



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 31, 2020, 6:00 PM
Virtual Meeting. Public may join via Zoom.

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: Lisa Hanson - Chair, Vacant – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Jacob Miller, Randall Petrouske and Derius Daniels

C. Approval of the Agenda.

- I. Approval of the agenda for the August 31, 2020, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the August 10, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. Election of Vice Chair for the Green Bay Plan Commission due to a vacancy.
2. (CPA 20-01) Public Hearing on the request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5), submitted by Steve Bieda, Mau & Associates, on behalf of Mirhashemi, Inc., property owner (Ald. C. Stevens, District 5).

3. (CPA 20-01) Consideration and possible action on the request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5), submitted by Steve Bieda, Mau & Associates, on behalf of Mirhashemi, Inc., property owner (Ald. C. Stevens, District 5).
4. (ZP 20-22) Public Hearing on the request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Steve Bieda, Mau & Associates, on behalf of Marjorie Charlier, property owner (Ald. L. Gerlach, District 3).
5. (ZP 20-22) Consideration with possible action on the request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Steve Bieda, Mau & Associates, on behalf of Marjorie Charlier, property owner (Ald. L. Gerlach, District 3).
6. (ZP 20-23) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Auto Salvage Operation at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner (Ald. R. Scannell, District 7).
7. (ZP 20-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Automobile Salvage Operation, at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner (Ald. R. Scannell, District 7).

F. Informational.

1. Director's Report.
2. Date of next meeting: Monday, September 28, 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 08/31/20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 841 3767 5822

Password: 483400

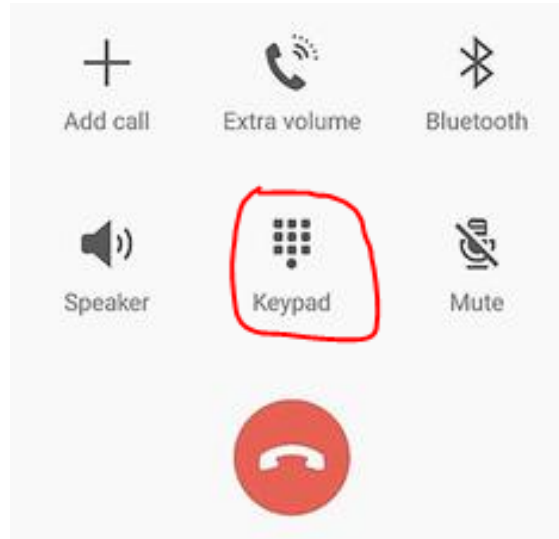
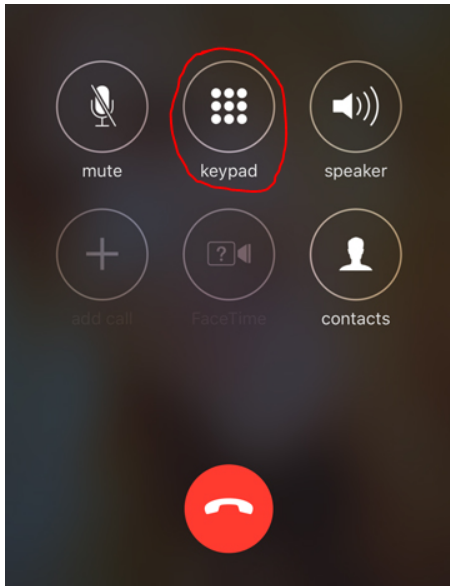
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Additional Information

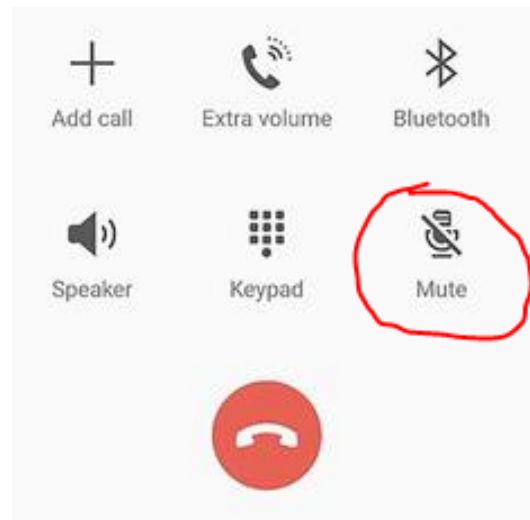
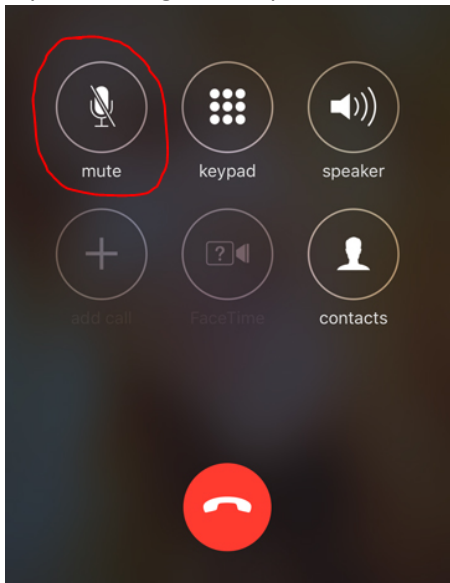
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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, AUGUST 10, 2020, 6:00 PM
Virtual Meeting. Public may join via Zoom.

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

Present: Ald. Veronica Corpus-Dax, Lisa Hanson, Randall Petrouske, Jacob Miller, Sidney Bremer, Derius Daniels, Excused: None

Others Present: Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 10, 2020, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

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

Moved by Randall Petrouske, seconded by Derius Daniels to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

I. Election of Chair for the Green Bay Plan Commission due to a vacancy.

A nomination was made by Vice Chair Sidney Bremer, seconded by Jake Miller to nominate Lisa Hanson as Chair of the Green Bay Plan Commission.

Vice Chair Sid Bremer asked 3 times if there were any other nominations. Motion carried.

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

Chair Lisa Hanson took over the meeting.

2. (ZP 20-20) Public Hearing on a request to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson read into record the rules and procedures for the public hearings. All public hearings have been properly posted.

Chair Lisa Hanson opened the floor for the public hearing to amend the Legends District PUD (ZO 12-11).

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 20-20) Consideration with possible action to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

Moved by Randall Petrouske, seconded by Sidney Bremer to amend the Legends District PUD (ZO 12-11), subject to the draft Planned Unit Development (PUD). Motion carried.

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

4. (ZP 20-21) Public Hearing on a request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the public hearing to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

5. (ZP 20-21) Consideration with possible action on the request to Amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

Moved by Ald. Veronica Corpus-Dax, seconded by Randall Petrouske to approve the request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren 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- Derius Daniels

6. (ED 20-01) Consideration with possible action on the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, submitted by Brian Rasmussen (Ald. V. Corpus-Dax, District 2).

Moved by Randall Petrouske, seconded by Sidney Bremer approve the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, subject to the following conditions:

1. AT&T has fiber optic cables in this area and they may be in conflict with the driveway proposal. A solution must be met between the applicant and AT&T prior to recording this discontinuance.
2. In the event that sidewalks are required to be constructed along Greenbrier Road, the adjacent owner(s) shall, at their expense, regrade the area to conform to the established sidewalk grade ordinance.

Motion carried .

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

7. (TA 20-02) Public Hearing on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Chair Lisa Hanson opened the floor for the public hearing to amend to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

8. (TA 20-02) Consideration with possible action on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Moved by Derius Daniels, seconded by Ald. Veronica Corpus-Dax to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking. Motion carried.

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

9. (TA 20-03) Public Hearing on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

Chair Lisa Hanson opened the floor for the public hearing to amend 13-522 Green Bay Zoning Code regarding game day camping. Motion carried.

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

10. (TA 20-03) Consideration with possible action on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to to amend Chapter 13-522 Green Bay Zoning Code regarding game day camping. Motion carried.

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

F. INFORMATIONAL.

1. Land Division Annual Review

Madison Smith and Stephanie Hummel presented the Land Division Annual Review.

2. Director's Report.

Director Kevin Vonck presented his last Director's Report.
Thank you Kevin! We will miss you!

3. Date of next meeting: Monday, August 31, 2020.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to adjourn. Motion carried.

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



Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(CPA 20-01) Public Hearing on the request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5), submitted by Steve Bieda, Mau & Associates, on behalf of Mirhashemi, Inc., property owner (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CPA 20-01 Class I Public Notification for PC Mtg

For Official Notice:

**Public Notification
Proposed Amendment to the City of Green Bay
Smart Growth 2022 Comprehensive Plan
(CPA 20-01)**

The Green Bay Plan Commission will hold a public hearing on **Monday, August 31, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. 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/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following proposed amendment to the City of Green Bay Smart Growth 2022 Comprehensive Plan (CPA 20-01): A request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5). An image depicting the affected area is available in the office of the Department of Community and Economic Development for the City of Green Bay.

The proposed comprehensive plan amendment would allow for the future rezoning of the property for used car sales.

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

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at (920) 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

Publication Date: August 21, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(CPA 20-01) Consideration and possible action on the request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5), submitted by Steve Bieda, Mau & Associates, on behalf of Mirhashemi, Inc., property owner (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 215 Elizabeth Street

Aldersperson/District: Ald. Craig Stevens/District 5

Reason for Request: The proposed comprehensive plan amendment would allow for the future rezoning of the property for used car sales.

Subject Parcel Zoning and Land Use:

CI – General Commercial (CI), vacant.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: General Commercial (CI) - Vacant, former tavern site

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

SOUTH: Highway Commercial (C2)/General Commercial (CI) - Commercial

EAST: General Industrial (GI) - Self-service storage

WEST: Low Density Residential (R1) - Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium Intensity Retail, Office or Housing (MIROH). The applicant is requesting a Commercial land use.

Analysis: There are two parcels included in the proposed request Tax Parcel 19-234-1, aka 215 Elizabeth Street and Tax Parcel 19-309, 1589 Main Street. The location of 215 Elizabeth Street is the site of a current auto repair shop leased by the property owner to a second party tenant. 215 Elizabeth Street, south to Main Street, has a Highway Commercial (C2) zoning and the “site” has been approved for used car sales.

Due to the limited size for vehicle sales at 1589 Main Street, the applicant is looking to expand vehicles sales to the north. The current General Commercial (CI) zoning does not permit vehicle sales, and a Comprehensive Plan amendment is necessary to change the future land use designation to commercial which. This would allow for a rezoning to Highway Commercial (C2) where, vehicle sales are permitted. A conceptual site plan layout is attached within this agenda packet, which was presented to neighbors as part of a neighborhood meeting conducted last year.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of The Smart Growth 2022 Comprehensive Plan.

Staff feels the proposed amendment is not consistent with the goals and objectives of the plan:
---It does not reduce the land use conflict through appropriate redevelopment of blighted, vacant or underutilized properties, enhanced buffering or screening and improved building and site design. It does not regulate the pattern of land use to find a desirable balance among quality of life, property values, environmental protection and economic development.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.

The proposed amendment should have no impact on public facilities and services.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed change in land use would possibly create a detriment to the residential neighborhood with additional lighting and noise.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

The proposed amendment does not provide a more compatible transition as the adjoining use is more intense than currently recommended.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, groundwater or the impact could be mitigated by improvements on the site or in the same vicinity.

There are no known environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change. Not applicable.

7. The change corrects an error made in the original plan. Not applicable.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service. Not applicable.

9. The change helps the City meet its life-cycle and affordable housing goals. Not applicable.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

There are no landmarks or historically significant features that are being modified as part of the request.

The proposed amendment, if approved, would allow the balance of the property, to the north, to in-fill with a parking lot for vehicle sales and display. The Comprehensive Plan recommendation is to reduce the land use intensity with the proposed MIROH land uses. Opportunities exist to improve and redevelop the subject property to a mixed land use that would be more compatible with residential uses to the north. An amendment to the subject property as commercial would create an expansion of the Main Street corridor

that may be consider too intense; although, the properties do contain existing commercial zoning.

Our staff does not support a change to the future land use as the amended. This is not currently consistent with the current plan recommendation, does not allow for a proper transition from Main Street to residential properties and would solidify a commercial use for the future. There are pending orders from the Department of Community and Economic Development for the condition of the existing parking area that was formerly used for the tavern use.

A neighborhood meeting was conducted on April 17, 2019, at the request of the planning staff with immediate neighbors and the applicant at the Riverside Ballroom. There was no clear consensus at the meeting and many neighbors expressed concerns regarding impact on their homes as the result of an improved car lot.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. Craig Stevens and neighbors within 200 ft. have been noticed of the meeting based on Plan Commission policy.

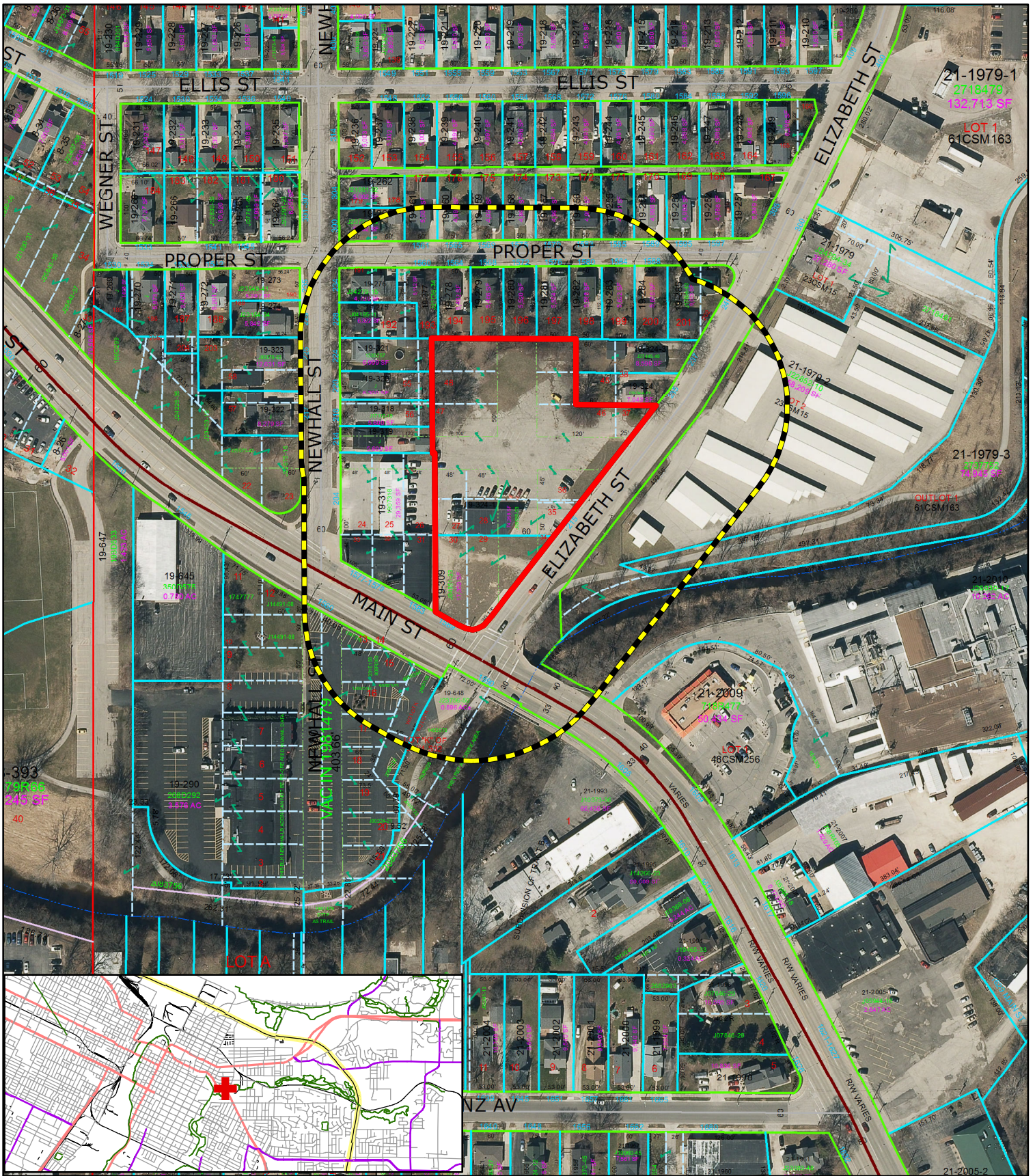
RECOMMENDATION

Staff is recommending denial of the request.

FISCAL IMPACT

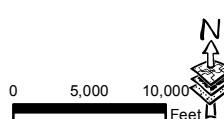
ATTACHMENTS

1. CPA 20-01 letter
2. Site Plan 4-17-19



**Comprehensive Plan Amendment
(CPA 20-01)
215 Elizabeth Street**

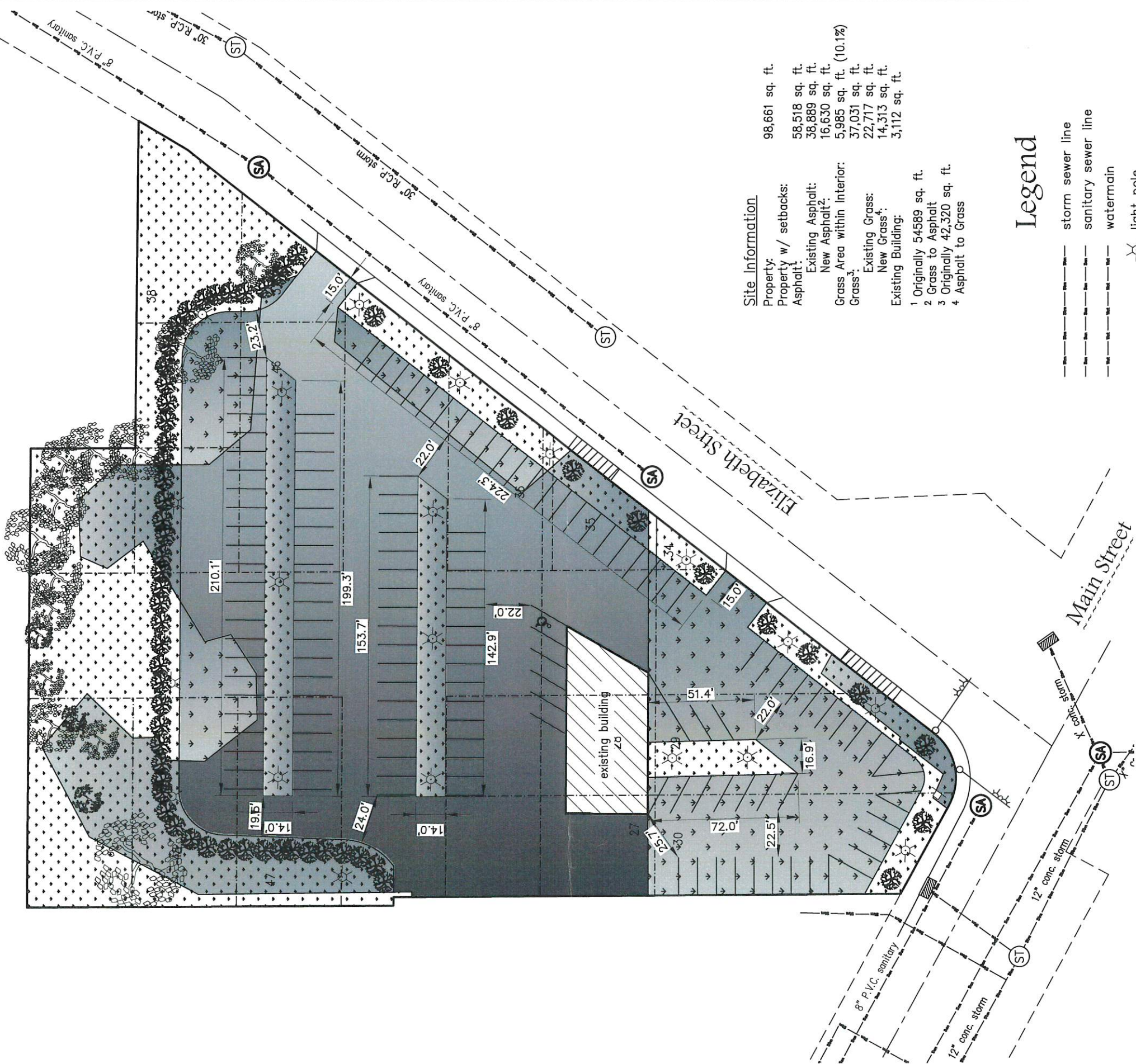
- Parcel Boundary
- 200' Property Owner Notice



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

Comprehensive Site Plan

Part of the recorded plat Newhall's Addition to the City of Green Bay,
being in Unfinished Section 32, Township 24 North, Range 21 East,
City of Green Bay, Brown County, Wisconsin.



Site Information	
Property:	98,661 sq. ft.
Property w/ setbacks:	58,518 sq. ft.
Asphalt ¹ :	38,889 sq. ft.
Existing Asphalt:	16,630 sq. ft.
New Asphalt ² :	5,985 sq. ft. (10.1%)
Grass Area within Interior:	37,031 sq. ft.
Grass ³ :	22,717 sq. ft.
Existing Grass:	14,313 sq. ft.
New Grass ⁴ :	3,112 sq. ft.
Existing Building:	
1 Originally	54,589 sq. ft.
2 Grass to Asphalt	
3 Originally	42,320 sq. ft.
4 Asphalt to Grass	

Legend

- storm sewer line
- sanitary sewer line
- watermain
- light pole
- existing building
- sign
- deciduous tree
- traffic light
- handicap parking space

- existing blacktop to remain
- existing pervious to become impervious
- existing impervious to become pervious
- existing pervious to remain pervious
- existing drive to be closed off

Mirhashemi Inc.
Joe Mirhashemi

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

PROJECT NO.
M-19517
SHEET NO.
1 of 1
DRAWING NO.
X-816

Site Plan

TAX PARCEL NO. 19-324-1 & 19-309
DRAWN BY
ZRH
FILE: M-19517 Exhibit 122017.dwg Data File: X-816.dwg Fieldwork Completed: xxx/xx/xx

SCALE
1"=50'

J.M. Smith's Addition to the City of Green Bay







Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 20-22) Public Hearing on the request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Steve Bieda, Mau & Associates, on behalf of Marjorie Charlier, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-22 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
1748 Main Street
(ZP 20-22)**

The Green Bay Plan Commission will hold a public hearing on **Monday, August 31, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location; 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/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

(ZP 20-22) A request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Steve Bieda, Mau & Associates, on behalf of Marjorie Charlier, 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: August 17, 2020 and August 24, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 20-22) Consideration with possible action on the request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Steve Bieda, Mau & Associates, on behalf of Marjorie Charlier, property owner (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 1748 Main Street

Reason for Request: To permit the redevelopment of the site for vehicle sales.

Aldersperson/District: Ald. Lynn Gerlach/District 3

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: General Commercial (C1) - single-family home/vacant parcel.

NORTH: General Commercial (C1) - Single-family home

SOUTH: Low Density Residential (R1) - Low density residential uses

EAST: Highway Commercial C2)/General Commercial (C1) - Commercial

WEST: Low Density Residential (R1) - Low density residential uses

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

Report: The subject property is located along the 1700 block of Main Street that currently contains a single-family home on the far northern end of the property and the balance of the 0.862 acre parcel is vacant. The proposed rezoning would allow for the construction of an 80 ft. x 40 ft. sales building with surrounding parking for vehicle display, customer and employee parking. A copy of the conceptual site plan is attached within this agenda packet.

Approval of the request will allow for the redevelopment of an infill, vacant commercial lot, that is currently underutilized for its current zoning. Although there is commercial zoning on either side of the subject parcel, staff would not consider this a "spot-zoning" as it is opposite existing C2 zoning and is part of a commercial corridor as recommended by the City's Comprehensive Plan. Ald. Lynn Gerlach and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received one call in support of the request.

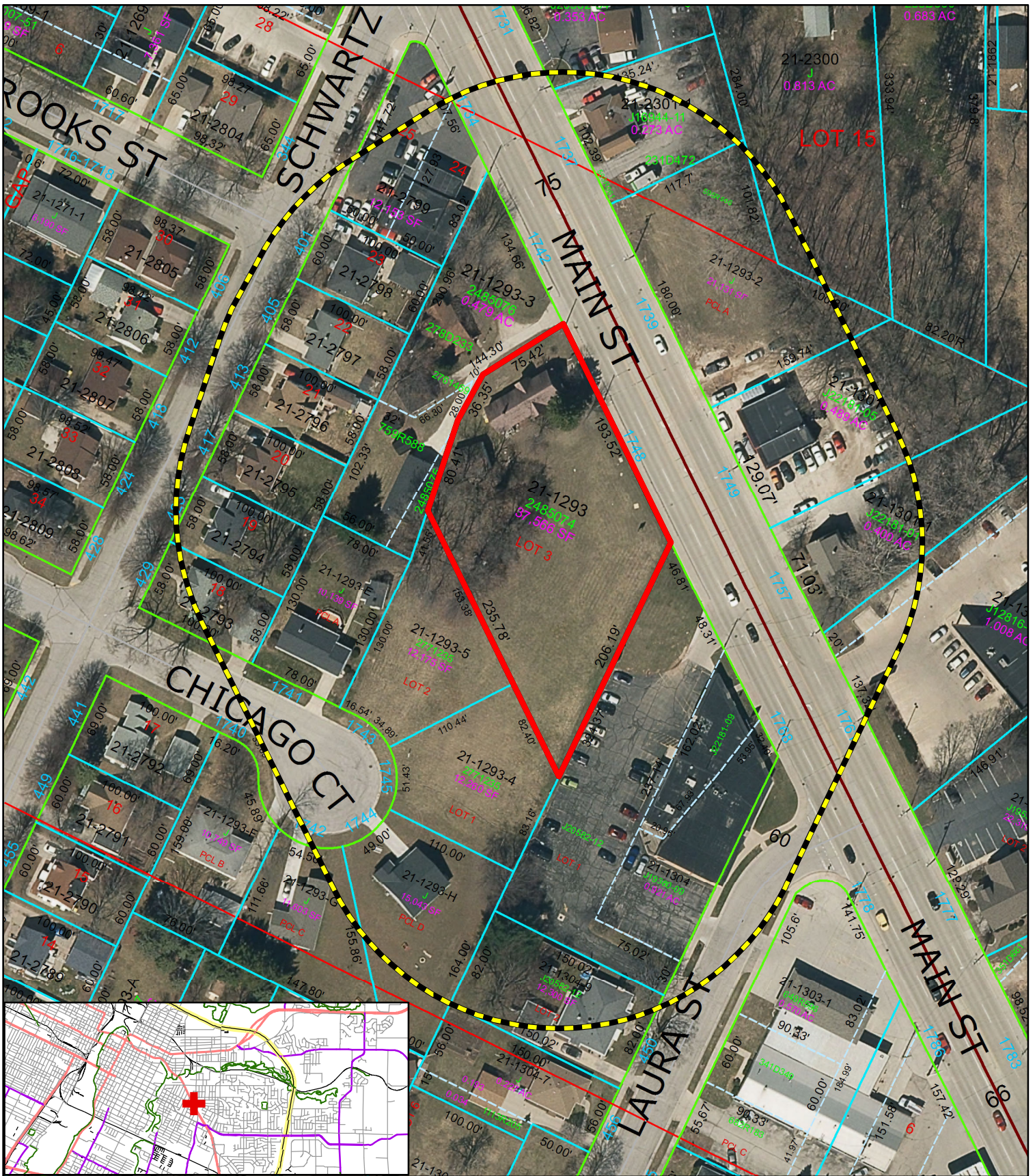
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

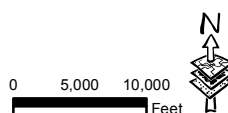
ATTACHMENTS

1. ZP 20-22 letter
2. Concept Site Plan



Zoning Petition (ZP 20-22)
Proposed Rezoning
1748 Main Street

- Subject Area
- 200' Property Owner Notice



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

Conceptual Plan

Lot 3, Volume 62, Certified Survey Maps, Page No. 161, Map No. 8745, Document No. 2771235, Brown County Records, being located in part of Private Claim No. 3, ESFR, City of Green Bay, Brown County, Wisconsin.
~1748 Main Street~



Legend

- proposed building
- proposed asphalt
- proposed green space



SITE STATISTICS

Total Area: 37,566 Square Feet
Impervious Surface: 29,407 Square Feet (78.3%)
Green Space: 8,159 Square Feet (21.7%)

Scale: 1" = 50'

Client: Main Auto Source

Tax Parcel: 21-1293

Drafted By: MRA

File: K-893Site Plan 073020.dwg

Data File: K-893.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.: K-893

Drawing No.: X-1001

Fieldwork Completed: xx/xx/xx



Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 20-23) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Auto Salvage Operation at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner (Ald. R. Scannell, District 7).

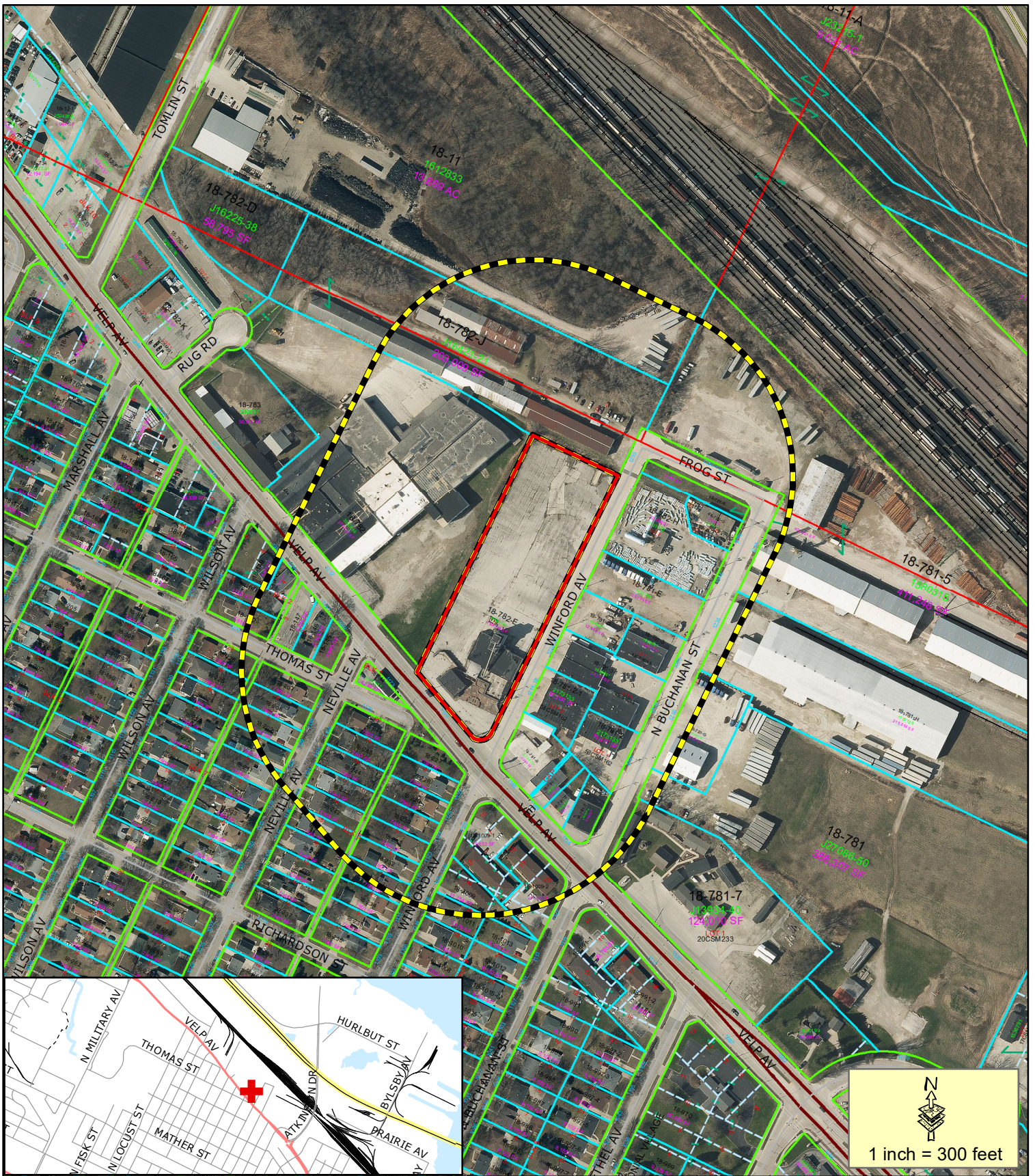
BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-23 Location Map_color
2. ZP 20-23 Class 2 Pub PC Mtg



- Proposed CUP Site
- 400' Property Owner Notice

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

Zoning Petition (ZP 20-23) Proposed Conditional Use Permit (CUP) at 1156 Velp Avenue



For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1156 Velp Avenue
(ZP 20-23)**

The Green Bay Plan Commission will hold a public hearing on **Monday, August 31, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location; 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/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,841 3767 5822# US (Chicago)

+1 646 876 9923,,841 3767 5822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Salvage Operation) at 1156 Velp Ave, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner.

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 david.buck@greenbaywi.gov.

Publication Dates: August 17, 2020 and August 24, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 31, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(ZP 20-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Automobile Salvage Operation, at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 1156 Velp Avenue

Reason for Request: To permit the use of the property for automobile & metal salvage operations.

Aldersperson / District: Ald. Randy Scannell / District 7

Zoning and Land Uses:

Subject Property: C2 Highway Commercial & GI General Industrial - Material Recover

North: GI General Industrial - Warehousing

South: C1 General Commercial & R-1 Low Density Res - Hair Salon & single-family homes

East: General Industrial - Auto service & outdoor storage

West: GI General Industrial - Manufacturing

Comprehensive Plan: The 2022 Smart Growth Plan designates the southern half of the subject site suitable for commercial uses and the northern half of the subject site as general Industrial. Additionally, the Velp Avenue Areawide Plan (adopted in June 2017) designates the property as Transformative Opportunity Site #3 with the most desirable and compatible land-uses to include commercial, office, mixed-use and modern industrial uses. The proposed use of the entire property for salvage operations is not consistent with the recommendations of the Comprehensive and Velp Avenue Plans.

Report: The subject property is an existing 138,000 sq. ft. / 3.17 acre parcel located at the northwest corner of the Velp Avenue-Winford Avenue intersection. The lot is currently vacant of all buildings but is fully covered with impervious concrete and compacted gravel and loose gravel from a recently demolished 15,000 sq. ft. building and the remnants of a stone and block wall/display structure. The site also contains two curb-cuts along Velp Avenue and six curb-cuts along Winford Avenue.

The request for the Conditional Use Permit (CUP) is to permit the newly established material recovery use to include automobile salvage/scrap yard operations, both defined in the Zoning Code as:

- Material recovery facility (major): A facility for the deposit, sorting, or batching, but not processing, of post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.
- Auto salvage yard, scrap yard: A facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans.

The petitioner intends to redevelop the site as a secondary scrap yard for the collection of metals and

junk/salvaged vehicles as described in the submitted application. Current commercial material recovery operations began in August 2020, with operating hours Monday – Friday from 6 a.m. to 6 p.m. Proposed public operating hours for salvage are Monday-Friday from 7 a.m. to 4 p.m. and Saturdays from 7 a.m. to 12 p.m. Anticipated site modifications would be made over an undefined time frame and include an industrial truck scale, 5,400 sq. ft. warehouse, 600 sq. ft. mobile storage container to function as an office space, outdoor storage of “rolloffs/luggers/trailers”, outdoor storage, stockpiles of scrap materials and outdoor equipment parking/storage.

The Comprehensive Plan depicts the north half of the site suitable for general industrial uses consistent with the request while the southern half is designated for commercial uses not consistent with the request. The Velp Avenue Areawide Plan’s recommendation is primarily for mixed-use and modern industrial uses such as small scale production facilities and showrooms with the general intent of reserving the Velp Avenue frontage for commercial and less intense industrial uses that will redefine Velp Avenue as a gateway corridor to the downtown with greater “curb appeal”. However, the zoning designation of a majority of the site is currently GI General Industrial. To facilitate the proposed use while also retaining consistency with adopted plans. Staff is recommending that the proposed material recovery/scrap operations be limited along the Velp Avenue frontage to the extent needed to provide suitable area for the development of commercial or less-intense industrial uses. After consultation with a commercial real estate professional and the City’s Economic Development staff, it was determined that a minimum of approximately 1 acre of land would be needed to be reserved for commercial redevelopment along the frontage. This equates to an area extending from the Velp Avenue right-of-way to the northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line (.88 acres). Staff is recommending that Salvage operations be prohibited within this area.

Evaluation of the property during standard CUP request evaluation revealed that the site is currently in a semi-blighted state with no longer used improvements remaining in place at various locations including remnants of former building, piles of gravel, two unused curb cuts on Velp Avenue and six curb cuts on Winford Avenue, four of which appear to be unused on the submitted site plan. While many of these improvements may need to be removed in relation to recently issued demolition permits, staff believes it is important to include a condition of CUP approval that the area prohibited for salvage uses (referenced above) shall have pavement, curb-cuts, and other improvements removed and be returned to vegetative ground cover as well as the unused curb-cuts along Velp and Winford Avenues be removed.

Operations of this type and intensity with primarily outdoor industrial business require fencing as a screen within the existing Zoning Code. The site currently has a fence with fabric covering that is somewhat impervious to sight. However, this regulation assumes that other industrial or heavier commercial uses are adjacent/nearby. The close proximity to low density residential uses (across Velp Avenue to the south) can often be incompatible. Additionally, visual, noise and other impacts associated may hinder potential redevelopment of the Velp Avenue frontage. In an attempt to minimize and/or alleviate these potential issues, staff is recommending that screen/buffer be enhanced along the south side of the fencing with established buffer design for nonresidential uses in residential districts (Zoning Code Section 13-1820) which is the inclusion of a landscaped buffer/vegetative screen a minimum of 6 ft. in height and not less than 90 percent opaque on a year-round basis.

Although the proposed use of the site is not the most desirable and not fully consistent with the long range plans adopted by the City, Staff is supporting the CUP request with the inclusion of the proposed conditions, suggested in order to achieve the highest level of compliance with adopted plans while still allowing the salvage operation to be established.

Ald. Randy Scannell, Mather Heights Neighborhood Association and property owners within 400 ft. have been notified of the request as well as the placement of a zoning action notification sign along the Velp Avenue frontage. Staff has received six inquiries as of the drafting of this report, three of which were simply

inquiries and three of which were objections. The objections are based on concerns over noise levels of the operations, views of the materials stored outside from Velp Avenue, negative impacts on redevelopment efforts of the Velp Avenue corridor and potential negative impact to property values of homes on the south side of Velp Avenue.

RECOMMENDATION

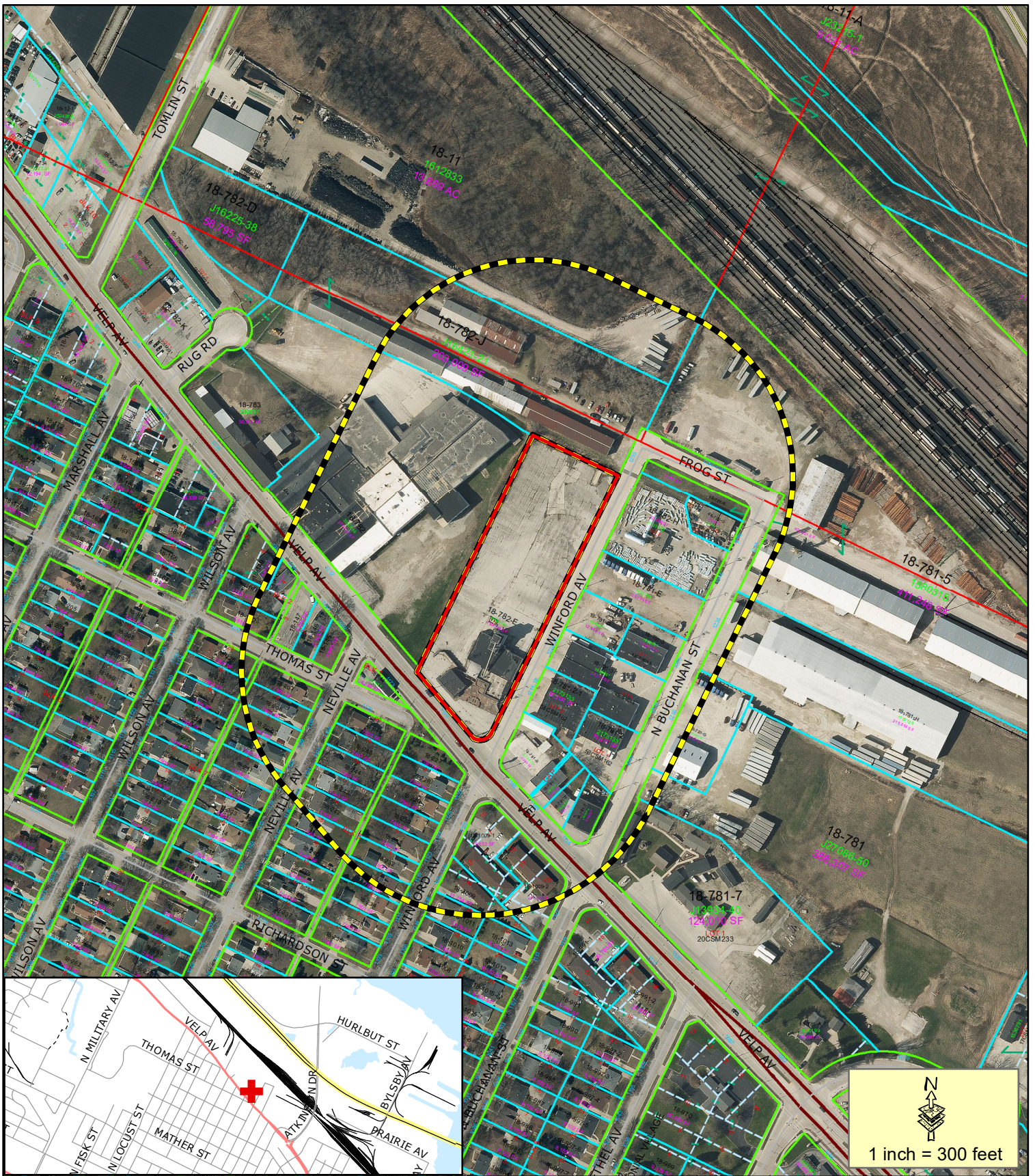
Staff is recommending approval of the CUP request with the following conditions:

1. Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line;
2. Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;
3. Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works; and
4. Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of 6 ft. in height and not less than 90 percent opaque on a year-round basis.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-23 Location Map_color
2. Request for City Action - Plan Commission - Conditional Use Permit
3. fig2_FacilityLayoutandDrainage
4. Velp Ave Plan Excerpt
5. ZP 20-23 Resolution



- Proposed CUP Site
- 400' Property Owner Notice

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

Zoning Petition (ZP 20-23)

Proposed Conditional Use Permit (CUP) at 1156 Velp Avenue



REQUEST FOR CITY ACTION - PLAN COMMISSION

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

Date: 8/6/2020

Petitioner(s): Burrows Midwest, LLC (dba Midwest Scrap Metal)

Phone Number: 920-693-8261

Address: 1156 Velp Ave City: Green Bay State: WI Zip Code: 54303

Property Owner: Sal Bs on Velp, LLC

Phone Number: 920-693-8261

Parcel Numbers (required): 18-782-E

Location of Property: 138,559 SQ FT WINNEY OR LAVENTURE CLAIM THAT PRT OF LAVENTURE CLAIM AS DESC IN 598 R 361 EX 624 R 348 & EX PCL 112 OF TPP 1450-04-21-4.15 - Please See Attached

Attach maps and legal descriptions (required).

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

I, Eric Burrows of Burrows Midwest, LLC, 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): [Signature]

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 see attached document.

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

Action Desired:

Burrows Midwest, LLC (dba Midwest Scrap Metal) is requesting a Conditional Use Permit (CUP) to purchase junk/ salvage vehicles. Junk/salvaged vehicles would be removed and transported to B&B Metals biweekly or sooner time frame.

Operational Activity

The Facility is located at the former County Materials Corporation operation in Green Bay, WI which ceased manufacturing in approximately 2012. Sal Bs Scrap Metal on Velp, LLC purchased the property in November 2013. Burrows Midwest, LLC (dba Midwest Scrap Metal) rents the property from Sal Bs Scrap Metal on Velp, LLC. Midwest Scrap Metal is in the process of removing and demolishing structures to allow for further redevelopment and future operations at the property. The property consists of one legal parcel, with a total acreage of approximately 3.18 acres.

Midwest Scrap Metal's will operate out of portable office of 16' x 40'. There is also intentions of having a 60' x 90' warehouse building built on the site. Bill Lorrigan Construction is in the process of submitting the application for the building permit.

Midwest Scrap Metal opened for operations in August 2020. Current operating hours are Monday through Friday from 6:00 am to 6:00 pm. All outdoor scrap processing operations are currently occurring on the central and north side of the property. These operations consist of acceptance and unloading of scrap from a variety of local commercial accounts. The scrap materials are received directly at the facility when incoming loads are weighed at the scale house. Vehicles are then directed to the appropriate unloading/storage area on the property. Commercial vehicles with ferrous metals typically unload outdoors in segregated scrap areas. The scrap is either placed on the ground on paved surfaces, or placed directly in dumpsters (if the threat of stormwater contamination is apparent).

Ferrous metals accepted include the following:

- Farm Machinery
- Clean Steel Rebar
- Machine Cast
- Transformers/Welders
- Prepared Foundry Steel
- Stove, Motor, Auto Cast & Brake Drums
- Unclean Auto Blocks
- Baling Wire/Fencing
- Electric Motors

Non-Ferrous metals accepted include the following:

- Aluminum
- Die Cast
- Lead
- Magnesium
- Radiators
- Brass
- Copper
- Stainless
- Zinc
- Sealed Units
- Auto Batteries

The following items are NOT accepted:

- Light bulbs
- Tires
- Small household batteries
- Dishwashers
- Electronics
- Precious Metals
- Treadmills
- New all plastic microwaves
- Aerosol Cans

Anticipated public operating hours are Monday through Friday from 7:00 am to 4:00 pm and Saturday from 7am until Noon. Residential items to be accepted includes the following:

- Appliances (any refrigerant remaining in appliances is removed indoors in a Refrigerant Removal Area by qualified technicians)
 - Air Conditioners
 - Dehumidifiers
 - Freezers
 - Refrigerators
- Grills
- Propane tanks (only if obvious holes are present)
- Snow blowers and lawn mowers (if all fluids are drained and tires removed)
- Bikes (with tires removed)
- Junk vehicles / Salvage vehicles

For commercial accounts, Midwest Scrap Metal also offers lugger and roll off boxes and/or trailers. Covers for lugger boxes are provided upon request. They also provide fork lift boxes and self-dumping hoppers to use inside facilities. In addition, they also provide semi-trailers and large containers for large amounts of scrap from major scrap clean ups, and can pick up large obsolete machines and equipment.

Once received, all scrap is segregated into common piles or containers and held for shipment to B&B Metals Processing Company, Inc. (B&B Metals) in Newton, WI. Junk/salvaged vehicles would be removed and transported to B&B Metals biweekly time frame. B&B Metals operates a large metal shredder capable of shredding large metal objects (including vehicles) to facilitate the reintroduction of the waste metals into various recycling streams and uses, primarily the smelting and metal industries.

Owner: Sal Bs Scrap Metal on Velp, LLC

Petitioners: Burrows Midwest, LLC (dba Midwest Scrap Metal)

Parcel#: 18-782-E

Legal Description:

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40Q20: thence N60° 29'12"E, 1589.97 feet to Brown County Surveyor's Traverse Point ID Number 40021.1; thence N59° 41'47"W, 1867.36 feet to a point on the Westerly right of way of Winford Ave being 94.4 feet South of the North line of the Laventure Claim, and being the point of beginning; thence S26°29'53"W, 606.44 feet along said Westerly right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1294 of the recorded Transportation Project Plat Number 1450-04-4.15(Volume1. Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S26°28'52"W. 43.71 feet along said right of way to point 1315, said Transportation Project Plat; thence 47.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316, said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northerly right of way of United States Highway 141, also known as Velp Avenue to point 1317, said Transpiration Project Plat; thence N26°29'53"E, 598.53 feet: thence S64°03'47"E, 215.00 feet to the point of beginning.

Parcel contains 138,399 sq. ft / 3.18 acres more or less.

Parcel subject to easements and restrictions of record.

Amended Site Plan

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin.

LEGAL DESCRIPTION

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40020; thence N60°29'12"E, 1589.37 feet to Brown County Surveyor's Traverse Point ID Number 40021; thence N67°41'47"W, 1867.36 feet to a point on the Western right of way of Winford Avenue being 94.4 feet South of the North line of the Laventure Claim; and being the point of beginning; thence S28°29'53"W, 606.44 feet along said Western right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1294 of the recorded Transportation Project Plat Number 140-04-21-4.15 (Volume 1, Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S28°28'52"W, 43.71 feet along said right of way to point 1315; said Transportation Project Plat; thence 47.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316; said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northern right of way of United States Highway 141, also known as Velp Avenue to point 1317; said Transportation Project Plat; thence N28°29'53"E, 595.53 feet; thence S64°03'47"E, 215.00 feet to the point of beginning.

Parcel contains 138,399 sq. ft. / 3.18 acres, more or less.
Parcel subject to easements and restrictions of record.

Steven M. Bode
P.L.S.-2275
May 14, 2017
Revised June 7th, 2019 (Maintenance/scale blog)
Revised August 22nd, 2019 (Per City review letter)
Revised March 10th, 2020 (Labeled Uses)
Revised May 18th, 2020 (moved scale and scale building)
Revised May 28th, 2020 (Per City Review)



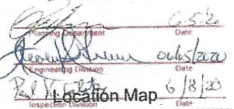
Site Coverage Calculations

Total Site = 138,399 s.f. = 100.0%
Asphalt = 111,376 s.f. = 78.3%
Concrete = 27,961 s.f. = 20.2%
Buildings = 60.2%
Grass = 1.3%

NOTES

- 1) Subject parcel is zoned G - General Industrial
- 2) Property located in Flood Zone "AE" (Base Flood Elevation Determined) and "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to the FEMA FIRM 50009C0166F, dated August 19, 2009
- 3) Table A #16, There is no evidence of current earth moving work, building construction or building additions
- 4) There are no wetlands per the WDNR inventory maps
- 5) It is the Buyer's intent to provide green cloth screening as required by City Code Section 13-904
- 6) Gravel areas for the sized buildings shall be restored to green space per City Code
- 7) Any entrance drives to be abandoned, shall be abandoned in compliance with City Code Sec. 13-1706(h)
- 8) The Buyer does not intend on making any improvements, including utility related improvements, to the Property of this line other than as indicated herein
- 9) The type of material to be located on site will be primarily ferrous metals/scrap (for example, sheet metal, steel, etc.) and some non-ferrous metals/scrap (for example, aluminum siding, etc.)
- 10) No hazardous materials will be stored within the 100 year floodplain (Flood Zone AE)
- 11) REVISIONS TO THIS SITE PLAN FROM PREVIOUS SUBMITTAL:
Outdoor Roll-off Box & Lugger Box parking, new fencing, material storage areas and moved scale and maintenance 1/2 scale building.

CITY OF GREEN BAY, WISCONSIN
CONDITIONALLY APPROVED
SITE PLAN



City of Green Bay

2nd REVISED
OWNER 1156 Velp Av
RECEIVED SH 1545
JUN 05 2020
DH 70424

Owner:

SALES SCRAP METALS ON VELD LLC

Mau & Associates
LAND SURVEYING & PLANNING

TAX PARCEL NO. 18-782-E

Site Plan

SCALE
1"=3'

\\us1502401\workgroup\1937\active\193707578\03_data\gis_cadd\gis\mxd\figx_SWMP_CB.mxd Revised: 2020-08-17 By: jvandeboom

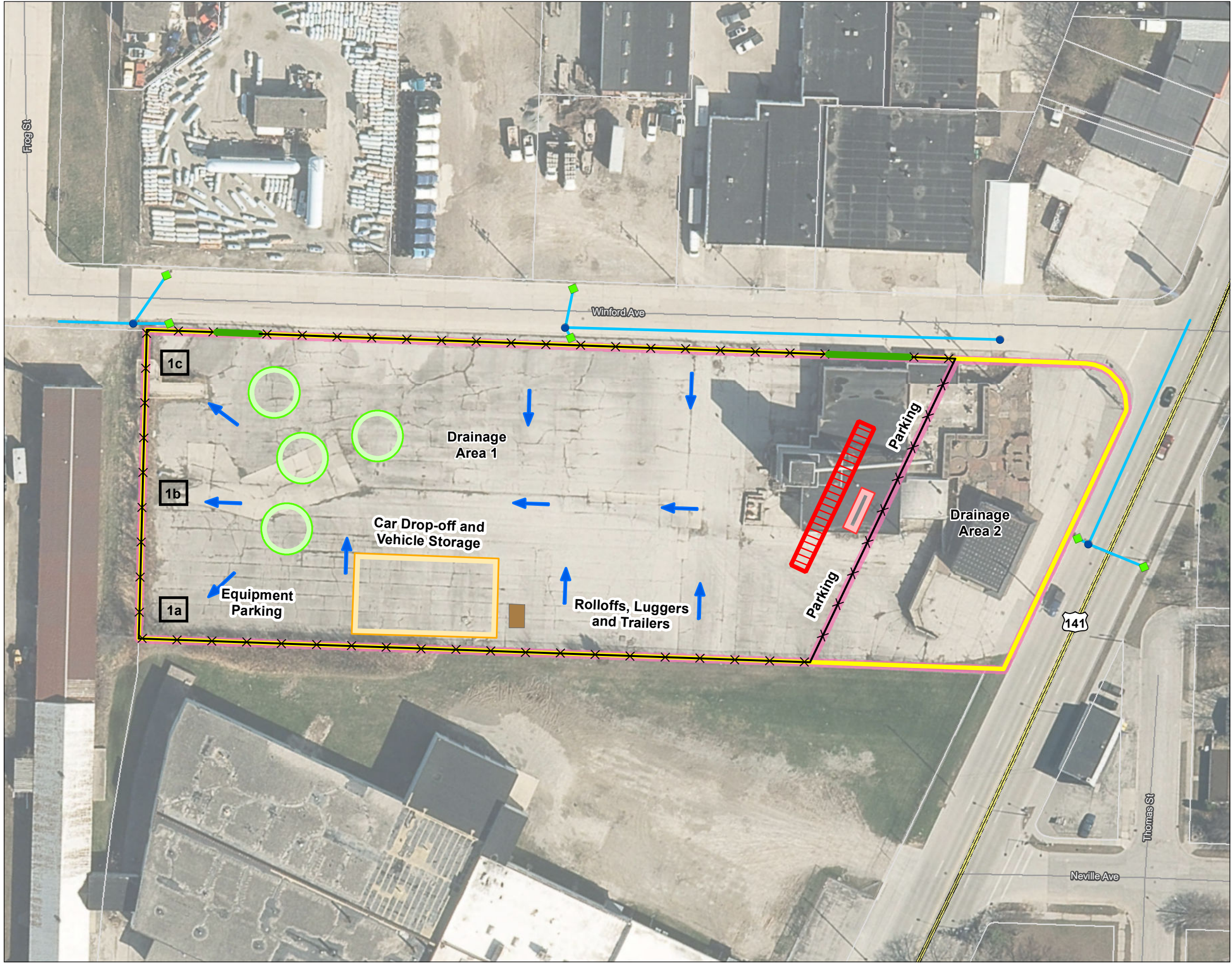


Figure No. **1**

Title
SITE LOCATION, FACILITY LAYOUT AND DRAINAGE

Client/Project
Burrows Midwest, LLC
1156 Velp Avenue

Project Location
T24N, R20E, S23,
C. of Green Bay,
Brown Co., WI

193707864
Prepared by JMV on 2020-08-17
Technical Review by MK on 2020-08-17
Independent Review by XXX on 2020-08-17

0 35 70 Feet
1:840 (At original document size of 11x17)

Legend

- Site Boundary
- Parcels
- Utilities
 - Storm Sewer Catch Basin
 - Storm Sewer Manhole
 - Storm Sewer
- Site Work
 - Fence
 - Entrance/Exit
 - Car Bay / Non-Ferrous Building and Residential Unloading Area (60' x 90')
 - Office Building (16' x 40')
 - Scale
 - Miscellaneous Scrap Piles and Commercial Unloading Area
 - 1,000 Gallon Storage Tank (Diesel Fuel)
- Drainage Information
 - Drainage Area
 - Outfall
 - Stormwater Flow

Notes

Howard
Green Bay
29
32
141
141

VELP AVENUE AREAWIDE PLAN



PREPARED FOR THE CITY OF GREEN BAY, WI

June 2017



TRANSFORMATIVE OPPORTUNITY SITE #3

SITE DESCRIPTION

Transformative Opportunity Site #3 is located north of Velp Avenue between Rug Road and Winford Avenue. The site is composed of three adjacent parcels totaling approximately 10.5 acres. Two of the western-most parcels (1218 and 1212 Velp) have been the site of the Alwin building which has housed industrial operations including pulp warehouses, metal stamping, and auto trailer manufacturing since at least the 1930s. These parcels are currently utilized as adjoined manufacturing facilities occupying approximately 50,500 square feet with associated gravel receiving and parking areas. The third parcel (1156 Velp) is a vacant former concrete block manufacturing facility. Most of the third parcel consists of a large asphalt staging area with small industrial buildings occupying approximately 11,853 square feet along Velp Avenue. Buildings on Transformative Opportunity Site #3 appear in generally poor condition cosmetically; however, all have consistently passed building inspections by the City of Green Bay Fire Department within the last seven years. Transformative opportunity Site #3 is illustrated in Figure 5-6.

Figure 5-6: Transformative Opportunity Site #3



Source: Google

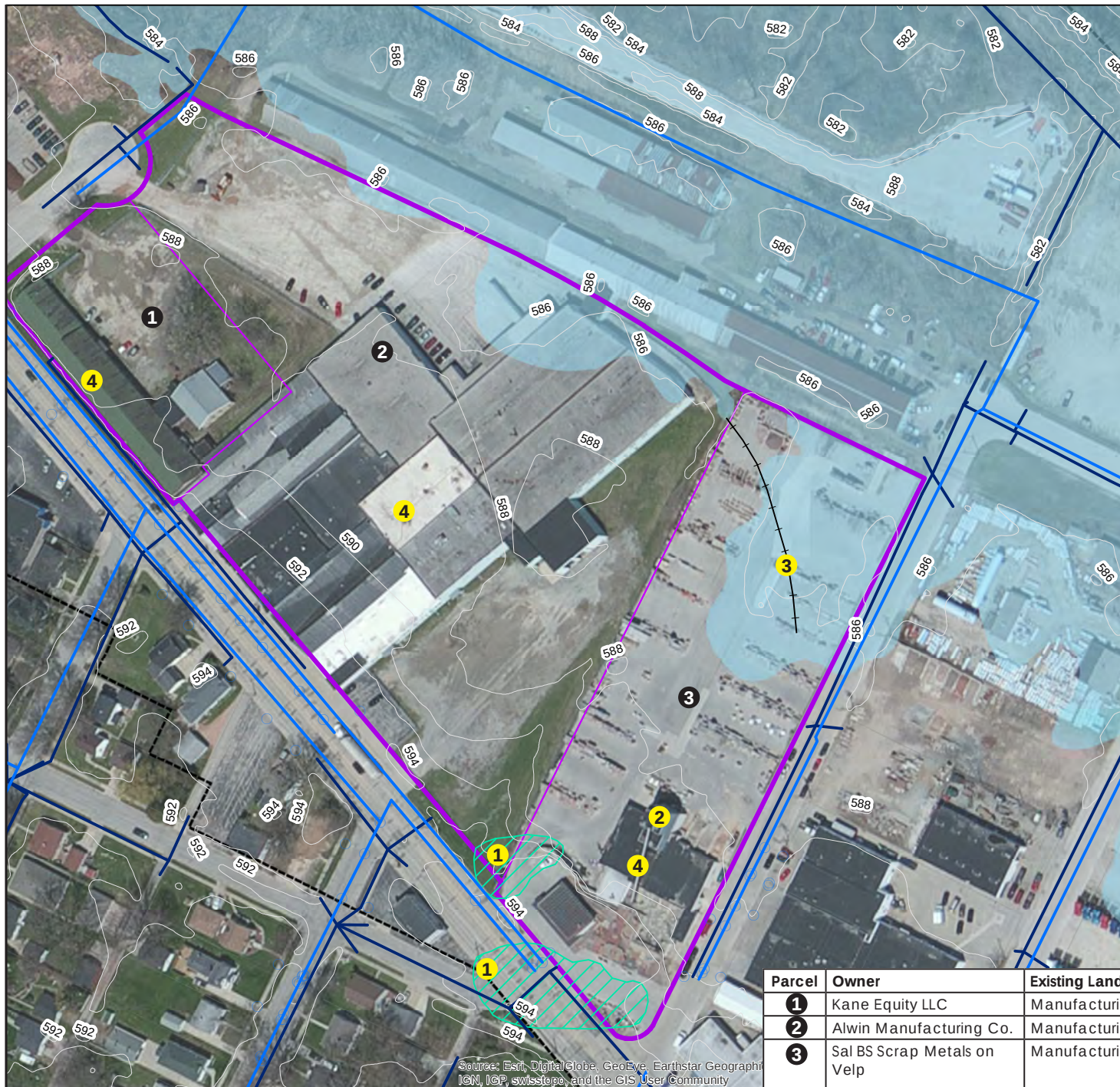
Table 5-1c: Site #3 Known and Potential Contamination

Parcel #	Description	Known BRRTS #(s)	Soil Contamination Description	Groundwater Contamination	Potential Vapor Intrusion	Building Condition	Comment
18-783	1218 Velp Avenue Manufacturing Company	None	Unknown	Unknown	Possible	Poor with signs of neglect	Old manufacturing facility in poor condition with signs of neglect and proper maintenance
18-782	1212 Velp Avenue Alwin Manufacturing Company	13-05-573409	Unknown	Contamination from 1156 Velp Avenue	Possible	Moderate/Poor	Groundwater contamination resulting from an offsite release at 1156 Velp Avenue, former County Block facility
18-782-E	1156 Velp Avenue Vacant Former County Block facility	03-05-000812	Unknown	Petroleum = benzene, xylene, MTBE	Likely	Poor	Five closed/removed Petroleum storage tanks registered with DATCP. Two ASTs currently remain on the Parcel

BROWNFIELD STATUS

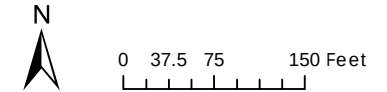
Transformative Opportunity Site #3 is generally classified to have high environmental concern with a moderate level of data uncertainty. Historically, one Underground Storage Tank (UST) and four Above Ground Storage Tanks (ASTs) containing petroleum were present on the easternmost parcel at 1156 Velp Avenue. These tanks are registered with the Department of Agriculture Trade and Consumer Protection (DATCP) and listed as closed/removed. In 1991 the WDNR was notified of a petroleum release in association with the petroleum tanks and the WDNR opened Bureau of Remediation and Redevelopment Tracking System (BRRTS) case #03-05-000812 for the parcel. Upon further investigation, contaminated groundwater was discovered on-site and extending off-site to the west onto Parcel #18-782 at 1212 Velp Avenue. Following groundwater monitoring, the WDNR closed the case in September of 2000 with groundwater use restrictions indicating groundwater contamination was still present on and off-site. Currently, there appear to be two petroleum or diesel ASTs present at 1156 Velp and it is unclear whether these tanks are empty.

Potential other contaminants that may be present on Transformative Opportunity Site #3 include petroleum or other hazardous substances related to former industrial activities given over 75 years of industrial use of these parcels and a railroad spur which formerly occupied a portion of the 1156 Velp Avenue parcel. In addition, it is unknown whether an evaluation for the potential presence of ACM and LBP in the site buildings has been conducted. Since many of the site buildings were constructed prior to the 1980s, there is a greater likelihood for ACM and LBP to be present. Sampling and assessment of the buildings for these and other hazardous materials is also recommended as a prerequisite for demolition or rehabilitation of the site buildings. Assessment of potential hazardous substances not investigated as a part of previous investigations is also recommended. Figure 5-7 highlights known environmental impacts associated with the Site. Table 5-1c summarizes the known and potential impacts associated with Transformative Opportunity Site #3.



Transformative Opportunity Site #3

Velp Avenue Corridor
Green Bay, WI



- Sanitary Network Junctions
- 2-Foot Contours
- Sanitary Sewer Main
- Storm Sewer Main
- Former Railroad Spur
- Site Number**
- Transformative Opportunity #3
- 100-year Floodplain
- Planning Area Boundary
- Parcels

Documented and Potential Environmental Concerns:

- 1** Approximate extent of groundwater impacts. BRRs #03-05-000812
- 2** Existing Above-ground Storage Tanks (2)
- 3** Approximate location of former railroad spur.
- 4** Potential Asbestos Containing Materials and Lead Based Paint in buildings.

Parcel	Owner	Existing Land Use	Zoning	Future Land Use	Parcel Size
1	Kane Equity LLC	Manufacturing	GI General Industrial	Commercial	1.16 acres
2	Alwin Manufacturing Co.	Manufacturing	GI General Industrial	Commercial	6.31 acres
3	Sal BS Scrap Metals on Velp	Manufacturing	GI General Industrial (Rear) C2 Highway Commercial (Front)	Commercial	3.20 acres

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, IGN, IGP, swisstopo, and the GIS User Community

Figure 5-7: Transformative Opportunity Site #3 Issues

Source: Stantec

Land Use	Compatibility	
	Least	Most
Commercial		x
Multi-family Residential	x	
Office		x
Mixed Use: Office/Retail		x
Industrial		x
Green Open Space	x	

POTENTIAL REDEVELOPMENT SCENARIO

This site has a complex industrial history and much of the site is still active. The Alwin Building presents a unique situation: the older, western part of the building is vacant, while the newer, eastern part of the building is home to four active businesses. Over time, a potential redevelopment scenario assumes the site remains industrial, but with some modifications.

Given the historic character of the western part of the Alwin building, this structure could be rehabilitated to house a unique destination, such as a brewery and tap room or restaurant. There is ample room behind the building which could serve as a patio space for customers. Additionally, there is little room between the existing structure and roadway. A patio space behind the building could provide opportunities for pedestrian facilities to create connectivity behind the site.

The eastern part of the site could be redeveloped to include larger-scale commercial/industrial spaces. These spaces could include both warehousing or small-scale production areas and showrooms.

GENERAL OBSERVATIONS OF SITE DEVELOPMENT NEEDS

Removing existing buildings could generate issues related to ground contamination, asbestos remediation, etc. Soils and subsoils will need to be tested for industrial solvents or other contaminants from previous land uses. Should the redevelopment scenario involve showroom commercial areas with loading docks, additional excavation may be necessary to support loading docks. Buildings shown in the redevelopment scenarios are slab on grade construction with structural footings and foundations requiring excavations. Stormwater management will favor filtration and if possible infiltration, grassy swales and overland drainage to existing wetland north of the site (if permitted; easements may be needed). Additional stormwater management may be accomplished through connection to the municipal storm and sewer system on Velp and Winford Avenues.

GREATEST OPPORTUNITIES

- Modern industrial uses
- Potential reuse of historic structure



**RESOLUTION AUTHORIZING CONDITIONAL USE
APPROVAL AT 1156 VELP AVENUE
(ZP 20-19)**

September 8, 2020

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

That, pursuant to Zoning Petition 20-23 and the recommendation of the Plan Commission on August 31, 2020, the City of Green Bay does authorize a conditional-use permit a Material Recovery Facility (Auto & Metal Salvage Operation) at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner:

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40Q20: thence N60° 29' 12"E, 1589.97 feet to Brown County Surveyor's Traverse Point ID Number 40021.1; thence N59° 41'47"W, 1867 .36 feet to a point on the Westerly right of way of Winford Ave being 94.4 feet South of the North line of the Laventure Claim, and being the point of beginning; thence S26°29'53"W, 606.44 feet along said Westerly right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1294 of the recorded Transportation Project Plat Number 1450-04-4.15(Volumel. Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S26°28'52"W. 43.71 feet along said right of way to point 1315, said Transportation Project Plat; thence 4 7.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316, said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northerly right of way of United States Highway 141, also known as Velp Avenue to point 1317, said Transpiration Project Plat; thence N26°29' 53"E, 598.53 feet: thence S64°03 '4 7"E, 215 .00 feet to the point of beginning.

Parcel contains 138,399 sq. ft/ 3.18 acres more or less.

Parcel subject to easements and restrictions of record.

Tax Parcel No. 18-782-E

Said conditional-use permit shall be granted subject to:

- a) Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130' along the western property line and 200' along the Winford Avenue right-of-way / eastern property line;
- b) Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;

- c) Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works; and
- d) Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six feet in height and not less than 90 percent opaque on a year-round basis.

Adopted _____

Approved _____

Mayor

Clerk

db

Attachment – Map