 5' Below Base Flood Elevation (6' of Fill)





Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # E.2

Consideration with possible action on communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development" (from June 29, 2020 Council Meeting).

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Refer to staff to report back in September.

FISCAL IMPACT

Not applicable.

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

Consideration with possible action on communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties" (from July 2, 2020 email to the City Clerk).

BACKGROUND

Report: In and/or around early 2016, the current property owner, Kuehn Ridge Holdings, LLC, acquired and proposed a redevelopment of the block that includes Lombardi Avenue to Thorndale Street, between S. Ridge Road and Frank Street. A Comprehensive Plan amendment was made in 2016 under CPA 16-01 from Low Density Housing (LDH) to High Intensity Retail, Office or Housing (HIROH) for the subject area to facilitate the concurrent rezone request of the time.

There were a total of seven parcels that were affected as part of the rezoning, six of the seven parcels were zoned Low Density Residential (RI). The parcels were comprised of five single-family homes and one vacant lot. The parcel on the northeast corner of S. Ridge Road and Lombardi Avenue contained an existing General Commercial (CI) zoning.

All of the parcels above were rezoned to Office/Residential (OR) and a Planned Unit Development (PUD) was approved by the Plan Commission on July 16, 2016 and approved by the Common Council on August 16, 2016.

A subsequent PUD extension was granted in August 2017. However, a site plan and building permit was never issued for the development and as a result, the PUD expired in August 2018.

An eighth parcel, 1820 Frank Street, Tax Parcel 1-2193, not owned by Kuehn Ridge Holdings, LLC and was not part of the original zoning request. However, was part of CPA 16-01 and was rezoned to Office/Residential (OR) in 2019 by the current property owner, Green Bay Holdings, LLC.

The proposed redevelopment was to include a 5-story building placed along the northeast corner of S. Ridge Road and Lombardi Avenue with approximately 209 parking spaces provided north of the building to service the multi-tenant building.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Not applicable.

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 20-19) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-19 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1929 Verlin Road
(ZP 20-19)**

The Green Bay Plan Commission will hold a public hearing on **Monday, July 13, 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. City of Green Bay is inviting you to a scheduled Zoom meeting. Join Zoom Meeting:

<https://us02web.zoom.us/j/87370255045?pwd=dmJSSzV2YmVqSkF0NmJHcm1QaVlzUT09>

Meeting ID: 873 7025 5045

Password: 066244

One tap mobile

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+13017158592,,87370255045#,,,0#,,066244# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 873 7025 5045

Password: 066244

Find your local number: <https://us02web.zoom.us/j/kbo9CKIN3x>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, 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 Dates: June 29, 2020 and July 6, 2020



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 20-19) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 1929 Verlin Road

Aldersperson/District: Ald. Lynn Gerlach/3

Reason for Request: To permit the construction of self-service storage units.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Light Industrial (LI) - Vacant

NORTH: Light Industrial (LI) - Self-service storage units

SOUTH: Village of Bellevue

EAST: Business Park (BP) - Vacant

WEST: Village of Bellevue

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Light Industrial 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 request for rezoning and a Conditional Use Permit (CUP) is being considered as a result of a proposed construction of a self-service storage facility at 1929 Verlin Road. The site is located on the north side of Verlin Road, west of Line Kiln Road. The request is similar to a request from the applicant from 2016, under ZP 16-53 for rezoning and a Conditional Use Permit (CUP) for the construction of a self-service storage unit to the north of the subject site at 1901 Verlin Road.

The applicant is proposing to construct four oversized self-service storage units identified as Units 2,3,4 and 5 on the site plan attached within this agenda packet. Self-service storage units are permitted by Conditional Use Permit within the Light Industrial (LI) District under Table 9-1. The site is comprised of approximately 3.18 acres over three parcels which, will be combined into one tax parcel.

The subject property is located within an industrial area and does not pose a conflict to surrounding land uses. Staff is recommending approval with conditions. Ald. L. Gerlach and adjacent property owners within 400 ft. of the subject area have been notified of the request. At the time of drafting this report staff has received no objections to this request.

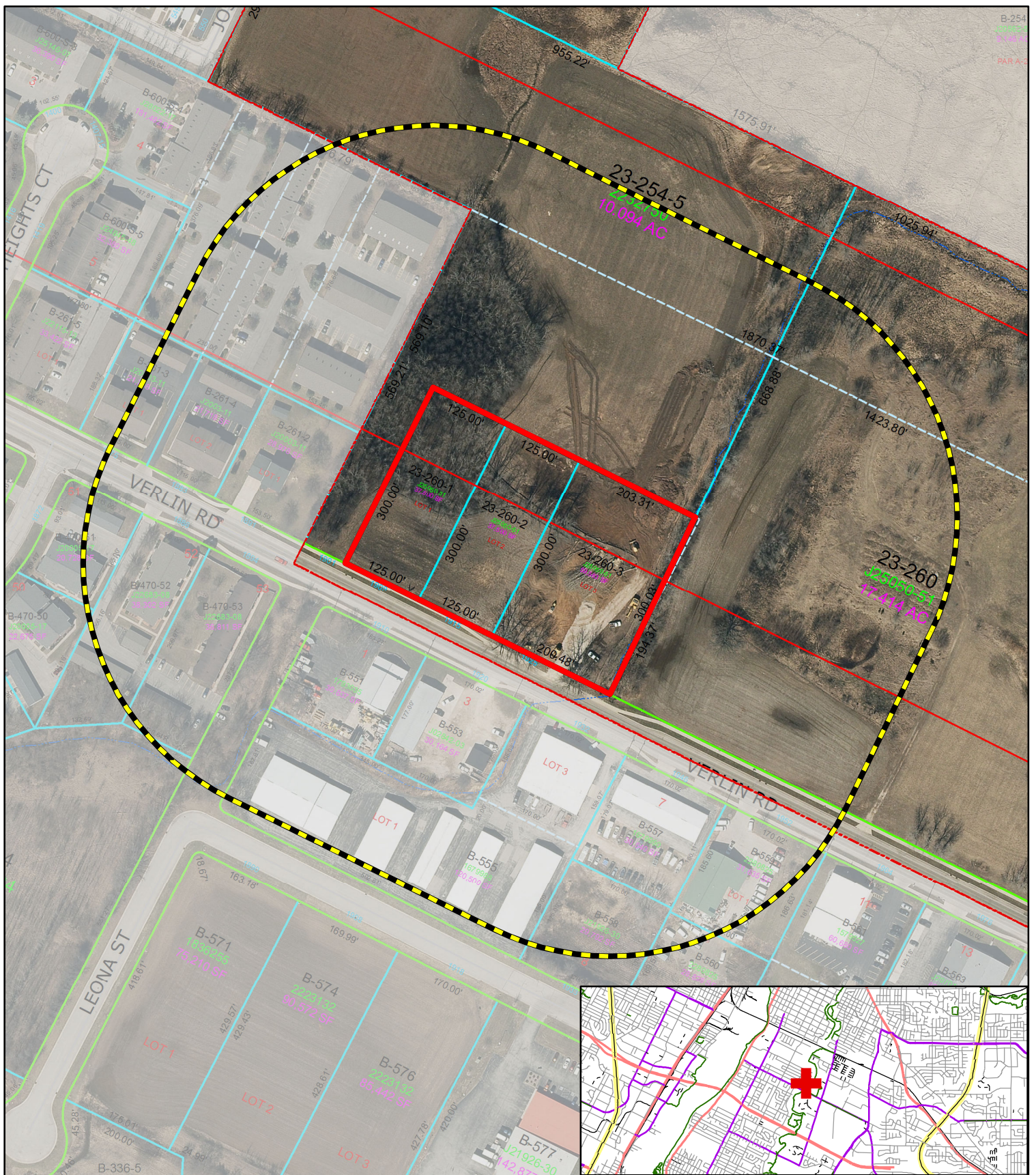
RECOMMENDATION

Staff is recommending approval of the request, subject to: Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval. There shall be no expansion of the conditional use without Plan Commission and City Council Approval.

FISCAL IMPACT

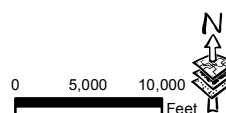
ATTACHMENTS

1. ZP 20-19 letter
2. 1929 Verlin Rd - Site Plan_bldg elev



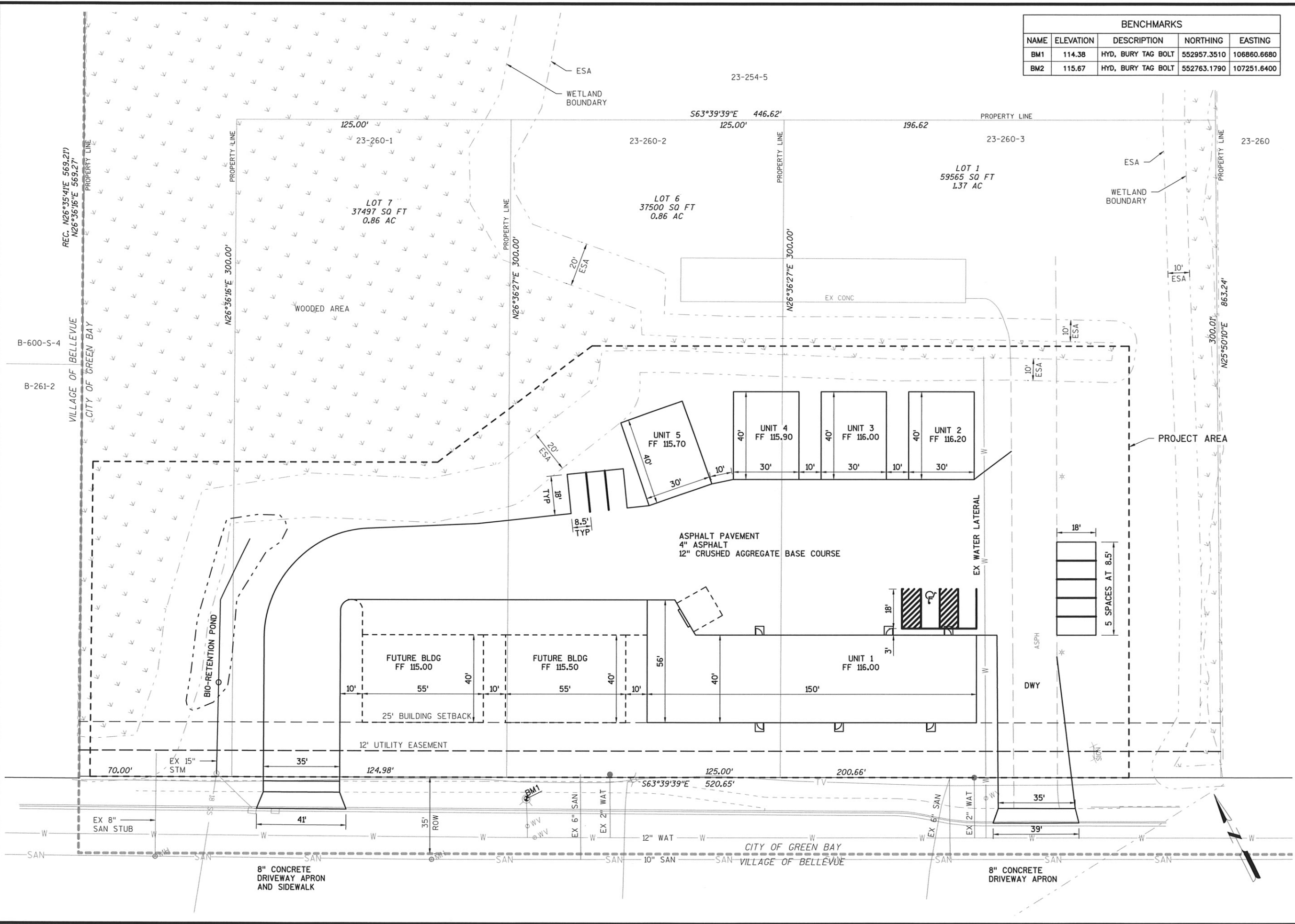
Zoning Petition (ZP 20-19)
Proposed Conditional Use Permit (CUP)
1929 Verlin Road

- Proposed CUP
- 400' Property Owner Notice



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

X:\4612200\191133.01\TECH\DRAWINGS\CIVIL\2014\03_C-101_SITE-VERLINRD.DWG
4/8/2020 11:25:44 AM



BENCHMARKS				
NAME	ELEVATION	DESCRIPTION	NORTHING	EASTING
BM1	114.38	HYD, BURY TAG BOLT	552957.3510	106860.6680
BM2	115.67	HYD, BURY TAG BOLT	552763.1790	107251.6400

Mead & Hunt
Mead & Hunt, Inc.
1345B North Road
Green Bay, WI 54313
phone: 920-496-0500
meadhunt.com

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MCR RENTALS, LLC

SITE PLAN

REVISION

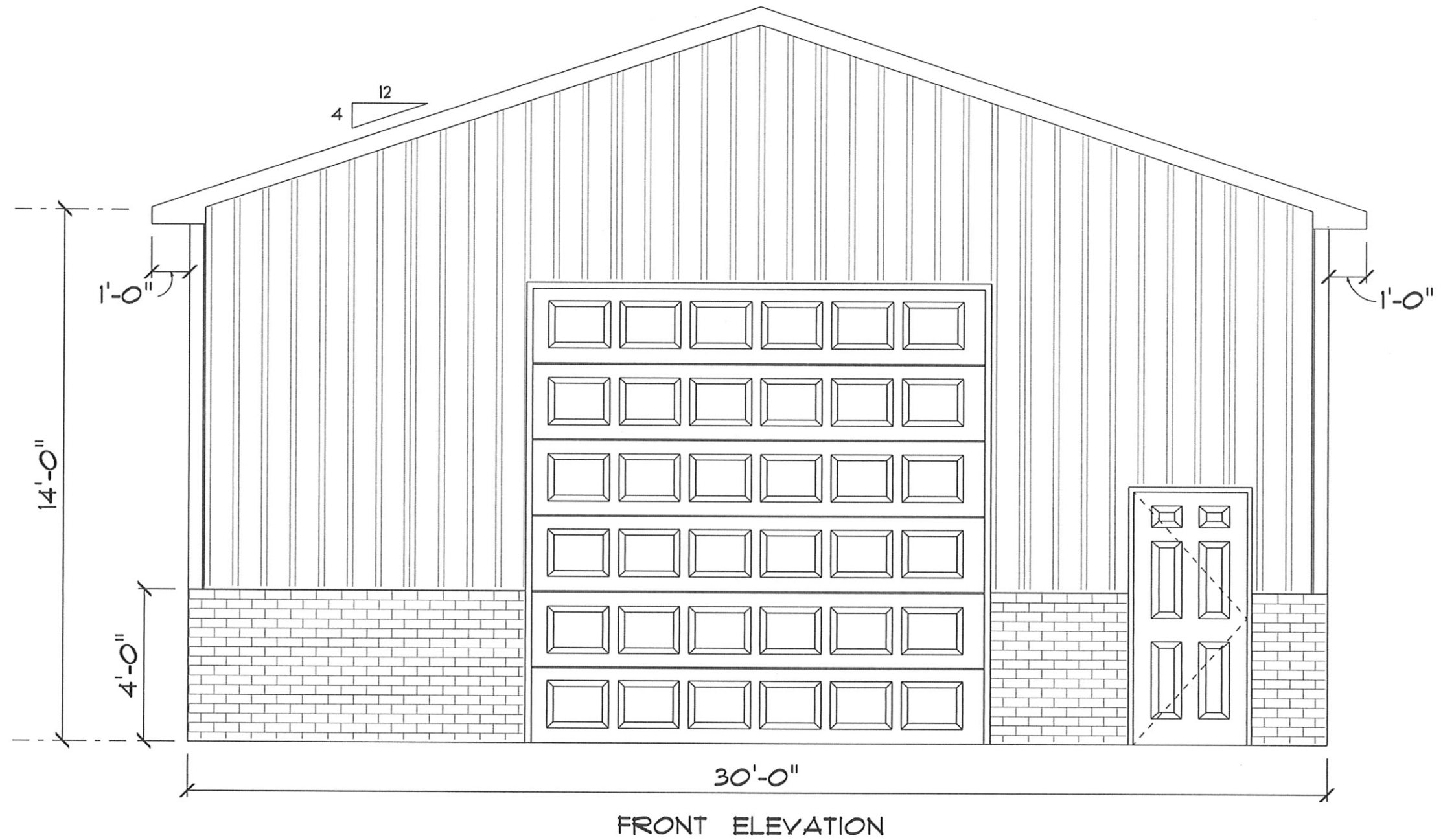
PRELIMINARY
NOT FOR CONSTRUCTION

MSH NO.: 4612200-191133.01
DATE: 03/2020
DESIGNED BY: PJW
DRAWN BY: RMS
CHECKED BY: SRB
DO NOT SCALE DRAWINGS

0 20 40

SHEET NO. 5 of 10

C-102



Unit #2-5



Report to the
Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(TA 20-01) Public Hearing on a request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 20-01 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Text Amendment Temporary Uses
Chapter 13-522(a)(7), Green Bay Municipal Code
(TA 20-01)**

The Green Bay Plan Commission will hold a public hearing on **Monday, July 13, 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/87370255045?pwd=dmJSSzV2YmVqSkF0NmJHcm1QaVlzUT09>

Meeting ID: 873 7025 5045

Password: 066244

One tap mobile

+19292056099,,87370255045#,,,,0#,,066244# US (New York)

+13017158592,,87370255045#,,,,0#,,066244# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 873 7025 5045

Password: 066244

Find your local number: <https://us02web.zoom.us/j/87370255045?pwd=dmJSSzV2YmVqSkF0NmJHcm1QaVlzUT09>

The hearing is regarding the following:

A request to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses.

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 29, 2020 and July 6, 2020



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(TA 20-01) Consideration with possible action on a request to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses.

BACKGROUND

Aldersperson/District: All

Reason for Request: To expand temporary use duration with conditions in light of COVID-19.

Report: The proposed amendment would allow for an expanded list of uses as reviewed by the Zoning Administrator with an expanded timeline to facilitate temporary uses in light of COVID-19.

Current language:

(7) Additional temporary uses. All other temporary uses or structures are prohibited unless application is made to the Planning Department, which may allow other temporary uses and structures for a maximum of fifteen (15) days per calendar year, provided that staff determines that the proposed temporary use or structure is substantially similar to a temporary use or structure listed above.

Revised Language:

(7) Temporary Uses. All other temporary uses are prohibited unless application is made to the Planning Department, which may allow other temporary uses for a maximum of ninety (90) days per calendar year, with a renewal period up to 90 days. Such uses shall be substantially similar to a temporary use/ listed above or as approved by the Zoning Administrator. A site plan shall be submitted in accordance with 13-1800. Any substantiated complaints or violations related the use shall be grounds for the site plan to be revoked and the use to cease.

Staff feels the proposed amendment would benefit those wishing to engage outdoor activities during seasonal times to offer another form of commercial activity during changing times.

RECOMMENDATION

Staff is recommending approval of the request per the draft ordinance.

FISCAL IMPACT

ATTACHMENTS

- I. GO xx-20 - Amend 13-522(7)Draft

GENERAL ORDINANCE NO. 00-20

**AN ORDINANCE
AMENDING SECTION 13-521(7),
GREEN BAY MUNICIPAL CODE
TEMPORARY USES
(TA 20-01)**

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

SECTION 1. Section 13-509, Green Bay Municipal Code, is amended as follows:

(7) Temporary Uses. All other temporary uses are prohibited unless application is made to the Planning Department, which may allow other temporary uses for a maximum of ninety (90) days per calendar year, with a renewal period up to 90 days. Such uses shall be substantially similar to a temporary use/ listed above or as approved by the Zoning Administrator. A site plan shall be submitted in accordance with 13-1800. Any substantiated complaints or violations related the use shall be grounds for the site plan to be revoked and the use to cease.

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk