



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 28, 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, Jacob Miller – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Randall Petrouske, and Derius Daniels

C. Approval of the Agenda.

- I. Approval of the agenda for the September 28, 2020, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the August 31, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

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

* Item is a continuation from the August 31, 2020 Plan Commission Meeting.

2. (ZP 20-24) Public Hearing on the request to rezone 0 N. Huron Road from Rural Residential (RR) to Conservancy (CON), submitted by Holly Baseman, on behalf of Baird Creek Preservation Foundation, property owner (Ald. B. Dorff, District 1 and Ald. V. Corpus-Dax, District 2).

3. (ZP 20-24) Consideration with possible action on the request to rezone 0 N. Huron Road from Rural Residential (RR) to Conservancy (CON), submitted by Holly Baseman, on behalf of Baird Creek Preservation Foundation, property owner (Ald. B. Dorff, District 1 and Ald. V. Corpus-Dax, District 2).
4. (ZP 20-25) Public Hearing on the request to amend the boundaries Zoning Ordinance 9-03, Planned Unit Development (PUD) for the property located in the 200 Block of Highland Park Avenue, Tax Parcel 21-1229, submitted by Judy Husar, United Financial Group, Inc. Parkway Highlands III, LLC, property owner. (Ald. C. Stevens, District 5).
5. (ZP 20-25) Consideration with possible action on the request to amend the boundaries Zoning Ordinance 9-03, Planned Unit Development (PUD) for the property located in the 200 Block of Highland Park Avenue, Tax Parcel 21-1229, submitted by Judy Husar, United Financial Group, Inc. Parkway Highlands III, LLC, property owner (Ald. C. Stevens, District 5).
6. (ZP 20-26) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for the height of a detached accessory structure located at 1006 N. Buchanan Street, submitted by Julian Hernandez, property owner (Ald. M. Steuer, District 10).
7. (ZP 20-26) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for the height of a detached accessory structure located at 1006 N. Buchanan Street, submitted by Julian Hernandez, property owner (Ald. M. Steuer, District 10).
8. (SP 20-01) Consideration with possible action on the request to declare city property located at 946 Velp Avenue as City Surplus, submitted by Vyacheslav (Sam) Teslyuk, adjoining property owner (Ald. R. Scannell, District 7).

F. Informational.

1. Director's Report.
2. Date of next meeting: Monday, October 12, 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 09/28/20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

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

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Password: 483400

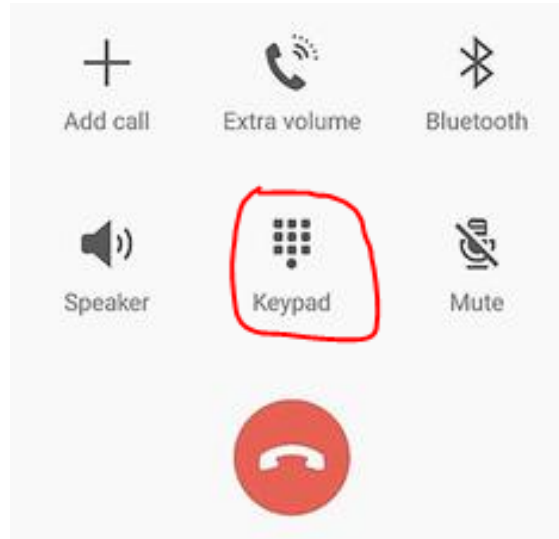
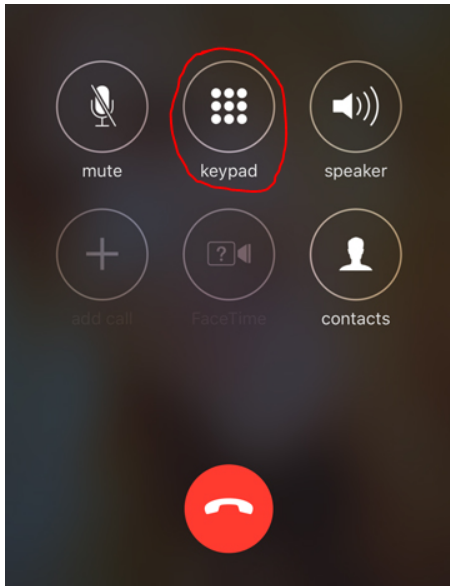
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

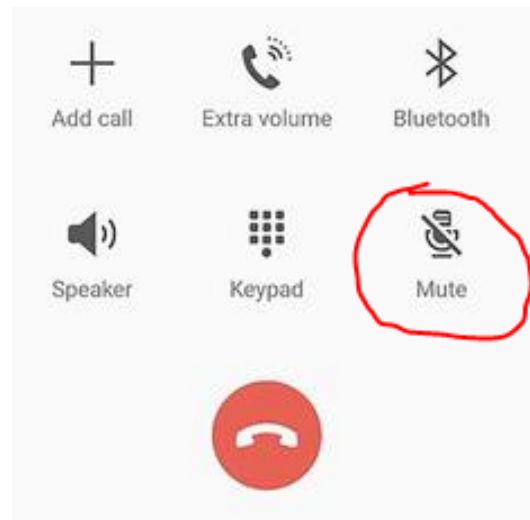
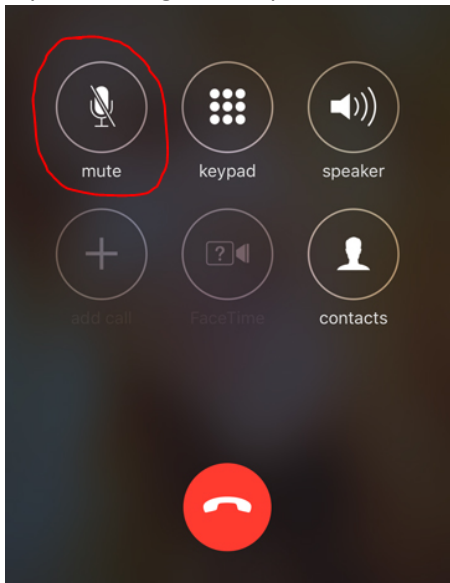
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

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

OthersPresent: Ald. Barb Dorff; Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

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

Moved by Sidney Bremer, seconded by Jacob Miller 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 August 10, 2020, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer 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 Vice Chair for the Green Bay Plan Commission due to a vacancy.

A nomination was made by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to elect Jake Miller as Vice-Chair of the Green Bay Plan Commission.

Chair Lisa Hanson asked three times if there were any other nominations, hearing none, motion carried.

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

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).

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 Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C).

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

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).

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

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

Moved by Sidney Bremer, seconded by Randall Petrouske to close the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to reopen the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to close the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Jake Miller to deny 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). Motion carried.

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

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).

Chair Lisa Hanson opened the floor for the public hearing to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2).

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

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).

Moved by Commissioner Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the request to rezone 1748 Main Street from General Commercial (C1) to Highway Commercial (C2). Motion carried.

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

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).

Chair Lisa Hanson opened the floor for the public hearing to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Auto Salvage Operation at 1156 Velp Avenue.

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

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).

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to Open the Floor. Motion carried.

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

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to Close the Floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to postpone the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility & Automobile Salvage Operation at 1156 Velp Avenue until the next scheduled Plan Commission meeting to gather additional information for clarification of the request. Motion carried.

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

F. INFORMATIONAL.

I. Director's Report.

Interim Director Cheryl Renier-Wigg presented the Director's Report.

2. Date of next meeting: Monday, September 28, 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

September 28, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.1

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

* Item is a continuation from the August 31, 2020 Plan Commission Meeting.

BACKGROUND

Primary Address: 1156 Velp Avenue

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

Aldersperson/District: Ald Randy Scannell / District 7

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

North: GI General Industrial - Warehousing

South: C1 General Commercial & R-I Low Density Residential - Hair Salon & single-family homes

East: GI General Industrial - Auto service and 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 Plan and the Velp Avenue Plans.

Additional Information following Postponement: This item was postponed at the August 31, 2020, Plan Commission meeting. The Plan Commission wanted to allow additional time for public comment as well as requested additional information including review of current activities, alderperson comments, neighborhood contact, potential traffic impacts, potential environmental impacts and the submission of comments from Dennis Nelson (received too late to be shared at the previous meeting).

An inspector from the City investigated the site on September 10, 2020 and observed that at that time the operation of the material recovery business is in compliance with their approved site and operation plan currently on file with the city. Staff has been in contact with both Ald. R. Scannell (District 7) of the district the property is located and Ald. Steuer (District 10) whose district is located directly across Velp Avenue to the south. They indicated that they will either be present at the Plan Commission meeting or provide a statement.

The Mather Heights Neighborhood Association was contacted and held a neighborhood meeting on the topic on September 21, 2020, with approximately 20 residents in attendance. In general, the neighbors were

not in favor of an industrial use of any kind on the property. However, more specific concerns expressed were related to noise levels, poor views of the operation from the south, potential environmental impacts, debris from transport vehicles accumulating in the area, stormwater management and drainage, protection of the southern part of the site along Velp Avenue from becoming industrial in use and afterhours drop-off of materials at the site when it is unmanned.

The city received comments from an area business called Global Recognition, who felt the inclusion of salvage operations in the area would depress property values and marketability of their property, create a negative image of the Velp Avenue Corridor limiting desire of other businesses to locate or expand and concern that the truck traffic and speeds would negatively affect the corridor. A letter from the adjacent business, Alwin Manufacturing, was received as well opposing the proposed CUP based on potential for water run-off, contamination, unsightliness of scrap piles, potential to attract rodents and pests and that the use is contradictory to the recently adopted Velp Avenue Plan.

The City's Traffic Engineer, Dave Hansen, reviewed the proposal relating to the impact this use may have on the intersection of Velp Avenue and Winford Avenue. He stated he would need additional detail on the business operation to conduct a thorough analysis but that the proposed use would likely not affect the level of service or safety situation at the intersection or along Velp Avenue. He stated the intersection is newer and the design can accommodate truck traffic.

Land use is regulated through the Zoning Ordinance as well as general regulation of noise, dust, odors and other nuisances. Salvage dealers are licensed through the WI Department of Transportation, who also regulate and monitor their operations. This license requires conformation of permits through the WI Department of Natural Resources, who are responsible for regulations related to air pollution, stormwater, waste handling, spills and wastewater. Environmental impacts related to the salvage operation are generally regulated by the State of Wisconsin.

A large submittal from Mr. Dennis Nelson was received the afternoon of August 31, 2020 and was not able to be included within the Plan Commission packet. The submission was vetted by the Law Department to determine relevance of the contents as they relate to the land use matter at hand. The submission is included as an attachment.

Based on information collected/received, staff added two recommended conditions of approval that include:

5. No drop-off/pick-up or other business operations be permitted after 7:00 p.m. Monday through Friday or after 1:00 p.m. on Saturdays.

6. Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation.

Original 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, 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 6:00 a.m. to 6:00 p.m. Proposed public operating hours for salvage are Monday-Friday from 7:00 a.m. to 4:00 p.m. and Saturdays from 7:00 a.m. to 12 noon. Anticipated site modifications would be made over an undefined timeframe 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 and 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) and 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 six 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 impacts 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;
4. Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six ft. in height and not less than 90 percent opaque on a year-round basis.
5. No drop-off/pick-up or other business operations are permitted after 7:00 p.m. Monday through Friday or after 1:00 p.m. on Saturdays.
6. Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation.

FISCAL IMPACT

ATTACHMENTS

1. Petitioner Request to Postpone to October Meeting
2. ZP 20-23 Location Map_color
3. Request for City Action - Plan Commission - Conditional Use Permit
4. Alwin Manu Comments
5. Bigelow Comments
6. Star Elect Comments
7. K Staub Comments
8. Perrott Comments
9. M. Semrau Comments
10. Global Recognition, Inc. Comments
11. DNelson submittal 8.31.20_Edited by Law
12. ZP 20-23 Resolution

David Buck

From: Travis L. Yang <tyang@mgwlawwi.com>
Sent: Friday, September 25, 2020 9:56 AM
To: David Buck
Cc: Ryan R. Graff
Subject: Request to postpone 1156 Velp Ave CUP application agenda item

Dave,

Thanks for speaking with me today. Please consider this our request to postpone this item to October's meeting. Unfortunately the owners of Burrows Midwest LLC have a conflict with that date that cannot be avoided. We are requesting that the plan commission table the request for the CUP to next month's meeting so that my clients can be present to address any additional concerns or inquiries. Thank you in advance.

Travis

Attorney Travis L. Yang
Mayer, Graff & Wallace, LLP
1425 Memorial Drive
Manitowoc, WI 54220
(920) 683-5800

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-  Proposed CUP Site
-  400' Property Owner Notice

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 WHITNEY 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

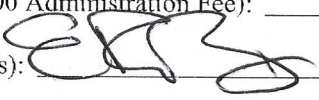
I, Eric Burrows of Burrows Midwest, LLC, respectfully request that the City of Green Bay take the following action:

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): 

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.

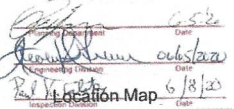


Survey M-0001
PLS-2275
May 14, 2017
Revised June 7th, 2019 (Maintenance/scale blog)
Revised August 22nd, 2019 (Per City review letter)
Revised March 10th, 2020 (Labeled Uses)
Revised May 18th, 2020 (moved scale and scale building)
Revised May 28th, 2020 (Per City Review)

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(n)
- 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

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%

Roll-off & Lugger Box Parking

Winford Avenue

Velp Avenue

Thomas Street

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

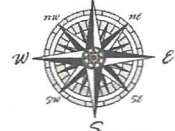
Owner:

SALES SCRAP METALS ON VELD LLC

Mau & Associates
LAND SURVEYING & PLANNING

TAX PARCEL NO. 18-782-E

Site Plan



Bearings referenced to the Northern right of way of
United States Highway 141, also known as Velp
Avenue, assumed to be N40°09'45"W.

- ### Legend
- 1.32' (0.4) x 18" iron pipe with cap weighing 1.58 lbs/lin ft set
 - 1" iron pipe found
 - PK nail found
 - PK nail set
 - cut + set
 - 5/8" iron rod found
 - Brown County monument - type noted
 - () recorded as bearing / distance
 - storm sewer manhole
 - curb inlet
 - storm sewer line
 - sanitary sewer manhole
 - sanitary sewer line
 - hydrant
 - watermain
 - valve
 - underground gas line
 - gas meter
 - underground electric line
 - electrical pedestal
 - power pole
 - concrete curb & gutter line
 - blacktop
 - concrete
 - gravel
 - Proposed building
 - building has been razed. (Existing concrete to remain)
 - pavers
 - fence line
 - sign
 - rock wall

September 18, 2020

Mr. David Buck, AICP
Principal Planner
City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

Re: (ZP 20-23) Proposed Conditional Use Permit – 1156 Velp Avenue

Dear Mr. Buck:

Alwin Manufacturing owns the property located at 1206 Velp Avenue and 1255 Winford Road. We oppose the proposed conditional use permit for a Material Recovery Facility at 1156 Velp Avenue. This property is located next to both of these properties. There are a few points that concern me.

Any water run off onto Alwin's property could be a contamination risk. If there were contamination run off, it would be an unwarranted, costly expense to clean up.

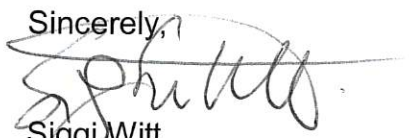
The fence running along that property belongs to Alwin. The site could possibly be an unsightly area of junk that might pile higher than the fence. A higher, blocking fence would need to be put up. We will not incur the expense of a higher, blocking fence.

The scrap may be contaminated with food or other debris that will attract unwanted rodents and pests.

Another point I would like to bring up is that this type of business is completely opposite of what we were told by the City a few years ago for the Velp Avenue Corridor Plan.

It is very disappointing to see this type of business being considered by the Plan Commission for our area and especially next to our property. I hope you will consider my points when acting on the request.

Sincerely,



Siggi Witt
Vice President/Owner
Alwin Manufacturing Co.

Bigelow Rentals

1216 N. Buchanan Street
Green Bay, WI 54303

Phone: (920) 494-8864
www.bigelowrentals.com
info@bigelowrentals.com

September 21, 2020

RE: Proposed Conditional Use Permit (ZP 20-23) – 1156 Velp Avenue

Mr. David Buck, AICP
Principal Planner - City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

Dear Mr. Buck,

We are Gerald and Gloria Bigelow who are local business owners and have been in this neighborhood for decades. Our properties are located at 1214 Winford Street, 1207, 1216 and 1223 Buchanan Street and a soon to be multi-family residential complex at 1060 Gray Ct.

We oppose the proposed conditional use permit for a junk yard, referred to as Material Recovery Facility, at 1156 Velp Avenue. This property and proposed activities are cause for several concerns for the surrounding community such as water quality, run-off, chemical spills, food and garbage, birds/rodents, noise level, unsightly property and use of city streets to do business. The use of a trailer as an office and place of business is also concerning.

Allowing this type of facility will make the surrounding properties, both commercial and residential, unsuitable for further development.

The proposed conditional use permit is in stark contrast to the previously proposed and supported plan where "The City of Green Bay wants to enhance the vitality of Velp Avenue" (VELP AVENUE AREA WIDE PLAN 12.09.2016). A junk yard that accepts, stores and piles scrap including farm machinery, appliances, batteries, etc. does not align with the Velp Avenue Corridor Plan.

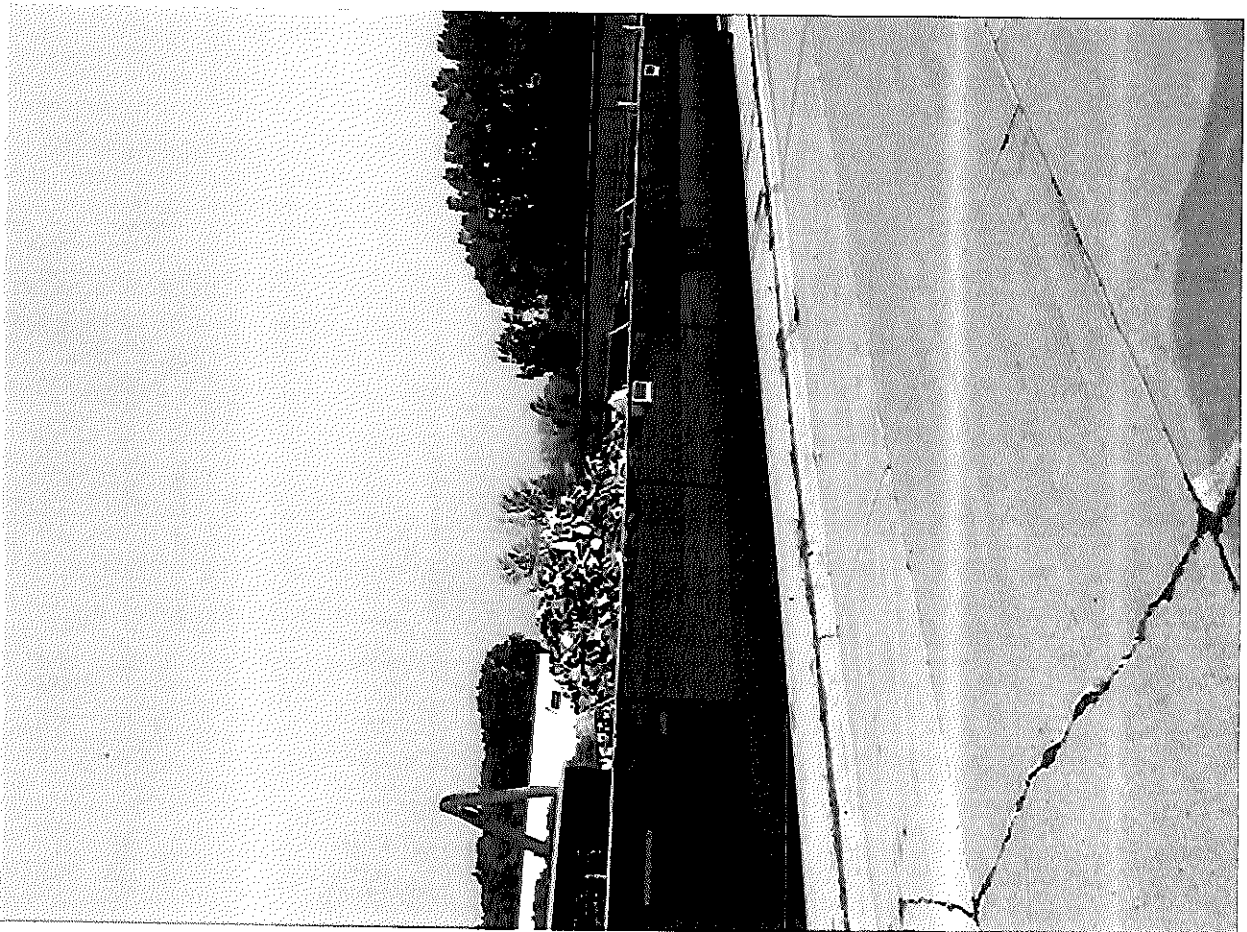
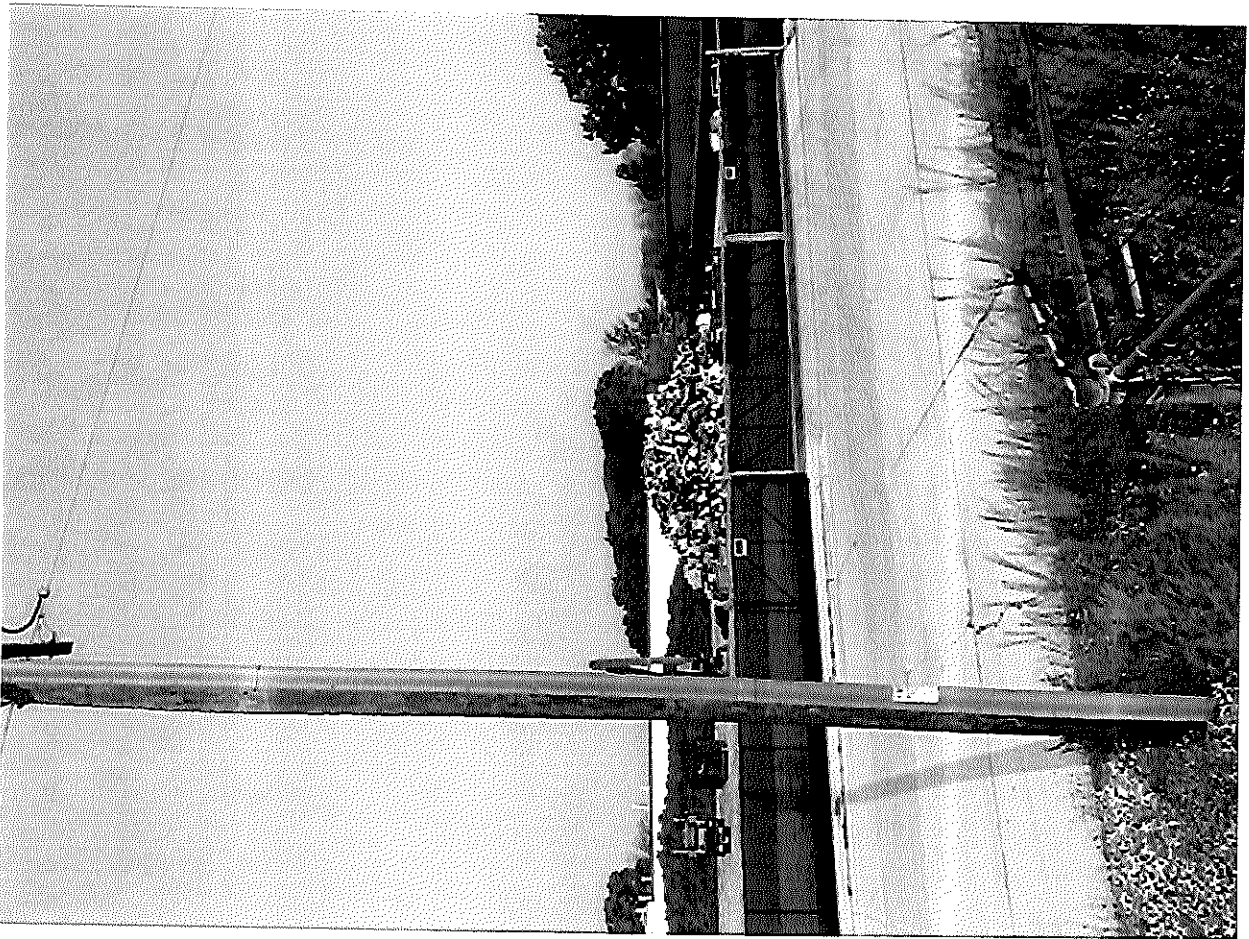
We also believe that "Velp Avenue has great potential to serve as a gateway into Green Bay and a destination for neighbors. However, Velp Avenue is not widely perceived this way today." (VELP AVENUE AREA WIDE PLAN 12.09.2016).

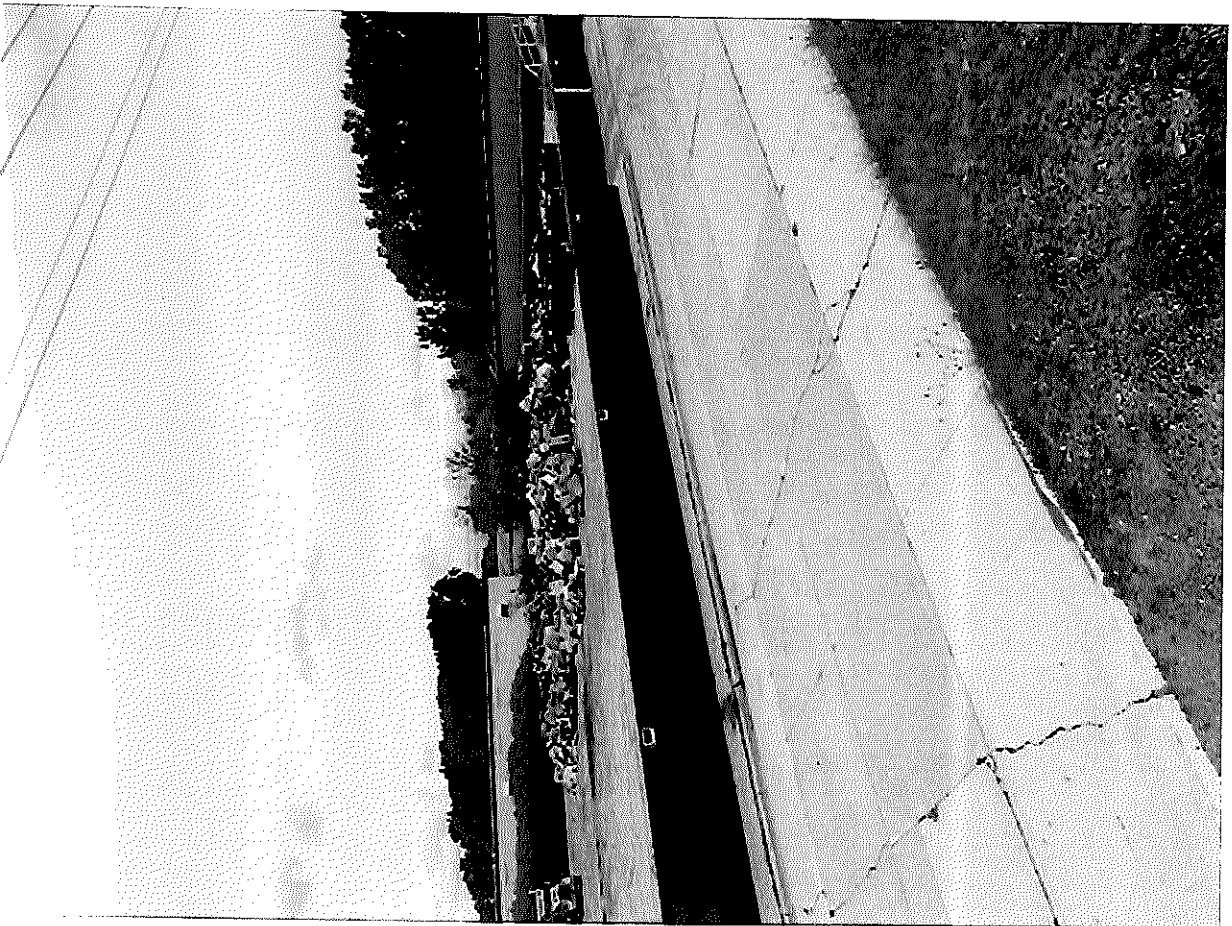
We hope that you will consider these community concerns when reviewing the request.

Sincerely,

Gerald & Gloria Bigelow
Bigelow Rentals

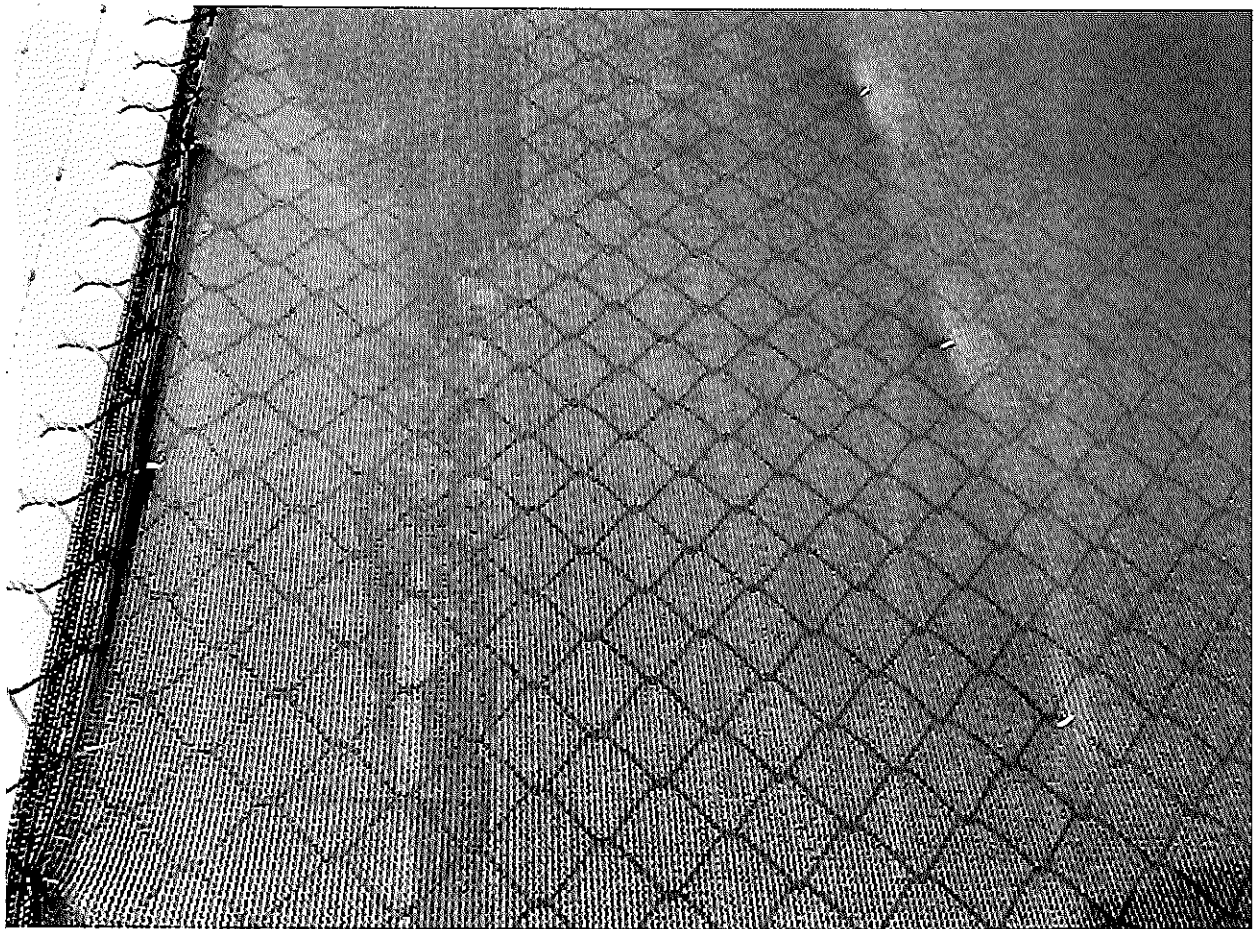












Star Electric Service Inc.

Dear City of Green Bay Planning Commission:

My name is Kerry Rathburn and my wife, Karen and I own Star Electric Service, Inc. at 1142 Velp Avenue, in Green Bay. Our business has been in our family and here in Green Bay for over 73 years - 72 of those years have been at 1142 Velp Avenue.

We have dealt with economic ups and downs just like so many businesses, large or small, have been, especially recently with the corona virus and the challenges placed upon everyone. When the housing market crashed and the economy followed in the mid-late 2000's, we saw lots of companies close their doors as well, especially in the construction trades.

In the late 2000's, we were faced with some of the worst business in all of our years of operation. We were forced to decide whether or not we wanted to continue to invest in what was a very uncertain future.

There were discussions with the City and DOT about the widening of Velp Avenue and changes to the Velp Avenue/41/43 interchanges. There was a push to "revitalize Velp Avenue." This was especially true, as it was to become an even more "essential" thoroughway to the City, particularly from growing areas of Howard and Suamico.

This sort of conversation also became a focal point at some of the neighborhood meetings, as the discussions started regarding the construction of Jerry Bigelow's new apartments. There was a very big demand for the new housing and Jerry's investment would help fuel the growth in the area, especially for new small businesses. Jerry met with the City and neighborhood members at multiple community meetings to explain his apartments and intentions. Jerry made numerous changes to meet the needs and requests of all parties involved.

The City shared pictures and plans of the potential buildings and storefronts to come along Velp, including the light commercial and retail along the 1200 block of Velp Avenue. All of this was encouraging and a motivation for my wife and I to work with the City and the DNR to update our property. There was no need to move as this would be a prime location with additional residential, retail and service growth. My wife and I took a deep breath, tightened our belt and pressed ahead.

Now as the apartment buildings begin to take shape, we look forward to the next steps in revitalizing the Velp Avenue corridor and stepping away from the old, deteriorated and vacant areas.

The problem then becomes why the junkyard is being introduced to this redevelopment process that was to be taking place. Is this a temporary arrangement? What of this move would do anything to improve the likelihood of enticing new investments for small businesses and retailers? What about other people, like the young man across the street who just invested in the business and apartment. For the view of a dump site?

Please explain how allowing this sort of usage does anything to encourage updating and improving and investing in the surrounding properties. Why did my wife and I continue to invest in this location, particularly if there is not going to be any push to attract more new businesses and regular clients?

Karen and I have had lots of discussion over the changes that have already occurred and the potential for the area. This recent move with the salvage yard however, is making both of us start to question our own decisions, as well as the affect of this junkyard on those around us. This may be especially unappealing to the potentially new residents in Jerry Bigelow's new complex. A very frustrating issue to someone who just staked so much time and money to make a better, wiser use of the area for all involved.

Please consider all of the rippling and potentially negative effects of this on the businesses and residents around this property - particularly all of us who have been here and invested in this area for our entire life. I appreciate your time and thoughtful attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kerry F. Rathburn".

Kerry F. Rathburn

President

Star Electric Service, Inc.

David Buck

From: [REDACTED]
Sent: Tuesday, September 22, 2020 5:44 PM
To: David Buck; District Seven; District Ten
Subject: Oppose Junk yard at 1156 Velp Ave

Hi,

I am writing to express my concern of an proposed Junk yard at 1156 Velp Avenue. I live near by at 1125 Neville Ave and am concerned about the noise and storm water runoff and the consequences of that run off. I am opposed to putting a Junk Yard so close to my home. I have lived on Neville Avenue for the past 21 years and have seen many companies come and go on Velp Avenue. I feel that a scrap metal processing place has no need of being so close to a residential area and just off of a busy and well travelled street. Velp Avenue does have junk yards(Arrow and Bay Area salvage) down farther on Velp Ave that are well established and doesn't need another one....

Please do not approve another Junk yard on Velp Avenue.

Sincerely,
Kim Staub



1100 Velp Avenue
Green Bay, WI 54303
(920)499-1757

September 22, 2020

Mr. David Buck
Principal Planner – City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

RE: Proposed Conditional Use Permit (ZP 20-23) – 1156 Velp Avenue

Dear Mr. David Buck:

Perret Homes, Inc. strongly opposes the above cited proposed conditional use permit.

The increased volume of such business activity on Velp Avenue will only further deteriorate the corridor, making it difficult to attract new outside investment to the area and slow investment of existing property owners. This fact will depress the neighboring residential home values.

With its proximity to the developing Broadway and Downtown Districts, we agree with the idea stated in the "Velp Avenue Area Wide Plan" that "Velp Avenue has great potential to serve as a gateway into Green Bay and a destination for neighbors."

We simply find this proposed use at odds with the City of Green Bay's "Smart Growth 2022" objectives of enhancing property uses, redeveloping underutilized property, improving the environment, and improving nearby neighborhoods.

Sincerely,

PERRET HOMES, INC.

A handwritten signature in black ink, appearing to read "Greg Meisinger".

Greg Meisinger
Chief Financial Officer

A handwritten signature in black ink, appearing to read "Dave Perret".

Dave Perret
President

David Buck

From: [REDACTED]
Sent: Wednesday, September 23, 2020 12:29 PM
To: David Buck; District Seven; District Ten
Subject: Proposed Conditional use permit (ZP 20-30) - 1156 Velp Avenue

We are **VEHEMENTLY AGAINST** the proposed conditional use permit for a junk yard, referred to as Material Recovery Facility at 1156 Velp Avenue. The proposed activities are cause for several concerns for the surrounding community such as run-off, chemical spills, food and garbage and rodents. Also Unsightly property with piles of garbage in view. They have another junk yard down the street already functioning why can't they do this there.

The proposed conditional use permit of a junk yard is in contrast to the proposed and supported plan that the City of Green Bay wanting to enhance vitality of Velp Ave (Velp Avenue areawide plan 12.06.2016). Allowing this to go through will make the surrounding properties both commercial and residential unsuitable for further development.

PLEASE do not allow this type of business into our neighborhood.

Thank you,

Mark Semrau
LaJava
1250 Velp Avenue



**Mr. David Buck, AICP
Principal Planner-City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, Wi 54301-5026**

Dear Mr. Buck,

As the owner of the property at 980 Velp Ave, and part owner of the company using the property at 980 Velp Ave, I appose the proposed conditional use permit for a Material Recovery Facility at 1156 Velp Ave.

After being on the Steering Committee for Velp Ave, in Green bay in 2016-2017, this proposed facility goes against everything that local business and home owners in this area want. Besides all the pollution, and run off, and potential contamination, this facility will bring down the efforts that have been made by local businesses and home owners to keep, and improve the Velp Ave. The biggest part of the discussions that we had as a committee was the past businesses, contaminated property, as well as the esthetics that will drive the Velp Ave corridor to less than desirable looks. Many discussions and plans were talk about to help make Velp a desirable place to have a business, and help the area with desirable businesses.

I was impressed that the City was looking to clean up Velp Ave when I was approached to be on the committee, and I was also impressed with the people who were involved to give perspective on what it will take to make Velp Ave the gateway it could be to the downtown.

Since the rebuilding and improvements to both Velp Ave, and hwy 41, the Akinson/Velp interchange with hwy 43 has become the route to Downtown. We here at 980 Velp ave have have improved the esthetics of our building and property to look the part of a successful business thriving on a busy Green bay Street.

I ask that idea of this permit not happen and this property be used for something that will help out the local residence, and businesses in the Velp Ave Community!

Sincerely,

**Arthur E. Gage
Global Recognition Inc.
980 Velp Ave.
Green Bay, WI 54303**

RECEIVED

AUG 31 2020

COMMUNITY AND
ECONOMIC DEVELOPMENT

MEMORANDUM

TO: Honorable Mayor Eric Genrich & Green Bay Plan Commission

DATE: August 28, 2020

RE: **Conditional Use Permit Request/Eric Burrows and Burrows Midwest, LLC**

Mr. Mayor and Honorable Members of the Plan Commission:

The purpose of this memorandum is to provide you with important details as there is an important issue facing the Green Bay Plan Commission and the City of Green Bay at large. As you know, the Green Bay Plan Commission will hold a public hearing on Monday, August 31, 2020 at 6:00 p.m. The purpose of the public hearing will be to consider a Conditional Use Permit filed by Eric Burrows on behalf of Burrows Midwest, LLC. Although this is an application typical to ones you have probably received numerous times during your tenure, the pending application which will take up on Monday night could have a tantamount impact on the City. With this in mind, we urge Plan Commission Members to review this document and strongly consider denying or delaying the applicants' CUP request.

As mentioned above, the request appears to be a typical request for a Plan Commission to allow Eric Burrows of Burrows Midwest, LLC, to engage in scrapyards activities at the 1156 Velp Avenue property. Eric Burrows and his father, Robert "Bob" Burrows, are the owners of Burrows Midwest, LLC and B & B Metals Processing Co., Inc. (see attached Exhibit A). B & B and the Burrows family own scrapyards throughout eastern Wisconsin. A careful review of the Burrows' activities in eastern Wisconsin is required as part of the Plan Commission's meeting on Monday. Please find below an itemized summary of matters for which the City of Green Bay should investigate prior to making any decisions.

Existing Violations of City Code

Please know the Velp Avenue property is already in violation of conditional approvals granted to this property going back to 2013. We have attached and marked as Exhibit B, a copy of a Site Plan and correspondence from B & B's lawyer. This document states that there is enclosed a copy of a blueprint for a proposed scale at the site. Having a scale on site is a legal requirement under the City's approval and planning documents clear back in 2013. For whatever reason, the commitment to provide a scale was never implemented and thus, the requirement was not satisfied.

In fact, years later an additional document was filed on June 19, 2017 (see attached Exhibit C) in which there is again correspondence from the same law firm now representing a different scrap metal entity at the same location. Again, the documentation calls for a scale to be brought on site. However, that never happened, and the property has continued to be in violation of its own permits.

Fast forward to today, the Conditional Use Permit Request before you again indicates a scale would be brought in for the purpose of weighing scrap materials being bought and sold at this site. Since B & B has not lived up to its permit obligations going back to 2013, we think the City needs to seriously question whether B & B would live up to this condition which is a requirement of operation, but has not been complied with for almost 7 years.

Additionally, know that a scale is a critical component of a scrapyard. Throughout the U.S., scrap materials are purchased at various scrapyards. Scrapyards are regulated activities, and in Wisconsin they are controlled by the Wisconsin Department of Agriculture, Trade, and Consumer Protection. Therefore, the yard which already has started purchasing and stockpiling material is in violation of Wisconsin's Administrative Code, in addition to the conditional permission which was granted going clear back to 2013.

With this in mind, as part of Green Bay's investigation of this request, the City should reach out to the Wisconsin Department of Agriculture, Trade, and Consumer Protection and work closely on and learn more details as to how and why material is already being purchased and stockpiled in direct violation of Wisconsin's Administrative Code. We highly encourage Green Bay Officials to contact the Department of Agriculture, Trade, and Consumer Protection Compliance Officer on this issue and other potential violations of scrapyard requirements. The Bureau Director for the State of Wisconsin is a person by the name of Alicia Clark whose phone number is 608-224-4938 and her email address is Alicia.Clark@wisconsin.gov.

Environmental Concerns

Please kindly find attached as Exhibit D, a picture of the site. Material has already started being purchased and stockpiled on the site. This picture was taken on August 25, 2020. As you will see, the material is currently being stored on property which is not impervious and has many cracks. Consequently, stormwater which enters this pile can leach off the material and directly access groundwater. We think this poses risks of the heavy metals and industrial chemicals leaching off the debris found on Exhibit D and entering groundwater and the Green Bay water shed.

Additionally, the area demonstrated in the picture appears to lie in the floodplain. A review of GIS Online Mapping indicates the area where the scrap metal debris is located is in the floodplain. In fact, the property shown in Exhibit D of the premises is on the northwest portion of the property which is not only in the floodplain, it also adjoins the southern marsh area and wetland area. In the event of heavy rains or flooding, the handling of this material creates additional environmental risks. To demonstrate location of the floodplain and connection with the existing debris, please see the attached Exhibit E as part of verification of the concern.

Equally important is that many of the items pictured in Exhibit D are contaminated by the very nature of their application. For example, a careful review of the picture will show there are refrigerators within the stockpiled debris pile. Refrigerators contain freon which can be hazardous to both the water shed and to people if it is not contained in a controlled environment. There are many important state and federal statutes, procedures, and protocols in place which regulate the

handling, disposal, and removal of freon and other fluids prior to refrigerators and other appliances being scrapped for metal recycling. This is just one example of where the City needs to be careful and not complicit in allowing this type of activity to occur in an unregulated fashion at the Velp Avenue property, in potential violation of WDNR and EPA statutes.

Please find attached as Exhibit F, an affidavit signed by a Green Bay area resident who has concerns about the environmental impacts of this project. As noted in Mr. Nelson's affidavit, he is a life-long resident of Brown County and is concerned for the City and the City's water shed.

Conclusion

In summation, we are hopeful the Green Bay Plan Commission gives deep consideration and fully reviews all the attached documents. We think the Plan Commission should vote "No" on the rezoning request or, at a minimum, delay voting until further information on all of the concerns raised above can be addressed and vetted by City Staff. Thank you in advance for your consideration and most importantly for your commitment to the City of Green Bay.

Exhibit A

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:
burrows midwest

Search Records [Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for B098262 (at 8/28/2020 8:30 AM)

BURROWS MIDWEST, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	B098262
Registered Effective Date	06/30/2020
Period of Existence	PER
Status	Organized Request a Certificate of Status
Status Date	06/30/2020
Entity Type	Domestic Limited Liability Company
Annual Report Requirements	Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office	ROBERT BURROWS 14520 PIONEER ROAD NEWTON , WI 53063
	File a Registered Agent/Office Update Form

Principal Office

Historical Information

Annual Reports	None
Certificates of Newly-elected Officers/Directors	None
Old Names	None

Chronology

Effective Date	Transaction	Filed Date	Description
06/30/2020	Organized	06/30/2020	E-Form

[Order a Document Copy](#)

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:

B&B Metals

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for 1B17351 (at 8/28/2020 8:30 AM)

B & B METALS PROCESSING CO., INC.

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	1B17351
Registered Effective Date	11/23/1982
Period of Existence	PER
Status	Restored to Good Standing Request a Certificate of Status
Status Date	11/05/2018
Entity Type	Domestic Business
Annual Report Requirements	Business Corporations are required to file an Annual Report under s.180.1622 WI Statutes.

Addresses

Registered Agent Office	ROBERT BURROWS JR 14520 PIONEER RD NEWTON , WI 53063-9729 File a Registered Agent/Office Update Form
-------------------------	---

Principal Office	14520 PIONEER RD NEWTON , WI 53063-9729
------------------	--

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2019	000	0000	online	database
2018	000	0000	online	database
2016	000	0000	online	database
2015	000	0000	online	database
2014	000	0000	online	database
2013	000	0000	online	database
2012	000	0000	online	database
2011	000	0000	online	database

2009	000	0000	online	database
2007	000	0000	online	database
2005	000	0000	online	database
2004	000	0000	online	database
2003	000	0000	online	database
2001	022	1037	paper	microfilm
2000	030	1339	paper	microfilm
1999	025	2250	paper	microfilm
1998	031	0016	paper	microfilm
1997	024	1601	paper	microfilm
1996	028	1498	paper	microfilm
1995	027	2104	paper	microfilm
1994	027	0996	paper	microfilm
1993	026	2237	paper	microfilm

[File an Annual Report - Order a Document Copy](#)

**Certificates of
Newly-elected
Officers/Directors**

None

Old Names

None

Chronology

Effective Date	Transaction	Filed Date	Description
11/23/1982	Incorporated/Qualified/Registered	11/23/1982	*****RECORD IMAGED*****
10/01/1984	In Bad Standing	10/01/1984	
01/29/1985	Restored to Good Standing	01/29/1985	
10/01/1991	Delinquent	10/01/1991	
01/27/1992	Notice of Administrative Dissolution	01/27/1992	922010130
02/28/1992	Restored to Good Standing	02/28/1992	
01/18/1994	Change of Registered Agent	01/18/1994	FM 16 -1993
03/04/1999	Change of Registered Agent	03/04/1999	FM16 1998
10/01/2003	Delinquent	10/01/2003	
11/07/2003	Restored to Good Standing	11/07/2003	E-Form
06/12/2006	Change of Registered Agent	06/12/2006	FM16-E-Form
10/01/2007	Delinquent	10/01/2007	
06/12/2008	Restored to Good Standing	06/12/2008	E-Form
10/01/2009	Delinquent	10/01/2009	
03/02/2010	Restored to Good Standing	03/02/2010	E-Form
10/01/2011	Delinquent	10/01/2011	
03/30/2012	Restored to Good Standing	03/30/2012	E-Form
10/01/2018	Delinquent	10/01/2018	
11/05/2018	Restored to Good Standing	11/05/2018	Form16 OnlineForm
10/15/2019	Change of Registered Agent	10/15/2019	Form16 OnlineForm

[Order a Document Copy](#)

Exhibit B



Building Inspection Division
City Hall, Room 610

Robert Strong
Planning Director

December 11, 2013

Submitter:

DAVID P. DEWICK
200 South Washington
Green Bay, WI 54301

Property Owner:

NATIONWIDE LP
PO BOX 100
MARATHON WI 54448-0100

Re: 1156 VELD AV...18-782-E / Site Plan #93, Project #60210
SCALE & SCALE HOUSE

This site plan is being returned **CONDITIONALLY APPROVED** having been found to be in reasonable conformance with applicable municipal ordinances and standards.

This document is a development agreement between the submitter and the City of Green Bay, which permits the development as conditionally approved. Deviation from this agreement without prior approval is a violation of 40.05, Green Bay Municipal Ordinance, which is subject to cancellation and/or other enforcement efforts.

If you have any questions, please feel free to contact the Planning Department/Inspection Division at (920) 448-3300.

Sincerely,

James Brunette, P.E.
Inspection Service Specialist

City of Green Bay

100 North Jefferson
Street
Green Bay, WI 54301

Site Plan Checklist

~~Prelim~~ Review

Final

Review #: 93, Project #: 60210

1st Rtn:

2nd Rtn:

Contact:

Address: 1156 VELD AV..18-782-E

DAVID P. DEWICK

Title: SCALE & SCALE HOUSE

200 South Washington
Green Bay, WI 54301
430-1900

Descrip:

Planning Division

1st Review:

2nd Review:

- 1- ☐ ☐ Zoning District
- 2- ☐ ☐ Prop. dim., legal description
- 3- ☐ ☐ Driveways - exist & proposed
- 4- ☐ ☐ R.O.W. shown
- 5- ☐ ☐ Landscaping in setbacks
- 6- ☐ ☐ Building uses identified
- 7- ☐ ☐ Parking & loading, ADA
- 8- ☐ ☐ Curbs, wheelblocks, barricades
- 9- ☐ ☐ Parking lot surfacing
- 10- ☐ ☐ Fencing
- 11- ☐ ☐ "IN" & "OUT" signs
- 12- ☐ ☐ Signage, location & size
- 13- ☐ ☐ Utilities, easements, etc.

Code 1st Review Comment

Code 2nd Review Comment

John F. Hager
David P. Dewick
Matthew C. Zuengler
Brian T. Flood*
Ryan D. Krumrie**
Michael R. Demerath*

*Also licensed in Illinois
**Also licensed in Minnesota



HAGER, DEWICK
& ZUENGLER, S.C.
ATTORNEYS AT LAW

A Wisconsin Service Corporation

200 South Washington Street
Suite 401
Green Bay, WI 54301
(920) 430-1900
fax (920) 430-1909
www.hdz-law.com

ddewick@hdz-law.com

December 4, 2013

HAND DELIVERED

City of Green Bay
Department of Planning
Inspection Division, Room 608
100 North Jefferson Street
Green Bay, WI 54301

RE: 1156 Velp Avenue, Green Bay, WI - Site Plan Review Application

Dear Sir or Madam:

As previously mentioned in our letter, dated November 7, 2013, our firm represents B&B Metals Processing Co., Inc. in connection with the purchase of the real estate and improvements located at 1156 Velp Avenue, Green Bay, Wisconsin ("Subject Property"). We are in receipt of the approved Site Plan from your office; however, based on various discussions with Mr. Paul Neumeyer subsequent thereto regarding the need for the construction of a portable scale, we understand an Amended Site Plan needs to be submitted.

Therefore, on behalf of B&B Metals Processing Co., Inc., enclosed for your review is the Site Plan Review Application, together with eight (8) copies of the Amended Site Plan for the Subject Property. Also, enclosed is a copy of the blueprint for the proposed scale, which was previously provided to Mr. Neumeyer. We are also enclosing our office check in the amount of \$50.00 in payment of the processing fee. The only change to the original approved Site Plan is the addition of reference to the scale, scale hut and proposed 110 volt electrical line. There are no other changes.

In light of the fact that the original Site Plan (except for the above referenced changes) was previously approved, we are hoping that your Department, as well as the other necessary

December 4, 2013

Page 2

commenting Departments, can provide an expedited review and approval of the enclosed Amended Site Plan.

If you have any questions or require any additional information, please do not hesitate to contact us.

Thank you for your prompt attention to this matter.

Sincerely,

HAGER, DEWICK & ZUENGLER, S.C.

By

David P. Dewick

DPD:mai

Enc.

cc: B&B Metals Processing Co., Inc.

Attn: Mr. Robert T. Burrows (w/enc.)

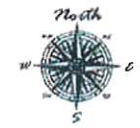


Relationships Mattersm

RECEIVED
DIVISION
JAN 17 2013

Amended Site Plan

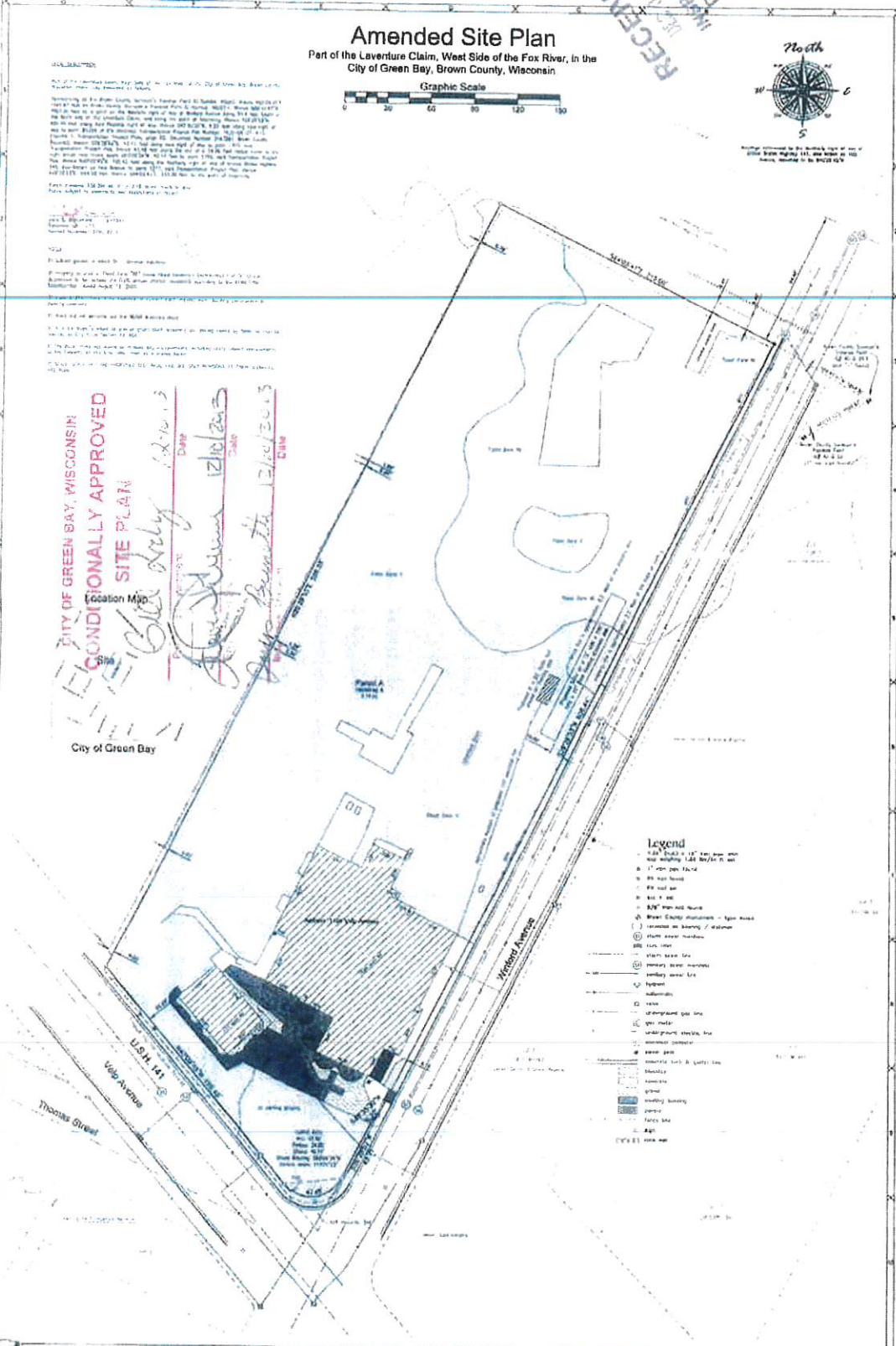
Part of the Laventure Claim, West Side of the Fox River, in the
City of Green Bay, Brown County, Wisconsin



UNLAWFUL
This site plan is submitted for review and approval by the City of Green Bay, Wisconsin. It is intended to be used for the purpose of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin. The site plan is submitted for review and approval by the City of Green Bay, Wisconsin. It is intended to be used for the purpose of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin.

1. The site plan is submitted for review and approval by the City of Green Bay, Wisconsin. It is intended to be used for the purpose of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin.

CITY OF GREEN BAY, WISCONSIN
CONDITIONALLY APPROVED
SITE PLAN
12/10/13
12/10/13
12/10/13
12/10/13



- Legend
- 1. 12" x 12" x 12" concrete curb and gutter
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 - 100. 12" x 12" x 12" concrete curb and gutter

PROJECT NO.
S-2261

Nationwide LP
Velp Ave. & Winford Ave.

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-0670 Fax: 920-434-0672

Site Plan

SCALE
1"=30'

PLANNING

1152 VSLP
060210
P-93

Exhibit C



Community Services Agency

June 19, 2017

Submitter:

David Dewick
200 S Washington Street, Suite 401
Green Bay, WI 54301

Property Owner:

SAL BS SCRAP METALS ON VELP LLC
14520 PIONEER RD
NEWTON WI 53063

RE: 1156 VELP AV...18-782-E
Site Plan, Sal Bs Scrap Metal

Site Plan #1545, Project # 70424

This site plan is being returned **CONDITIONALLY APPROVED** having been found to be in reasonable conformance with applicable municipal ordinances and standards. However, the conditions of approval, listed below, are to be adhered to during the course of the project.

Inspection Division, Room 610, (920) 448-3300 – Reviewed by Chad Rothmeier

1. Permits will need to be pulled for the Demolition when project is ready to go forward.

This document is a development agreement between the submitter and the City of Green Bay, which permits the development as conditionally approved. Deviation from this agreement without prior approval is a violation of 40.05, Green Bay Municipal Ordinance, which is subject to cancellation and/or other enforcement efforts.

If you have any questions regarding any of the above items, please feel free to contact the reviewer indicated above the item, or contact the Planning Department/Inspection Division at (920) 448-3300.

Sincerely,

Chad Rothmeier
Building Inspector

City of Green Bay

100 North Jefferson
Street
Green Bay, WI 54301

Site Plan Checklist

Prelim Review

Review #: 1545, Project #: 70424	1st Rtn:	2nd Rtn:	Contact:
Address: 1156 VELP AV., 18-782-E			David Dewick
Title: Site Plan, Sal Bs Scrap Metal			200 S Washington Street, Suite 401
Descrip: Change of Use			Green Bay, WI 54301
			920-430-1900

Planning Division	1st Review:	2nd Review:
-------------------	-------------	-------------

- 1- ☐ ☐ Zoning District
- 2- ☐ ☐ Prop. dlm., legal description
- 3- ☐ ☐ Driveways - exist & proposed
- 4- ☐ ☐ R.O.W. shown
- 5- ☐ ☐ Landscaping in setbacks
- 6- ☐ ☐ Building uses identified
- 7- ☐ ☐ Parking & loading, ADA
- 8- ☐ ☐ Curbs, wheelblocks, barricades
- 9- ☐ ☐ Parking lot surfacing
- 10- ☐ ☐ Fencing
- 11- ☐ ☐ "IN" & "OUT" signs
- 12- ☐ ☐ Signage, location & size
- 13- ☐ ☐ Utilities, easements, etc.

#	Code	1st Review Comment
---	------	--------------------

#	Code	2nd Review Comment
---	------	--------------------

RECEIVED

JUN 01 2017

INSPECTION
DIVISION

John F. Hager
David P. Dewick
Matthew C. Zuengler
Ryan D. Krumle*
Michael R. Demerath**
Nicholas J. Linz
Matthew M. Van Nuland
*Also licensed in Minnesota
**Also licensed in Illinois



200 South Washington Street
Suite 401
Green Bay, WI 54301
(920) 430-1900
fax (920) 430-1909
www.hdz-law.com

ddewick@hdz-law.com

May 31, 2017

HAND DELIVERED

City of Green Bay
Department of Planning
Inspection Division, Room 608
100 North Jefferson Street
Green Bay, WI 54301

RE: 1156 Velp Avenue, Green Bay, WI - Site Plan Review Application

Dear Sir or Madam:

As a follow up to our discussion with Mr. Paul Neumeyer, our firm represents Sal Bs Scrap Metals On Velp, LLC in connection with the real estate and improvements located at 1156 Velp Avenue, Green Bay, Wisconsin ("Subject Property"). We had previously applied for and received an approved Site Plan from your office on or about December 11, 2013; however, based on our discussions with Mr. Paul Neumeyer, we understand the Site Plan has expired and a new Application and Site Plan need to be submitted.

Therefore, on behalf of Sal Bs Scrap Metals On Velp, LLC, enclosed for your review is the Site Plan Review Application, together with eight (8) copies of the updated Site Plan for the Subject Property. Also, enclosed is a copy of the blueprint for the proposed scale, which was previously provided to your office. The attached Site Plan is identical to the prior approved Site Plan, except, however, we have identified that portion of the building that will be razed pursuant to demolition and related permits to be obtained from the City by our client and/or its contractors. We are also enclosing our office check in the amount of \$50.00 in payment of the processing fee.

In light of the fact that the prior Site Plan was previously approved, we are hoping that your Department, as well as the other necessary commenting Departments, can provide an expedited review and approval of the enclosed Application and Site Plan.

City of Green Bay
Department of Planning
May 31, 2017
Page 2

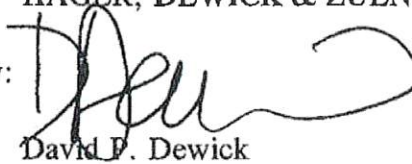
If you have any questions or require any additional information, please do not hesitate to contact us.

Thank you for your prompt attention to this matter.

Sincerely,

HAGER, DEWICK & ZUENGLER, S.C.

By:



David F. Dewick

DPD:mmh

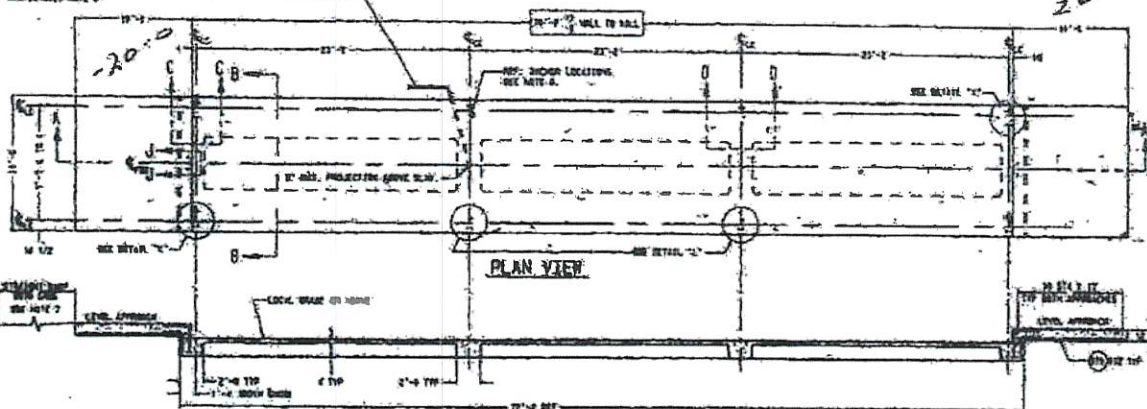
Enc.

cc: Sal Bs Scrap Metals On Velp, LLC
Attn: Mr. Robert T. Burrows (w/enc.)

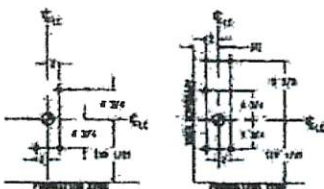


Relationships Mattersm

1. (P.T. 213) CONCRETE STEEL PROTECT FOR EXISTING CABLE.
SEE DETAIL "L".

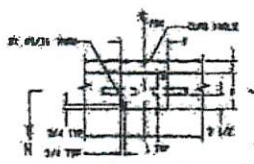


SECTION A-A

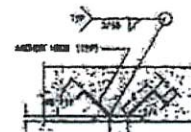


DETAIL "L"
SECTION LOCATIONS
THROUGH DECK IS SHOWN (1/2)

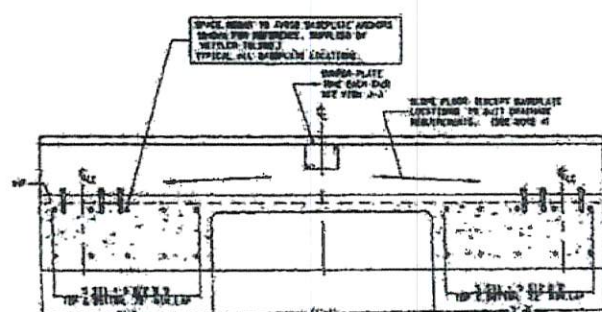
DETAIL "K"
SECTION LOCATIONS
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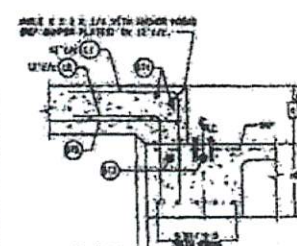
VIEW A-A
SECTION LOCATIONS
THROUGH DECK IS SHOWN (1/2)



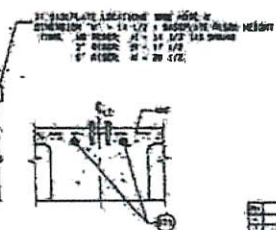
SECTION N-N



SECTION B-B
SCALE 1/2"



SECTION C-C
SCALE 1/2"



SECTION D-D
SCALE 1/2"

NO 710 FT
B + 20 FT

110 X 12 =
1320
58 FT

NO.	TYPE	LOCATION	SECTION	1	2	3	4
101	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
102	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
103	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
104	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
105	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
106	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
107	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
108	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
109	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"
110	20	10	FLYING WHEEL, CONC.	11'-0"	11'-0"	11'-0"	11'-0"

11. FLYING WHEELS BEHIND BASEPLATES.
SECTION "B" WILL SHOW THE ACTUAL
HEIGHT OF BASEPLATE. SEE DETAIL "L".

MATERIAL SUMMARY	
CONCRETE VOL. (CU YD)	42
STEEL WEIGHT (KIB)	541
WGT. (KIB) VOL. (CU YD)	20

NOTES

1. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
2. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
3. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
4. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
5. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
6. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
7. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
8. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
9. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
10. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
11. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
12. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
13. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
14. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
15. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
16. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
17. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
18. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.
19. SEE DETAIL "L" FOR CABLE PROTECT FOR EXISTING CABLE.
20. SEE DETAIL "K" FOR CABLE PROTECT FOR EXISTING CABLE.

MATERIAL SUMMARY	
CONCRETE VOL. (CU YD)	42
STEEL WEIGHT (KIB)	541
WGT. (KIB) VOL. (CU YD)	20

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

Part of the Laverne Cabin, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, never fully described as before.

[illegible]

Parcel contains 138,300 sq. ft. / 3.18 acres, more or less.
Parcel subject to easements and restrictions of record.

ABSTRACT

I, David J. O'Brien, Professional Land Surveyor, No. 1579, do hereby certify that the above described property was surveyed and mapped in accordance with A.C. 1-107, The Wisconsin Act of 1907, and is correct to the best of my knowledge and belief.

David J. Chouven
P.L.S.-1579
Nov. 21, 2017

NOTES

1) Subject material is mixed B - General Industrial

2) Property located in Flood Zone "A" (Zone A1 (Some Flood Damages Anticipated) and "X" (Areas determined to be outside the 100 year return period flood hazard) according to the FEMA Flood Insurance Rate Map (FIRM) 15000C01134I, dated August 12, 2008.

1) It is in the Seller's intent to provide green field financing on funding noted by table as may be required by City and State. (11/1/2019)

is the Property of the Line other than as indicated herein.

8 July 6 16 17

08/10/17

Marketing Division Date 1/6/12

Paul Velazquez 6/12/17
 Section Division Date

Location Map



City of Green Bay

Legend

- 1. 1/2" (6.4) x 18" tan pipe with cap weighing 1.88 lbs/in ft net
- 2. 1" tan pipe round
- 3. PK rail round
- 4. PK rail flat
- 5. cut + mat
- 6. 3/8" tan rod round
- 7. Brown County monument - type section
- 8. rounded on leading / distance
- 9. alarm sensor materials
- 10. cut hole
- 11. alarm sensor line
- 12. auxiliary sensor materials
- 13. auxiliary sensor line
- 14. hydrant
- 15. materials
- 16. valve
- 17. underground gas line
- 18. gas meter
- 19. underground electric line
- 20. electrical panel
- 21. gas pipe
- 22. square cut + gutter line
- 23. block
- 24. block
- 25. block
- 26. gravel
- 27. existing building
- 28. existing building to be removed by Feb.
- 29. garage
- 30. fence line
- 31. pipe
- 32. rock soil

PLANNING

~~S# 1515~~
~~P# 70424~~

RECEIVED

JUN 01 1971

INSPECTION
DIVISION

PROJECT NO
N-10013
SHEET NO
1 of 1
DRAWING NO
S-2261

Sal Bs Scrap Metal on Velp LLC *Mau & Associates*
Velp Ave. & Winford Ave. LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9870 Fax: 920-434-9872

Site Plan

SCALE
1"=30'
DRAWN BY
JL

Exhibit D



Exhibit E

Green Bay, WI, 54303, USA X

Show search results for 1156 V...



Layer List

Layers

- ☒ Parcels Query
- ☒ ParcelLinesColor
- ☐ Alder Districts and Wards
- ☒ Annotation
- ☒ OwnerNames
- ☐ Building Footprints Year 2000
- ☐ Liquor Licenses
- ☐ Historic Districts
- ☐ TIF
- ☒ FEMA Flood Layers
- ☒ Flood Hazard Areas
 - Zone AO (100 year floodplain, 1 to 3 feet average depths determined)
 - Zone A (100 year floodplain, No Base Flood elevation determined)
 - Zone AE (100 year floodplain with Base Flood Elevation determined)
 - Floodway Areas in Zone AE
 - 500 year floodplain (0.2 PCT ANNUAL CHANCE)
- ☒ University Heights
- ☐ S27.621 Allowable Area
- ☐ Zoning
- ☐ Future Landuse
- ☒ Aerials_May2020
- ☐ Aerial 2017

Exhibit F

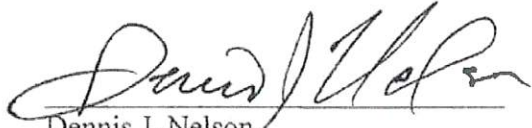
AFFIDAVIT OF DENNIS J. NELSON

STATE OF WISCONSIN)
) ss
BROWN COUNTY)

I, Dennis J. Nelson, being duly sworn, state the following:

1. I am a Green Bay native and life-long area resident who is concerned with the activities at 1156 Velp Avenue, Green Bay, WI 54303 (the "Property").
2. I am a graduate of the University of Wisconsin-Green Bay, a university founded on environmental stewardship. I have been an observer of the environmental health of the Fox River and lower Bay of Green Bay (the "Bay") for over 50 years.
3. I have observed, on several dates beginning August 3rd, 2020 and through August 26th, 2020, that scrap metal including old refrigerators and freezers has been accumulating on the surface of the premises on the northwest portion of the Property, which is an identified floodplain, adjoining the southern marsh area and wetland area of the Bay.
4. Upon information and belief, the southern Green Bay Marshland is an important wetland for the health of water quality in the Bay.
5. Upon information and belief, the massive Polychlorinated Biphenyls (PCB) clean-up, which cost hundreds of millions of dollars is near completion on the Fox River and lower Bay. It is one of the largest projects of its' kind in the World.
6. In the year 2020 , the Bay should not be exposed to unnecessary, and preventable, pollutants. The owners of the Property are accumulating materials that pose a significant risk of contamination from heavy metals, industrial chemicals, and other pollutants.

7. Upon information and belief, the water level of the Bay is at record highs, meaning the likelihood of an inundation of waters from the Bay is extremely high.
8. Upon information and belief, due to scrap metal not being contained, heavy rains will leach chemicals into the water of the Bay.
9. The owners of the Property are not permitted to conduct activities in this manner and are proceeding in a way that creates a significant and dangerous risk to the waters of the Bay. There is a wanton disregard for the laws and regulations of the City of Green Bay and State of Wisconsin.
10. The owners have previously filed, and ignored, plans which state scrap metal will be held in containers and that refrigerants will be handled carefully.
11. The owners are in violation of their own site plans and show no intent to follow them. The mere dumping of these appliances can result in damage to a line and the release of dangerous chemicals into the water supply and the Bay.
12. The owners are not residents of Green Bay or surrounding communities and show a blatant disregard for the public interest, public well-being, and corporate social responsibility.
13. The owners should not be entrusted with a permit as they are in violation of their own site plans and have proceeded with an unlawful operation and disregard for the community's well-being before being granted permission to operate.


Dennis J. Nelson

Subscribed and sworn before me

this 27th day of August, 2020.



_____, Notary Public

BROWN County, Wisconsin

My commissioner expires: 1/1/2021

**RESOLUTION AUTHORIZING CONDITIONAL USE
APPROVAL AT 1156 VELP AVENUE
(ZP 20-23)**

October 06, 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 for a Material Recovery Facility (Auto & Metal Salvage Operation) on the following described property located 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 40Q21.1; 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(Volume I. 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 Transportation 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 the following conditions:

- 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 shall 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.
- e) No drop-off/pick-up or other business operations are permitted after 7:00 p.m. on Monday through Friday or after 1:00 p.m. on Saturdays.
- f) Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation

Adopted _____

Approved _____

Mayor

Clerk

db

Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Madison Smith

AGENDA ITEM # E.2

(ZP 20-24) Public Hearing on the request to rezone 0 N. Huron Road from Rural Residential (RR) to Conservancy (CON), submitted by Holly Baseman, on behalf of Baird Creek Preservation Foundation, property owner (Ald. B. Dorff, District 1 and Ald. V. Corpus-Dax, District 2).

BACKGROUND

Parcel Numbers: 21-385, 21-387

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-24 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
North Huron Road
(ZP 20-24)**

The Green Bay Plan Commission will hold a public hearing on **Monday, September 28, 2020**, at 6:00 p.m. If you wish to participate in the Public Hearing, you may access the meeting by the internet or telephone, using the access code below:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 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

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

(ZP 20-24) Consideration with possible action on the request to rezone parcels along N. Huron Road from Rural Residential (RR) to Conservancy (CON), submitted by Holly Baseman, on behalf of Baird Creek Preservation Foundation, property owner. (Ald. B. Dorff, District I and V. Corpus-Dax, District 2)

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

City of Green Bay

Department of Community and Economic Development

Attn: Madison Smith

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Madison Smith at (920) 448-3407 or

madison.smith@greenbaywi.gov.

Publication Dates: September 14, 2020 and September 21, 2020



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 20-24) Consideration with possible action on the request to rezone 0 N. Huron Road from Rural Residential (RR) to Conservancy (CON), submitted by Holly Baseman, on behalf of Baird Creek Preservation Foundation, property owner (Ald. B. Dorff, District 1 and Ald. V. Corpus-Dax, District 2).

BACKGROUND

Primary Address: 0 N. Huron Road

Parcel Numbers: 21-385, 21-387

Reason for Request: To restore the north and south parcel to native habitat and preserve the parcels.

Aldersperson(s)/District(s): Ald. Barb Dorff / District 1
Ald. Veronica Corpus-Dax / District 2

Zoning and Land Uses:

Subject Property: Rural Residential (RR)

NORTH: Low Density Residential (RI)

SOUTH: Low Density Residential (RI); Rural Residential (RR) Rural residential; Public Property (PI)
Public/Institution

EAST: Rural Residential (RR)

WEST: Rural Residential (RR); Low Density Residential (RI)

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for greenway/parkway. The proposed rezone is in compliance with the recommendations of the Comprehensive Plan.

Report: The subject area is located along 0 N. Huron Road that currently contains two parcels north and south of the railroad tracks, the balance is 7.05 and 7.42 acres respectively, for the two parcels subject to conservancy. The proposed rezoning would allow for the Conservancy District to be established for the two parcels and promote the preservation of open space and natural and scenic features. It may also be used to preserve watercourses, floodplains, wetlands and stormwater management facilities.

Approval of the request will allow for the preservation of the north and south parcels along 0 N. Huron Road. The City of Green Bay Community and Economic Development Department and Parks and Recreation Department are aware these two parcels were purchased in spring 2020. Baird Creek Preservation Foundation will be gifting the south parcel to the City and the north parcel will be restored to native habitat. This request is on the basis of conservancy tax purposes and preservation/restoration along Baird Creek.

Staff is recommending approval of the request to rezone the North and South Parcel of 0. N. Huron Road from Rural Residential (RR) to Conservancy (CON). Ald. Barb Dorff, Ald. Veronica Corpus-Dax and property owners within 400+ ft. have been notified of the request. Staff has received one inquiry requesting more information and in favor.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-24 City Action Form - PC Mtg
2. ZP 20-24 Map
3. ZO 13-20 - Rezone Baird Creek Huron Road

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): Holly Baseman

Phone Number: 920-328-3505

Address: 1270 E Main St Ste #246

City: Green Bay

State: WI

Zip Code: 54302

Property Owner: Baird Creek Preservation Foundation

Phone Number: 920-328-3505

Parcel Numbers (required): 21-385, 21-387

Location of Property: West side of Huron Rd north and south parcels, split by the railroad tracks.

Attach maps and legal descriptions (required).

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

I, the Baird Creek Preservation Foundation, 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):

Holly Baseman

Review Fee:

0

Receipt No.:

Zoning Petition No.:

Per Paul Neumeyer

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

Attach maps and legal descriptions (required).

The City of Green Bay, Parks and Recreation Department as well as the Zoning Department is aware that we purchased these two parcels in Spring 2020. We will be gifting the southern parcel to the City as soon as we can work through the process, the north parcel will be restored to native habitat before it can be gifted but we are asking all of it to be zoned conservancy for tax purposes.

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

Parcels 21-385 and 21-387

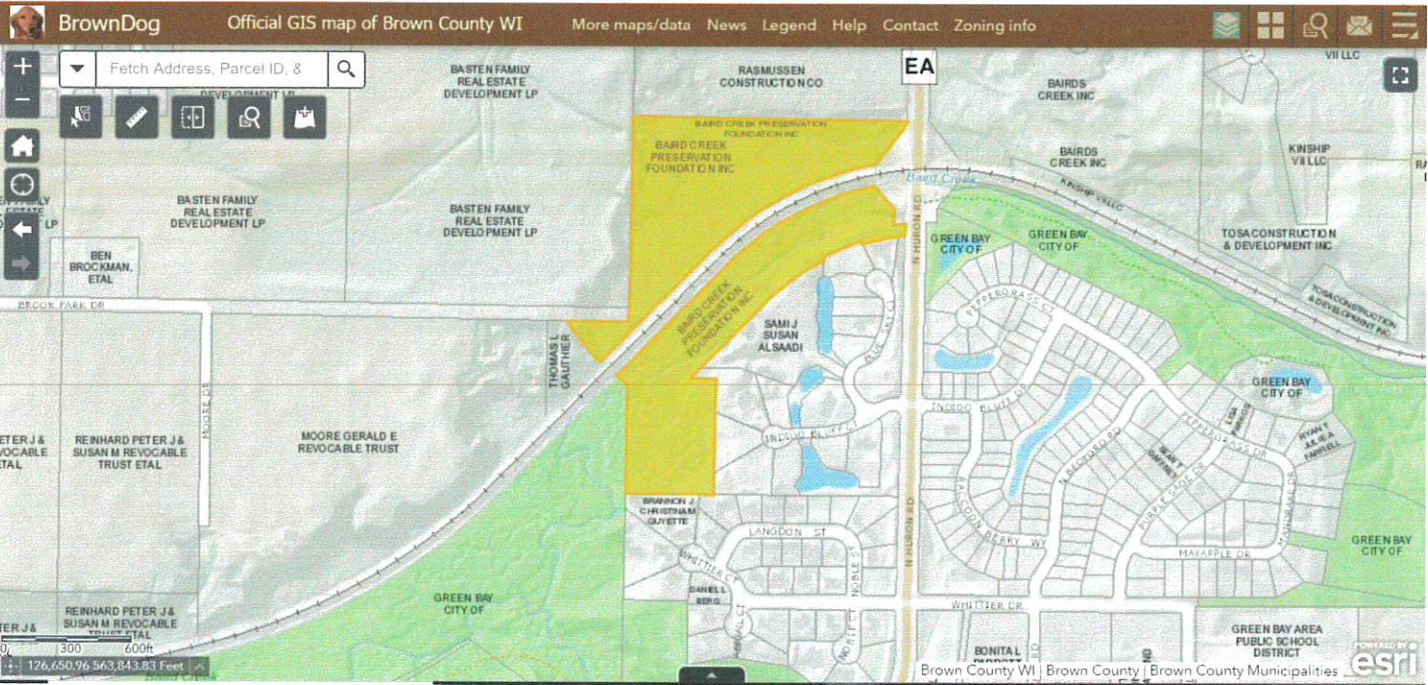
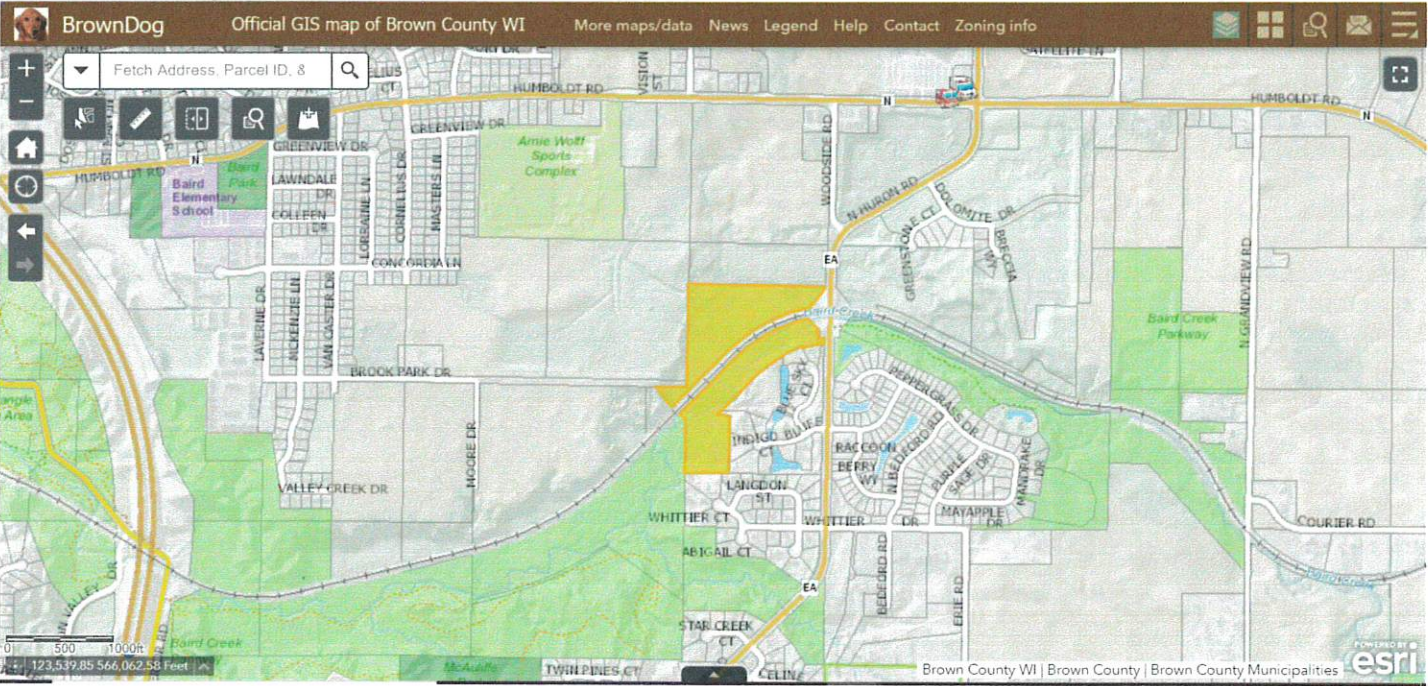


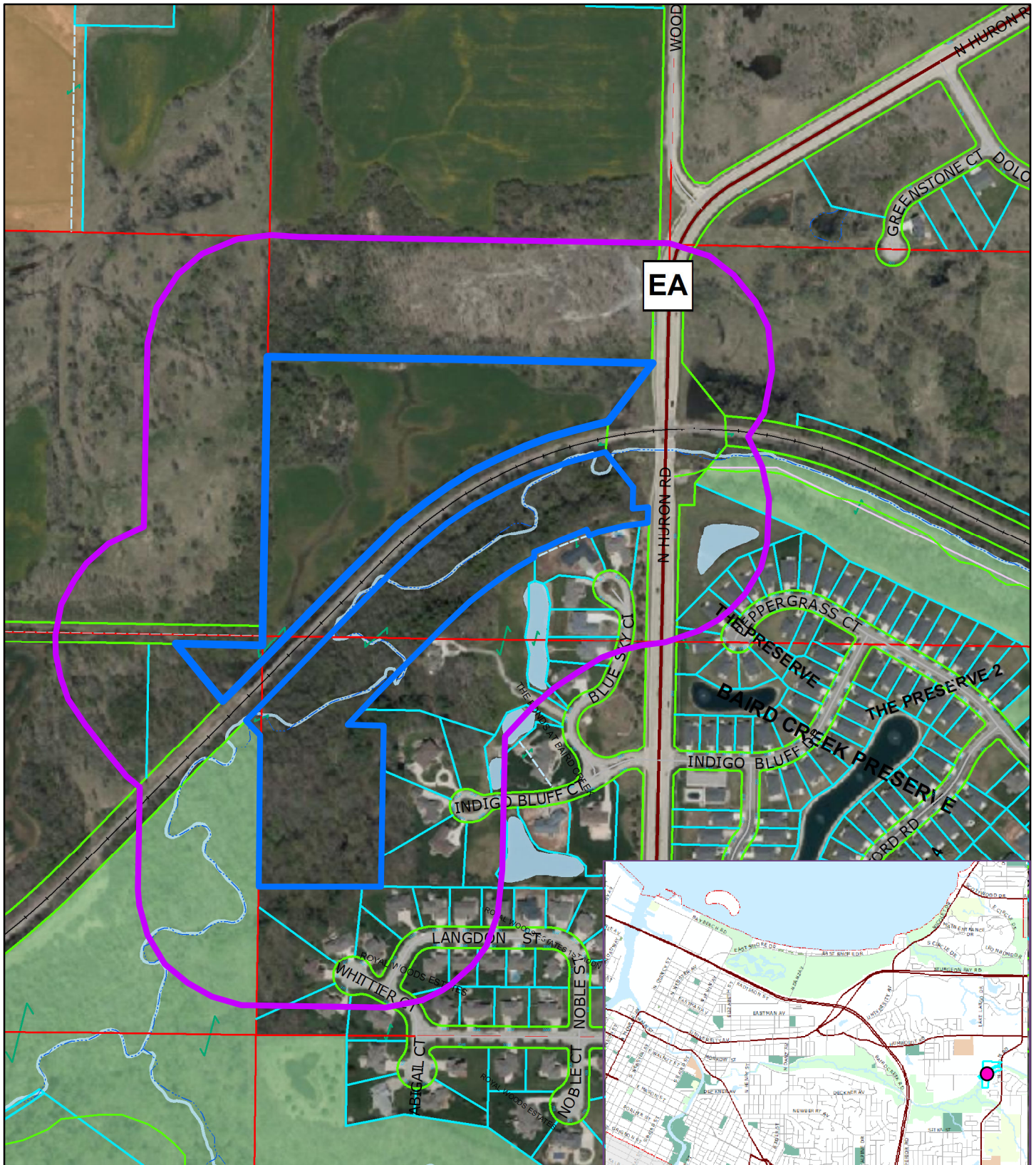
Exhibit A – Legal Description

Lot One and Outlot One of Certified Survey Map No. 9151, recorded as document no. 2893460, on March 4, 2020 in the Register of Deeds, Brown Co., Wisconsin.

Being more particularly described as follows:

Commencing at the East 1/4 Corner of Section 35, T24N-R21E; thence S1°25'09"W, 392.71 feet along the East line of the Southeast 1/4 of said Section; thence N88°54'14"W, 1376.99 feet to the West right of way of North Huron Road A.K.A. C.T.H. "EA" and the Point of Beginning; thence continuing N88°54'14"W, 1276.99 feet; thence S0°59'31"W, 962.79 feet along the West line of the Northwest 1/4 of the Southeast 1/4 of said Section to the south right of way of the unimproved Brook Park Drive; thence N89°03'57"W, 287.30 feet along said South right of way; thence S37°22'29"E, 186.33 feet; thence S47°44'29"E, 58.28 feet to a point on the West right of way of the Fox Valley & Western Railroad; thence S47°44'29"E, 100.09 feet to a point on the East right of way of the Fox Valley & Western Railroad; thence N44°41'56"E, 714.62 feet along said East right of way; thence 801.88 feet along the arc of a 1382.68 foot radius curve to the Right whose long chord bears N61°16'51"E, 790.69 feet along said East right of way; thence S41°06'59"E, 145.49 feet along the West right of way of North Huron Road A.K.A. C.T.H. "EA"; thence S5°14'30"W, 75.50 feet along said West right of way; thence N82°45'30"E, 55.93 feet along said West right of way; thence S1°12'15"W, 51.14 feet along said West right of way; thence 200.83 feet along the arc of a 1132.62 foot radius curve to the Left whose long chord bears S77°28'30"W, 200.56 feet being the North line of Lot 16 of the recorded plat of "The Ponds at Baird Creek" (Volume 22, Plats, Page 254, Document number 2207757, Brown County Records); thence N26°12'38"W, 20.00 feet; thence S66°55'02"W, 190.08 feet; thence S0°22'32"E, 20.00 feet; thence 349.01 feet along the arc of a 1132.62 foot radius curve to the Left whose long chord bears S53°29'35"W, 347.63 feet; thence S44°40'01"W, 484.16 feet along the West lines of Lot 10 and 6 of said plat; thence S88°47'43"E, 121.90 feet along a South line of Lot 6 of said plat; thence S1°12'18"W, 538.26 feet along the West lines of Lot 6, 5 and 4 of said plat; thence N89°29'39"W, 407.58 feet along the North line of Lots 16 and 14 of the recorded plat of "Royal Woods Estates" (Volume 22, Plats, Page 45, Document number 2013554, Brown County Records); thence N0°59'31"E, 502.30 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section; thence N47°44'29"W, 69.99 feet to a point on the East right of way of the Fox Valley & Western Railroad; thence N47°44'29"W, 100.09 feet to a point on the West right of way of the Fox Valley & Western Railroad; thence N44°41'56"E, 718.82 feet along said West right of way; thence 889.67 feet along the arc of a 1482.68 foot radius curve to the Right whose long chord bears N61°51'24"E, 876.38 feet along said West right of way; thence N37°14'55"E, 241.19 feet along the West right of way of North Huron Road A.K.A. C.T.H. "EA"; thence N1°11'46"E, 4.48 feet along said right of way to the Point of Beginning.

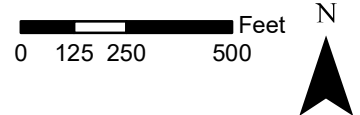
The property is subject to outstanding rights, restrictions and easements of record. It is also subject to any outstanding agricultural leases and hunting licenses and any future leases or licenses that are approved under the Management Plan for this property.



(ZP 20-24) Rezone Parcels N. Huron Rd. from Rural Residential (RR) to Conservancy (CON)

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 City of Green Bay Department of Community and Economic Development. MS

Parcel Numbers:
21-385, 21-387



- Subject Parcels
- Notification Area
400'

ZONING ORDINANCE NO. 13-20

**AN ORDINANCE TO REZONE PARCELS ALONG 0 NORTH HURON ROAD
FROM RURAL RESIDENTIAL (RR) TO CONSERVANCY (CON)
(ZP 20-24)**

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property along N. Huron Road from Rural Residential (RR) District to Conservancy (CON) District:

LOT 1 OF CSM 9159

All of Lot 1, Brown County Certified Survey Map Number 9159, (being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 35, Township 24 North, Range 21 East), City of Green Bay, Brown County, Wisconsin.

Tax Parcel Number 21-385.

OUTLOT 1 OF CSM 9159

All of Outlot 1, Brown County Certified Survey Map Number 9159, (being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 35, Township 24 North, Range 21 East), City of Green Bay, Brown County, Wisconsin.

Tax Parcel Number 21-387.

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:

ZONING ORDINANCE NO. 03-19

PAGE 2

Clerk

ms

Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 20-25) Public Hearing on the request to amend the boundaries Zoning Ordinance 9-03, Planned Unit Development (PUD) for the property located in the 200 Block of Highland Park Avenue, Tax Parcel 21-1229, submitted by Judy Husar, United Financial Group, Inc. Parkway Highlands III, LLC, property owner. (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-25 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Planned Unit Development (PUD) Amendment
200 Block Highland Park Avenue
(ZP 20-25)**

The Green Bay Plan Commission will hold a public hearing on **Monday, September 28, 2020**, at 6:00 p.m. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below:

<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:

A request to amend the boundaries of Zoning Ordinance 9-03, Planned Unit Development (PUD) for the property located in the 200 Block of Highland Park Avenue, Tax Parcel 21-1229, submitted by Judy Husar, United Financial Group, Inc. Parkway Highlands III, LLC, property owner. (Ald. C. Stevens, District 5)

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

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or

paul.neumeyer@greenbaywi.gov.

Publication Dates: September 14, 2020 and September 21, 2020



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 20-25) Consideration with possible action on the request to amend the boundaries Zoning Ordinance 9-03, Planned Unit Development (PUD) for the property located in the 200 Block of Highland Park Avenue, Tax Parcel 21-1229, submitted by Judy Husar, United Financial Group, Inc. Parkway Highlands III, LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 200 Block of Highland Park Avenue

Reason for Request: To allow dimensional modifications to accommodate the expanded plant operation on the subject site.

Aldersperson/District: Ald. Craig Stevens / District 5

Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) – Vacant

North: Varied Density Residential (R3) - Electric Sub-Station

South: Varied Density Residential (R3)/Office/Residential (OR) - Multi-family uses

East: Varied Density Residential (R3) - Single-family uses

West: Planned Unit Development (PUD) - Multi-family uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for medium to high density housing. The proposed PUD amendment is in compliance with the recommendations of the Comprehensive Plan.

Report: In the early 2000s the petitioner, United Financial Group, Inc., developed several senior housing apartment unit communities for ages 55+ in the area known as Parkway Highlands. On those parcels, the City of Green Bay rezoned the Parkway Highland development as well as the subject lot to a Planned Unit Development (PUD). This zoning was used in part to the size and unique development that United Financial Group proposed at the time.

The applicant indicated the following in the need for boundary change to the PUD:

The vacant property east of Highland Park Avenue covered under the PURD initially approved in 2001, is now currently owned by an estate. The PURD properties with existing apartments on them have been purchased by another party. The vacant land east of Highland Park Avenue is being marketed for sale. The PURD was specific to Parkway Highlands and its copyrighted building designs. The underlying Varied Density Residential zoning would provide a new owner the opportunity to design its own site plan and building designs.

The PUD had very specific requirements to each site that was developed. Due to the potential sale of the property and the proprietary designs by Parkway Highlands, the site could not be built-out as previously approved in the PUD due to the comments from the applicant above. A new PUD would not necessarily

need to be established as current underlying Varied Density Residential (R3) requirements are sufficient to address density and dimensional requirements to permit an appropriate multi-family development.

Staff is recommending approval of the request of the PUD boundary change. Ald. Craig Stevens and property owners within 400+ ft. have been notified of the request. Staff has received one inquiry regarding the requests of the drafting of this report.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-25 letter



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(ZP 20-26) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for the height of a detached accessory structure located at 1006 N. Buchanan Street, submitted by Julian Hernandez, property owner (Ald. M. Steuer, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-26 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1006 North Buchanan Street
(ZP 20-26)**

The Green Bay Plan Commission will hold a public hearing on **Monday, September 28, 2020**, at 6:00 p.m. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

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+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 the height of a detached accessory structure located at 1006 North Buchanan Street, submitted by Julian Hernandez, property owner. (Ald. M. Steuer, District 10)

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 paul.neumeyer@greenbaywi.gov.

Publication Dates: September 14, 2020 and September 21, 2020



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(ZP 20-26) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for the height of a detached accessory structure located at 1006 N. Buchanan Street, submitted by Julian Hernandez, property owner (Ald. M. Steuer, District 10).

BACKGROUND

Primary Address: 1006 N. Buchanan Street

Aldperson/District: Ald. Mark Steuer / District 10

Reason for Request: To permit an existing constructed a detached garage that exceeds maximum height limitation.

Surrounding Zoning and Land Use:

Subject Property: R1 – Low Density Residential zoning - Single-family dwelling.

North: R1-Low Density Residential - Single-family residences

South: R1-Low Density Residential - Single-family residences

East: R1-Low Density Residential - Single-family residences

West: R1-Low Density Residential - Single-family residences

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Housing.

Analysis: The applicant obtained a permit to construct a concrete slab on the subject property in June 2020. It was discovered by an inspection that both the concrete pad and a detached garage had been constructed on the subject property. In addition to not obtaining a permit for the construction of the garage, the garage exceeds the maximum height limitation of 16 ft. The constructed detached garage does meet other dimensional standards required in Chapter 13-600.

The height of a detached accessory use is measured from grade to the mid-point of the roof-line and not the overall height to the peak. The structure has a gable roof line running east/west. Images of the garage and the site plan layout are attached within this agenda packet. The existing principal dwelling is a single story home. The subject site is approximately 8,102 sq. ft. or 0.19 acres.

Regardless of the existing construction, staff would have supported the request to increase the height of the structure as it is in-keeping with the principal dwelling and the surrounding low density residential neighborhood. Ald. Mark Steuer, adjacent property owners and the Mather Heights Neighborhood Association were notified of the request. Staff received one inquiry as of the drafting of this report.

RECOMMENDATION

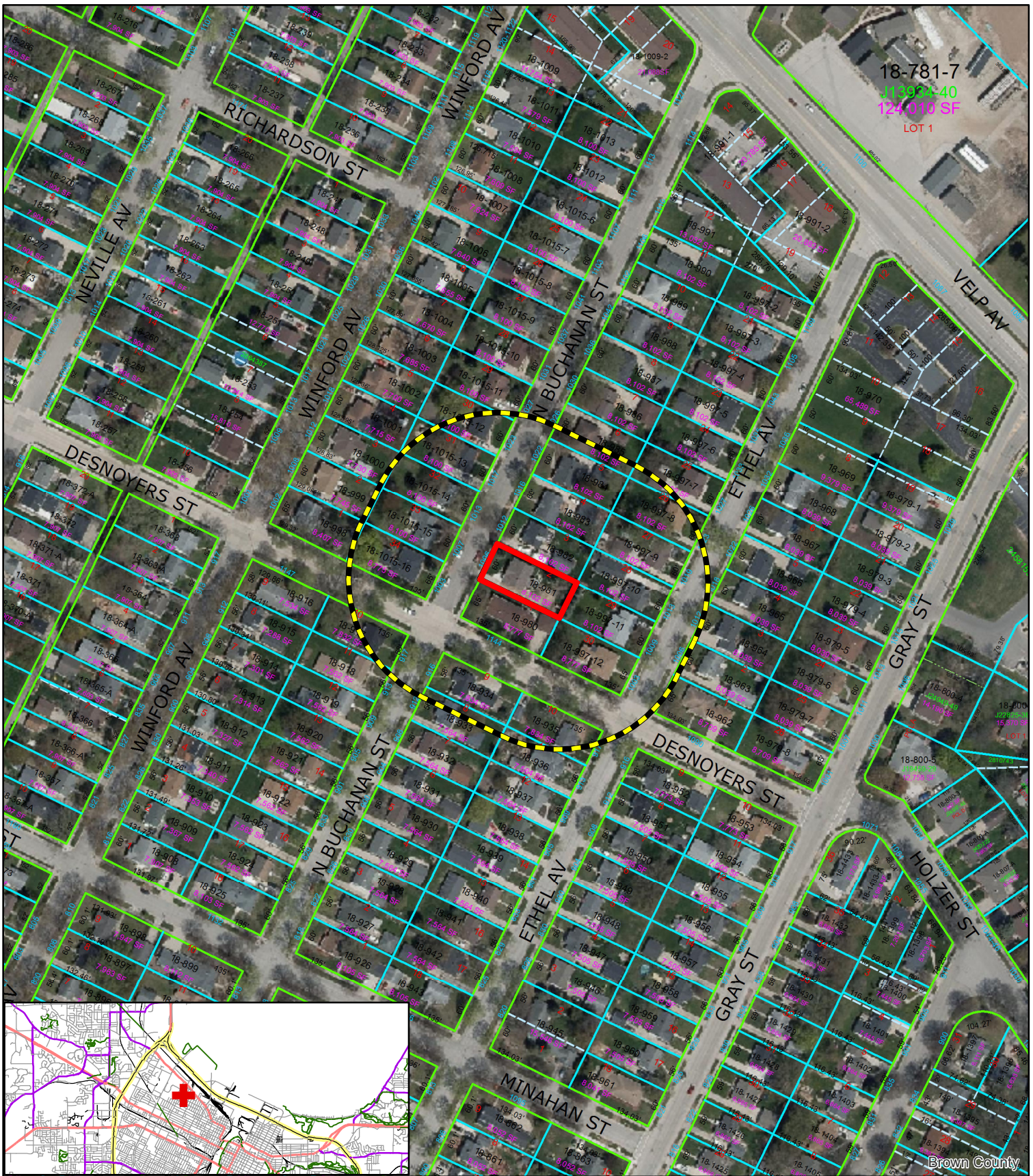
Staff is recommending approval of the request, subject to compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and

approval.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-26 letter
2. Site layout
3. Garage brochure
4. Framing



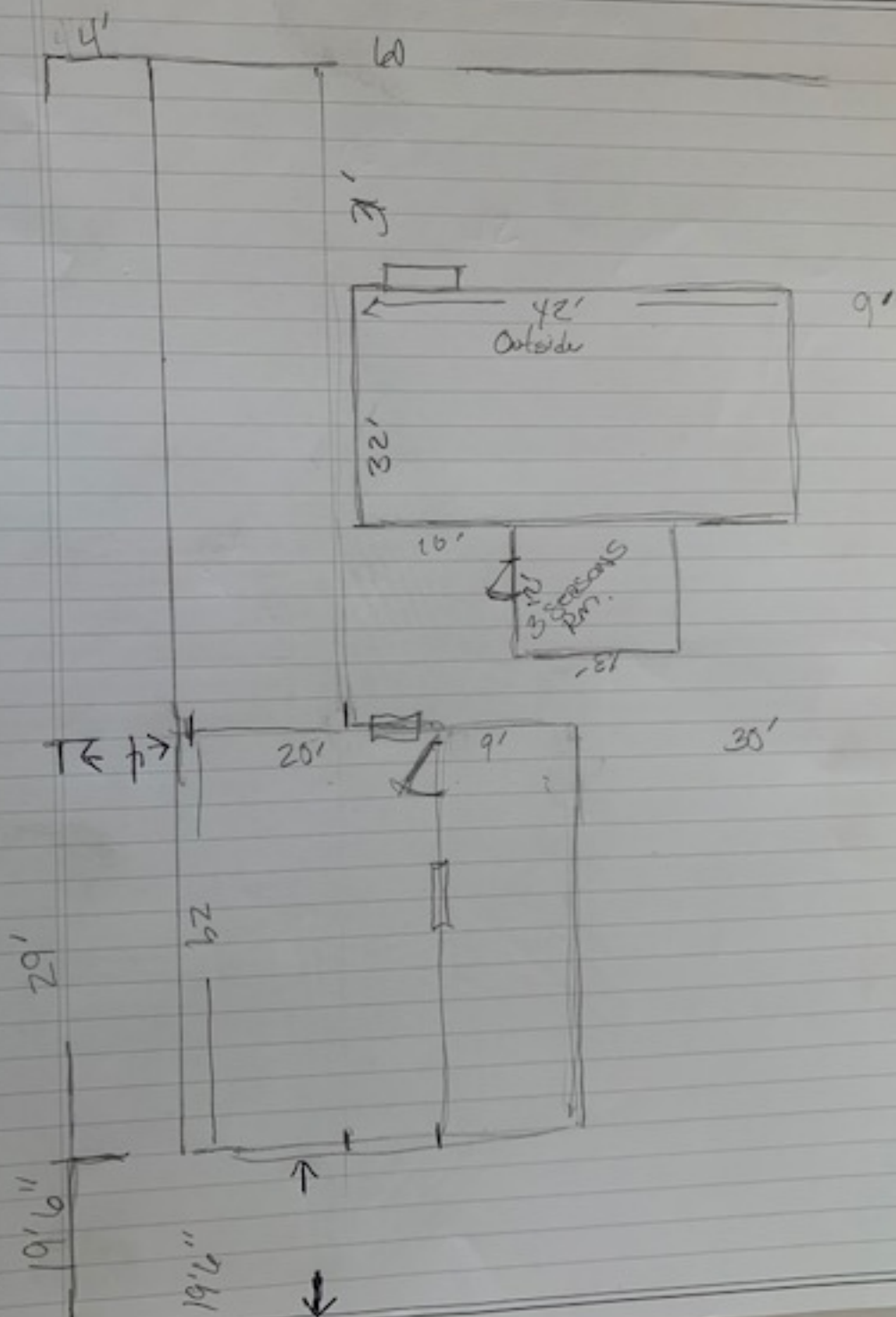
Zoning Petition (ZP 20-26)
Proposed Conditional Use Permit (CUP)
1006 N Buchanan Street

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



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



WEXFORD

PROJECT PERMITS
APPLICATION

Department of Community
and Economic Development
186 N. Jefferson Street, Room 688
Green Bay, WI 54301-1019



Dimensions
29'-0" Wide
27'-0" Deep

Garage: 572 Sq. Ft.
1 Car Garage | Traditional Style

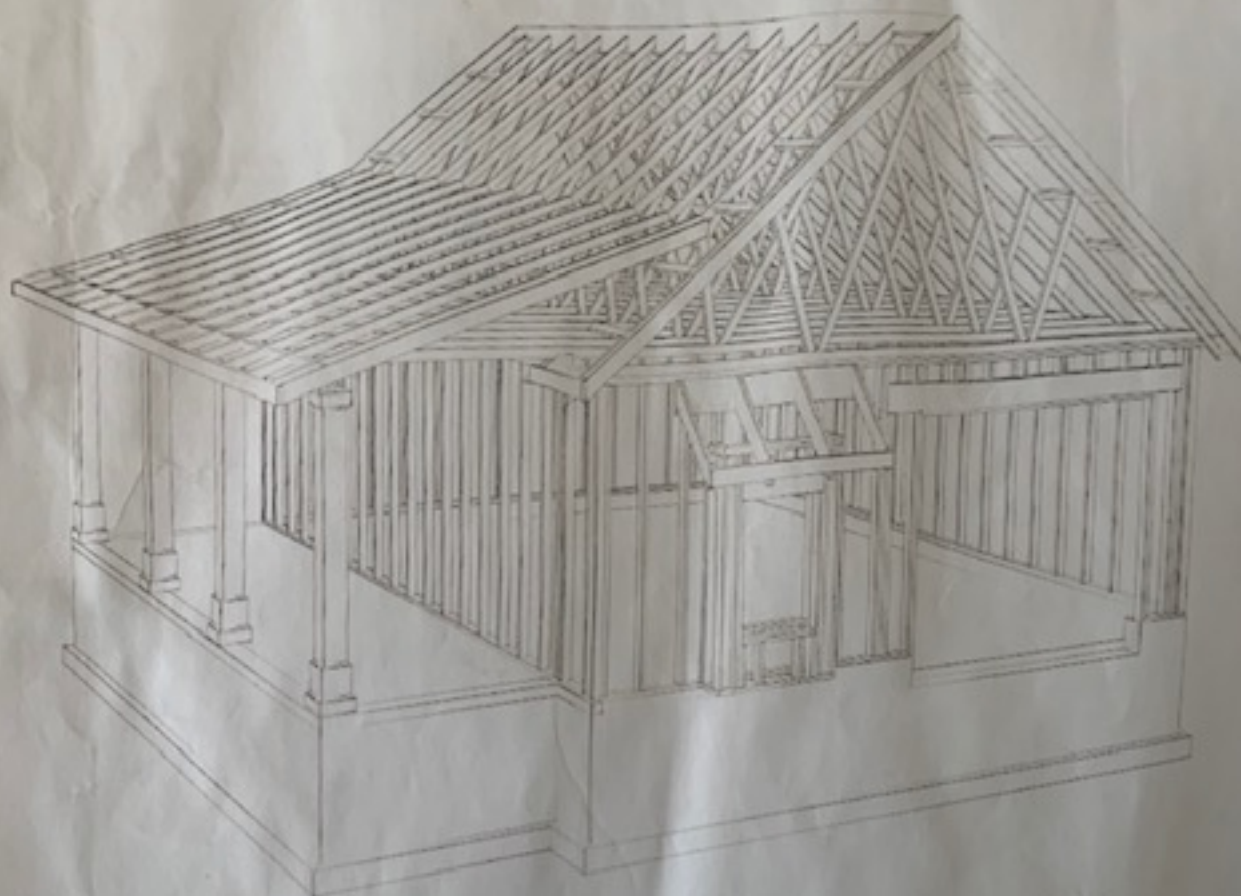
Plan 29229 | Price Code D

Nuckolls



MENARDS

To order this plan, visit www.menards.com or visit local Menards store



FRAMING DIAGRAM

NOT TO SCALE



Report to the Green Bay Plan Commission

MEETING DATE

September 28, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.8

(SP 20-01) Consideration with possible action on the request to declare city property located at 946 Velp Avenue as City Surplus, submitted by Vyacheslav (Sam) Teslyuk, adjoining property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 946 Velp Avenue (Parcels 18-583-A & 18-582)

Reason for Request: To declare City property as surplus property to join with Parcel 18-583

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Parcels Zoning and Land Use:

Subject Property: C1, Commercial - Vacant & Residential Driveway

North: R1, Low-Density Residential - Two-Family Home

South: Right-of-Way - Velp Avenue

East: C1, Commercial - Retail

West: Right-of-Way - Lyndon Street

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends High Intensity Retail, Office, or Housing uses for the surrounding area.

Assessor's Valuation: Parcel 18-583-A: \$150.00

Parcel 18-582: \$1,800.00

Analysis: This application was submitted by the property owner of the parcel directly north of the subject parcel (Parcel 18-583). The proposal includes declaring the subject properties as surplus to then attach to Parcel 18-583, as an existing driveway for this parcel is on the subject parcels.

These parcels were acquired as part of the Velp Avenue reconstruction project. The City has no need for the subject parcels. As this Surplus Declaration was initiated by the adjacent property owner, Staff has added a condition that they be offered this parcel for purchase at market value prior to opening the sale to other parties.

Ald. Randy Scannell, adjacent property owners and reviewing agencies have been notified of this request. Utility conditions have been added to reflect review agency needs. No other comments or objections were received.

RECOMMENDATION

Staff is recommending approval of the request subject to the following condition:

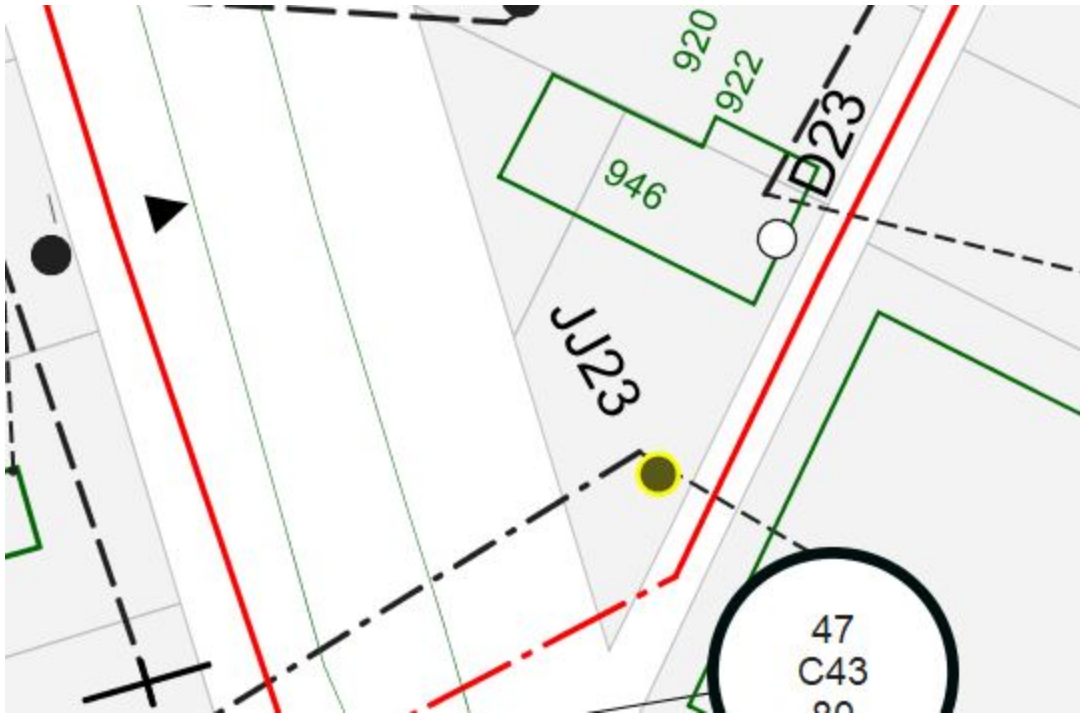
I. The existing power pole shall remain in its current location as noted in the attached WPS Exhibit.

FISCAL IMPACT

ATTACHMENTS

1. SP 20-01 Map
2. SP 20-01 Street View
3. SP 20-01, WPS Exhibit
4. DESCRIPTION OF SURPLUS PROPERTY AT 946 VELD AVENUE





DESCRIPTION OF SURPLUS PROPERTY AT 946 VELP AVENUE (SP-20-01)

Lot 1, and Lot A, E. A. Neufeld's Plat No.1, as recorded in Volume 3 of Plats, Page 89, as Document Number 25971, City of Green Bay, Brown County, Wisconsin.

Excepting Parcel 58 of Transportation Project Plat 1450-04-21-4.05, recorded as Document Number 2447887, in Brown County, Wisconsin.

The above described tax parcel numbers 18-582 and 18-583-A to become part of, and attached to, tax parcel number 18-583.