



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 8, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels and Autumn Linsmeier.

C. Approval of the Agenda.

1. Approval of the agenda for the February 8, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the January 11, 2021, meeting of the Green Bay Plan Commission.
2. Approval of the minutes from the January 21, 2021, special meeting of the Green Bay Plan Commission.

E. Regular Business.

1. Appointment of Neil Stechschulte as Secretary of the Green Bay Plan Commission.
2. (ZP 20-37) Public Hearing on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).
3. (ZP 20-37) Consideration with possible action on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).

4. (ZP 20-39) Public Hearing on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).
5. (ZP 20-39) Consideration with possible action on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).
6. (CPA 20-01) Consideration with 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).
7. (TA 20-04) Consideration with possible action on a request of Ald. Corpus-Dax to examine regulations regarding the current zoning code and "Drive Thru" or "Pickup" lanes, and the necessity of bypass lanes and/or menu boards.

F. Informational.

1. Director's Report.
2. Update on 2019 - 2020 Housing Affordability Report
3. Date of next meeting: February 22, 2021

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

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZ1FjcmlpWnZIOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 841 3767 5822

Password: 483400

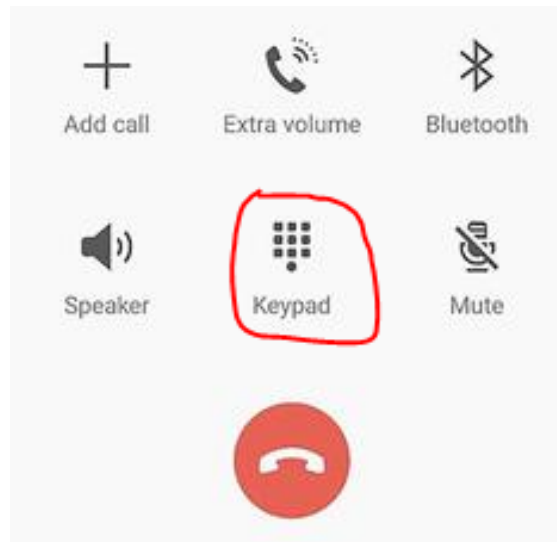
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZ1FjcmlpWnZIOEVnUT09>

Additional Information

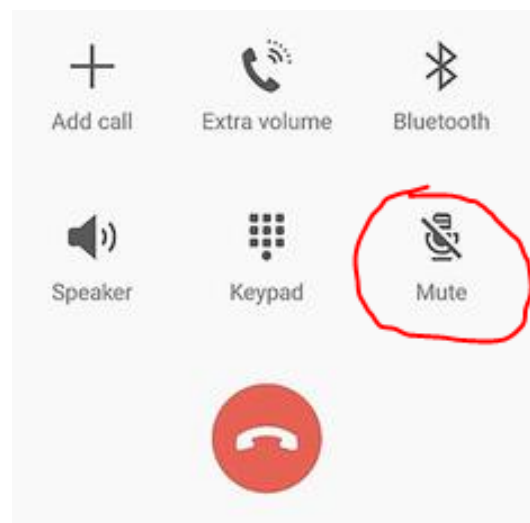
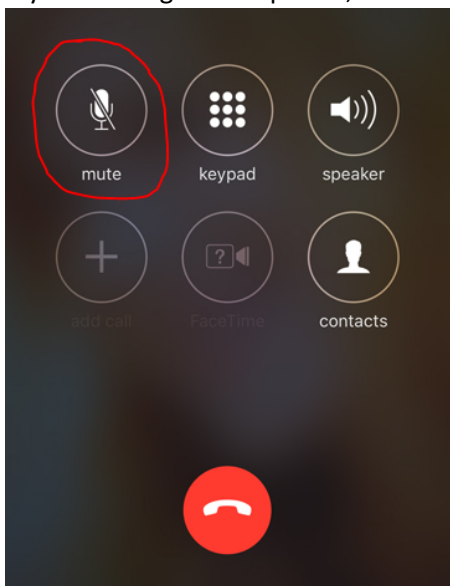
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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, JANUARY 11, 2021, 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, Derius Daniels and Autumn Linsmeier.

Members Present: Ald. Veronica Corpus-Dax, Jacob Miller, Lisa Hanson, Autumn Linsmeier, Derius Daniels, Randall Petrouske, and Sidney Bremer.

Others Present: Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 11, 2021, meeting of the Green Bay Plan Commission.

Moved by Autumn Linsmeier, seconded by Ald. Veronica Corpus-Dax to approve the agenda for the January 11, 2021, meeting. Motion carried.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 23, 2020, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve the minutes from the November 23, 2020, meeting. Motion carried.

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

E. REGULAR BUSINESS.

I. (ZP 20-33) Consideration with possible action on the request of the Interim Director for the Department of Community and Economic Development to consider review and possible revocation of the Short Term Rental Permit (STRP-88) at 1135 Shadow Lane. (Ald. C. Wery, District 8)

Moved by Sidney Bremer, seconded by Derius Daniels to open the floor. Motion carried.

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

Moved by Sidney Bremer, seconded by Autumn Linsmeier to close the floor. Motion carried.

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

Moved by Sidney Bremer, seconded by Randall Petrouske to allow the property owner to continue to rent the subject property under the conditions of the Short Term Rental Permit (STRP). If further substantiated claims of violation are reported within the next 6 months, those violations shall be brought back before the Plan Commission for further consideration and potential action. Motion carried.

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

2. (ZP 20-34) Consideration with possible action on the request of the Interim Director for the Department of Community and Economic Development to consider review and possible revocation of the Short Term Rental Permit (STRP-41) at 1136 Shadow Lane. (Ald. C. Wery, District 8)

Moved by Jacob Miller, seconded by Sidney Bremer to open the floor. Motion carried.

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

Moved by Sidney Bremer, seconded by Jacob Miller to close the floor. Motion carried.

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

Moved by Sidney Bremer, seconded by Randall Petrouske to allow the property owner to continue to rent the subject property under the conditions of the Short Term Rental Permit (STRP). If further substantiated claims of violation are reported through December 31, 2021, those violations shall be brought back before the Plan Commission for further consideration and potential action. Motion carried.

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

3. (ZP 20-36) Public Hearing on the request to rezone parcels in the 1320-1330 Block of Perrot Street (Tax Parcels: 21-1466, 21-1467, 21-1468, 21-1469) from Varied Density Residential (R3) to General Commercial (C1), submitted by John J. Young, property owner. (Ald. K. Lefebvre, District 6)

Chair Lisa Hanson read into record the rules and procedures for the all public hearings and stated that all hearings have been properly posted and published.

Chair Lisa Hanson opened the public hearing on the request to rezone parcels in the 1320-1330 Block of Perrot Street (Tax Parcels: 21-1466, 21-1467, 21-1468, 21-1469) from Varied Density Residential (R3) to General Commercial (C1).

Chair Lisa Hanson asked three times if there was anyone who wished to speak. Hearing/seeing none, the public hearing was closed.

4. (ZP 20-36) Consideration with possible action on the request to rezone parcels in the 1320-1330 Block of Perrot Street (Tax Parcels: 21-1466, 21-1467, 21-1468, 21-1469) from Varied Density Residential (R3) to General Commercial (C1), submitted by John J. Young, property owner. (Ald. K. Lefebvre, District 6)

Moved by Sidney Bremer, seconded by Randall Petrouske to table until the next regular scheduled meeting. Motion carried.

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

5. (ZP 20-38) Public Hearing on the request to amend Zoning Ordinance 38-79 (East Town Mall) to allow Limited Production & Processing uses within the Planned Unit Development (PUD) at 2350 East Mason Street, submitted by GB Real Estate Investments LLC, property owner. (Ald. L. Gerlach, District 3)

Chair Lisa Hanson opened the public hearing on the request to amend Zoning Ordinance 38-79 (East Town Mall) to allow Limited Production & Processing uses within the Planned Unit Development (PUD) at 2350 East Mason Street.

Chair Lisa Hanson asked three times if there was anyone else who wished to speak. Hearing/seeing none, the public hearing was closed.

6. (ZP 20-38) Consideration with possible action on the request to amend Zoning Ordinance 38-79 (East Town Mall) to allow Limited Production & Processing uses within the Planned Unit Development (PUD) at 2350 East Mason Street, submitted by GB Real Estate Investments LLC, property owner. (Ald. L. Gerlach, District 3)

Moved by Jacob Miller, seconded by Sidney Bremer to open the floor. Motion carried.

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

Moved by Derius Daniels, seconded by Autumn Linsmeier to close the floor. Motion carried.

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

Moved by Randall Petrouske, seconded by Sidney Bremer to amend Zoning Ordinance 38-79 (East Town Mall) to allow Limited Production & Processing uses within the Planned Unit Development (PUD) at 2350 East Mason Street, subject to the draft Planned Unit Development (PUD). Motion carried.

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

7. (TA 20-04) Consideration with possible action on a request of Ald. V. Corpus-Dax to examine regulations regarding the current zoning code and "Drive Thru" or "Pickup" lanes, and the necessity of bypass lanes and/or menu boards.

Moved by Sidney Bremer, seconded by Randall Petrouske to direct staff to draft an amended ordinance to improve the functionality of drive throughs and include suggestions made by the Plan Commission. Motion carried.

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

F. INFORMATIONAL.

1. Special Meeting to be held Thursday, January 21, 2021, at 6:00 p.m. for single item - (ZP 20-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for Material Recovery Facility (Salvage Operation) at 1156 Velp Avenue. (Ald. R. Scannell, District 7)

2. Director's Report.

Interim Director Cheryl Renier-Wigg provided the Director's report.

3. Date of next meeting: Thursday, January 21, 2021 for special meeting and Monday, January 25, 2021 for next regular meeting.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Randall Petrouske to adjourn. Motion carried.

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



MINUTES OF THE GREEN BAY PLAN COMMISSION

THURSDAY, JANUARY 21, 2021, 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, Derius Daniels and Autumn Linsmeier.

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

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 21, 2021, special meeting of the Green Bay Plan Commission.

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

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

D. REGULAR BUSINESS.

I. (ZP 20-23) Reconsideration 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).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to receive and place on file, per the applicant, to withdraw the request to authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Auto & Metal Salvage Operation). Motion carried.

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

E. INFORMATIONAL.

I. Cancellation: The Monday, January 25, 2021 Plan Commission Meeting has been cancelled.

Date of Next Meeting: Monday, February 8, 2021.

F. ADJOURNMENT.

Chair Lisa Hanson adjourned the meeting.



Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Appointment of Neil Stechschulte as Secretary of the Green Bay Plan Commission.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.2

(ZP 20-37) Public Hearing on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-37 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
1500 N Irwin Ave
(ZP 20-37)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 8, 2021**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in the Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

(ZP 20-37) Public Hearing on the request to rezone 1500 North Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner. (Ald. K. Lefebvre, District 6).

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: January 25, 2021 and February 1, 2021



Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 20-37) Consideration with possible action on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

Primary Address: 1500 N. Irwin Avenue

Aldersperson/District: Ald. Kathy Lefebvre / District 6

Reason for Request: To permit the redevelopment of the site for future commercial uses.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: General Commercial One (C1) - a commercial building is located at 1500 N. Irwin Avenue.

NORTH: General Commercial (C1) - Commercial/light industrial uses

SOUTH: General Commercial (C1) - Commercial/light industrial uses

EAST: Residential (R1) - Single Family

WEST: Residential (R1) - Single Family

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

Report: Parcel 21-1688 is being considered as part of this request, 1500 N. Irwin Avenue which contains a commercial building. This is a corner lot on a site designed for auto sales and repairs. Currently this parcel is zoned General Commercial (C1).

In the C1 and C3 Districts, outdoor storage, sales or display are permitted only when accessory to the following uses: Greenhouse, garden supply store and building material sales. C1 also includes temporary/seasonal display.

Rezoning 1500 N. Irwin Avenue to Highway Commercial (C2) will not overly impact the adjacent properties; however, will allow for increased permitted uses such as automotive sales and repair services. The site is a total of 0.58 acres and was built in 1950. This property contains approximately 14 parking spots and the existing structure contains three (3) garages. There are two entrances, one on N. Irwin Avenue and one on Vanderbraak Street, also making this suited for auto circulation. The Tax key number is 21-1688 and is predominantly concrete. The future land use in the comprehensive plan recommends 1500 N. Irwin Avenue to remain zoned as Commercial.

The C2 District allows, outdoor storage, sales or display are permitted only when accessory to the following uses:

- (1) Building material sales;
- (2) Auto service station, in compliance with subchapter 13.1600, Specific development standards;

- (3) Automobile rental or sales;
- (4) Sales and/or service of watercraft, recreational vehicles, and agricultural equipment;
- (5) Outdoor commercial recreation.

It is also important to note, where permitted, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park or residential property, in compliance with section 13.1820. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with section 13.1814.

Ald. Kathy Lefebvre and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received no inquiries regarding the request.

RECOMMENDATION

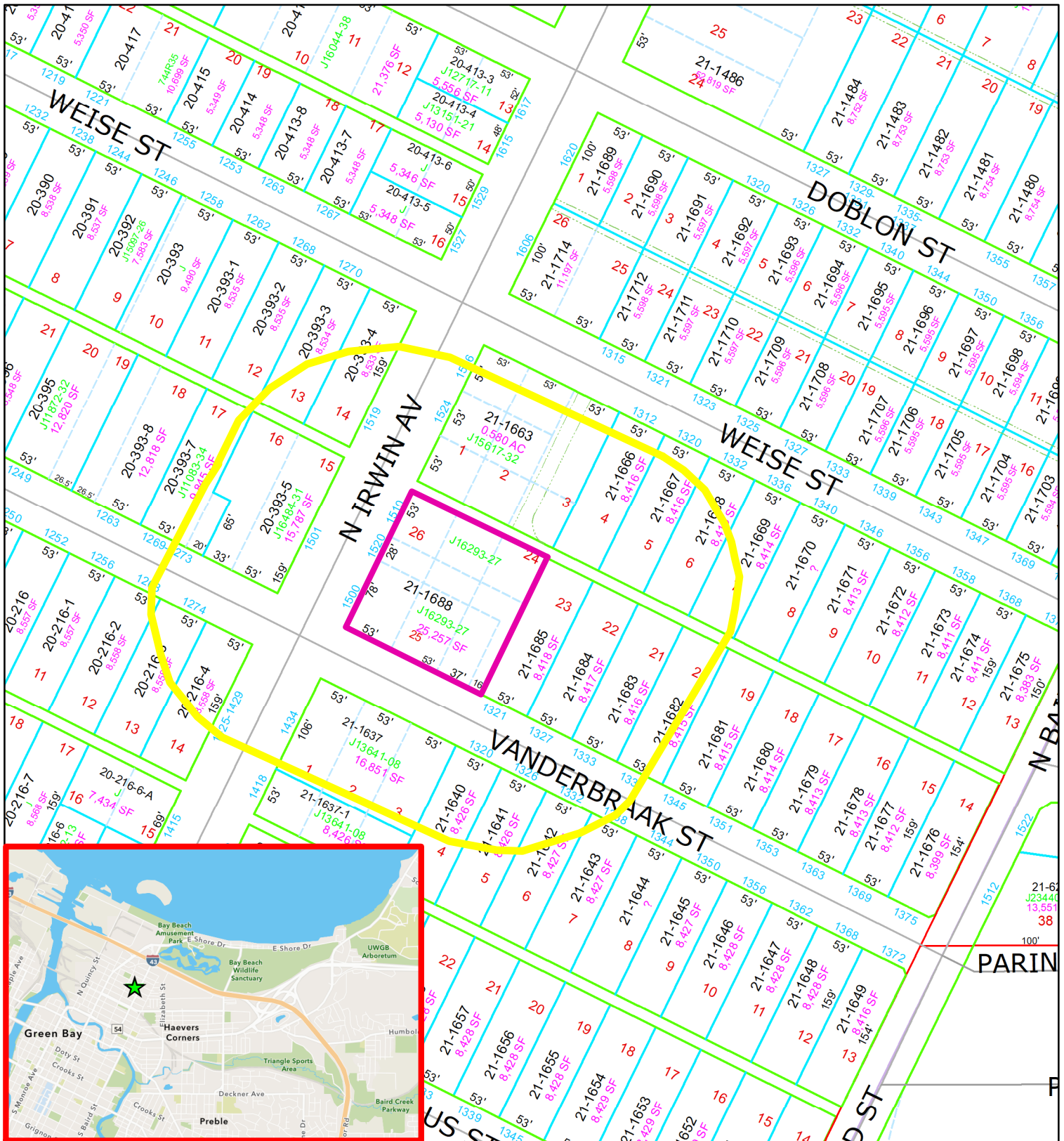
Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-37 BW
2. ZP 20-37 Color Aerial
3. Aerial Photos
4. ZP 20-37 City Action Application Form
5. ZP 20-37 Color Aerial

1500 N Irwin Avenue



0 0.01 0.02 0.04 0.06 0.08 Miles

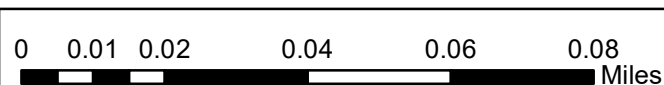
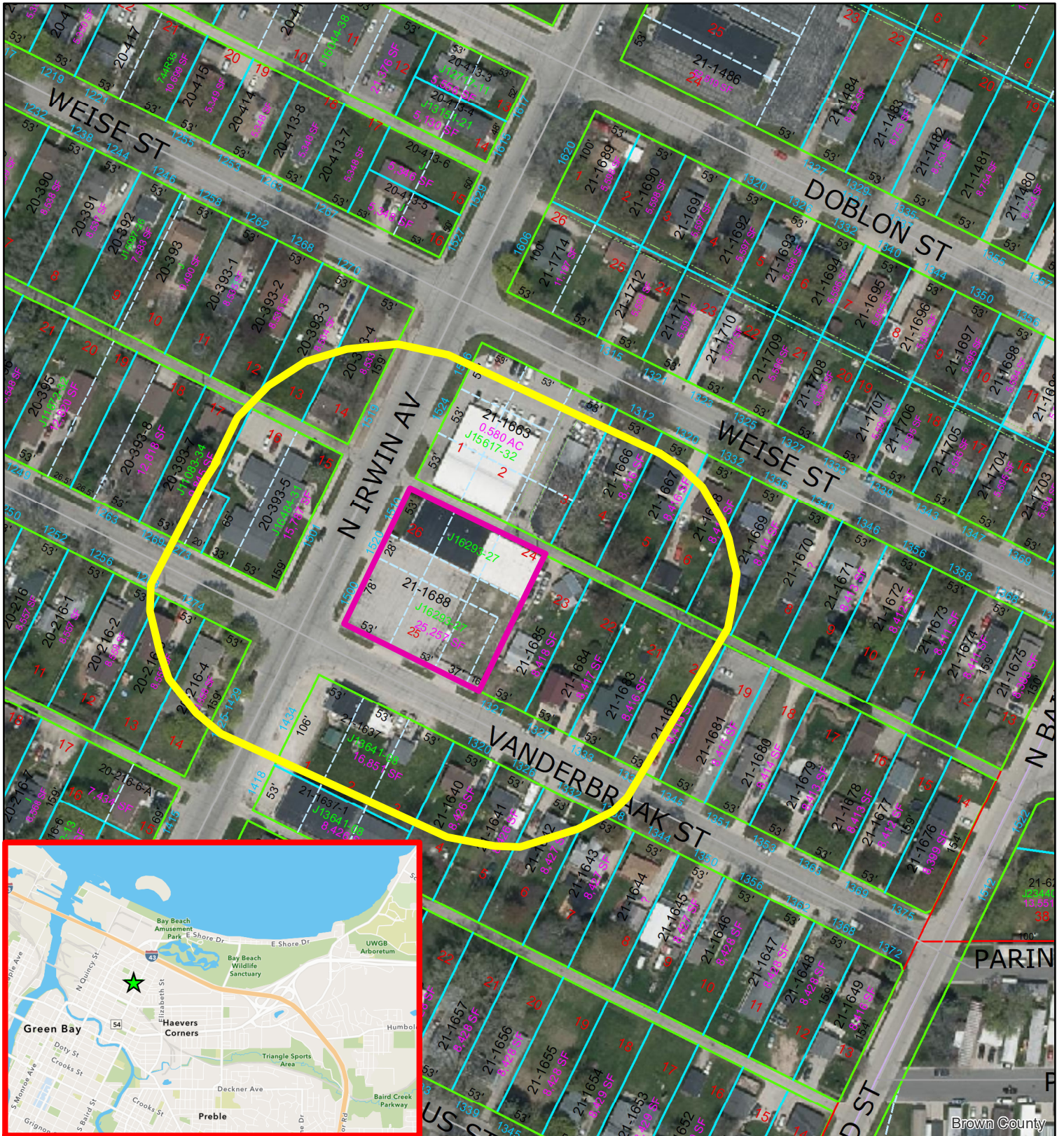
- ★ Subject Parcel 21-1688
- ▭ Subject Area
- ▭ 200' Property Owner Notice

Zoning Petition (ZP 20-37) Proposed Rezoning 1500 N Irwin Avenue

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



1500 N Irwin Avenue



- ★ Subject Parcel 21-1688
- Subject Area
- 200' Property Owner Notice

Zoning Petition (ZP 20-37) Proposed Rezoning 1500 N Irwin Avenue

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







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: 12-28-2020

Petitioner(s): Rocco Canadeo

Phone Number: 920-676-8732

Address: 526 Chardonnay Ct. City: Green Bay State: WI Zip Code: 54301

Property Owner: Rocco Canadeo

Phone Number: 920-676-8732

Parcel Numbers (required): 21-1688

Location of Property: 1500 North Irwin Ave. Green Bay Wisconsin

Attach maps and legal descriptions (required).

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

I, Rocco Canadeo, 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) C2 Highway Commercial
- ☐ 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): Rocco Canadeo

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: 20-37 PM 1-1521

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

Attach maps and legal descriptions (required).

Rezone property at 1500 N. Irwin Ave. Green Bay Wisconsin to C2 Highway Commercial District. This rezoning is for automotive sales and repair services.

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



Web Search - Brown County, Wisconsin - Property Summary

Property: 21-1688

Search powered by



Report/Print engine
List & Label ® Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▼	Real Estate	21-1688	231 - CITY OF GREEN BAY	1500 N IRWIN AVE	CANADEO MOWING CO LLC PO BOX 5523 DE PERE WI 54115
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	21-1688
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	12/29/2003
Historical Date:	
Acres:	0.579
Area (sq ft):	25257.000

Property Addresses

Primary ▲	Address
	1500 N IRWIN AVE

Owners

Name	Status	Ownership Type	Interest
CANADEO MOWING CO LLC	CURRENT OWNER		
DEQUAINE, DARRELL J	FORMER OWNER		
GETSCHOW, KURT A	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

25,257 SQ FT EASTMANS ADD LOTS 24, 25 & 26 BLK 82

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WM VTAE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: **247700**

Assessment Ratio: **0.8629**

Legal Acres: **0.579**

2020 valuations

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.580	88400	125400	213800
ALL CLASSES	0.580	88400	125400	213800

2019 valuations

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.580	88400	125400	213800
ALL CLASSES	0.580	88400	125400	213800

Taxes

Tax Summary

Bill #: 4103344

Net Mill Rate: **0.024623711**

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2021	2597.54
7/31/2021	2597.53

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5656.32	-	-
School Credit	391.77	-	-
 Total	5264.55	-	-
BROWN COUNTY	955.84		
GREEN BAY SCH DIST	2032.63		
LOCAL	2079.03		
NORTHEAST WI VTAE	197.05		
First Dollar Credit	69.48	-	-
Lottery Credit	0.00	-	-
Net Tax	5195.07	0.00	5195.07
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	5195.07	0.00	5195.07

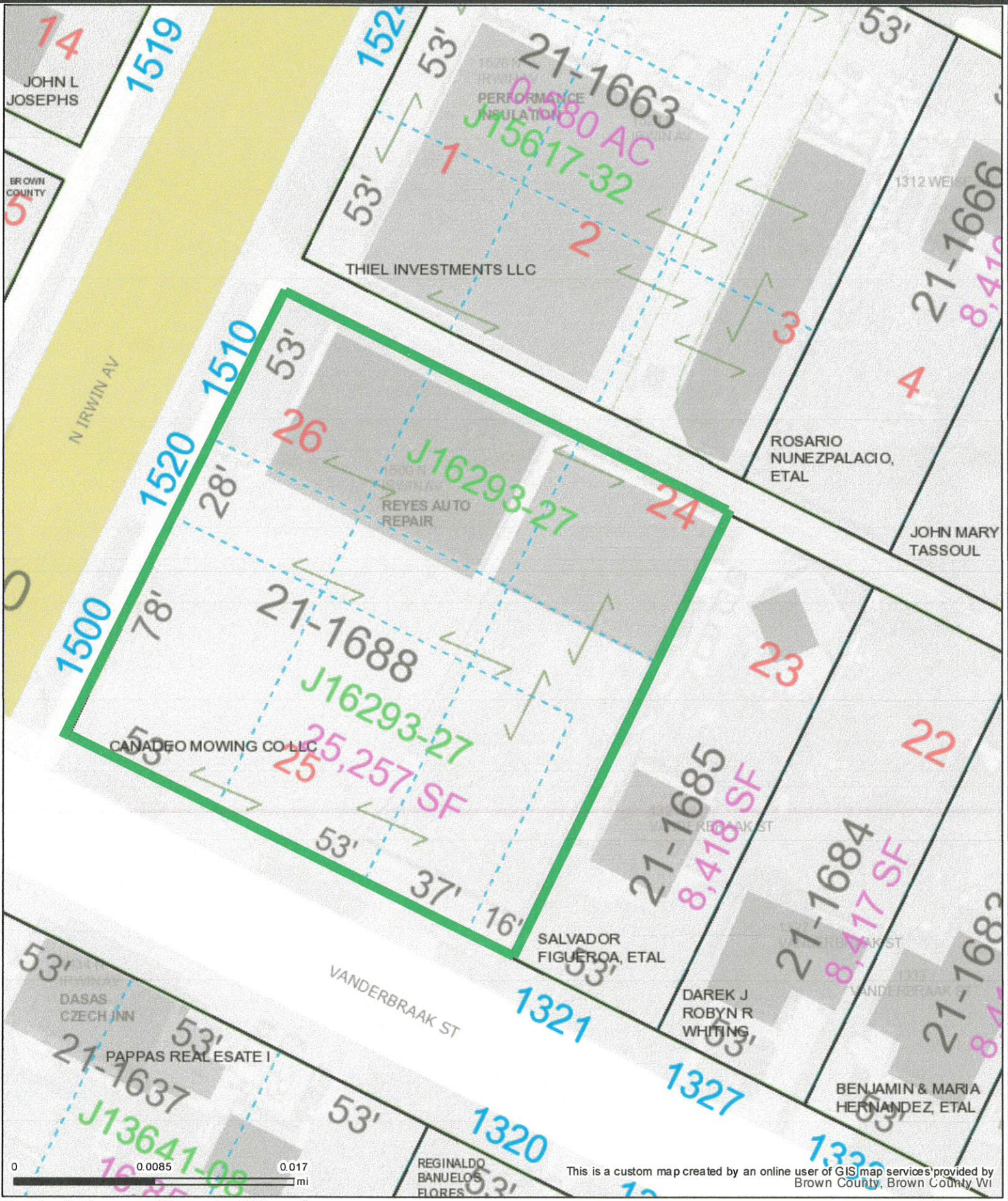
Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2020	5195.07	0.00	0.00	0.00	N/A	5195.07	No Payment Collected
2019	5076.40	0.00	0.00	5076.40	12/11/2019	0.00	Paid
2018	4979.60	49.80	0.00	5029.40	2/11/2019	0.00	Paid
2017	4802.80	0.00	0.00	4802.80	4/18/2018	0.00	Paid
2016	4740.40	0.00	0.00	4740.40	6/30/2017	0.00	Paid
2015	5370.57	0.00	0.00	5370.57	6/23/2016	0.00	Paid
TOTAL	30164.84	49.80	0.00	25019.57	-	5195.07	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
2820613	WARRANTY DEED			0			\$0.00	0
			J25609 / 42				\$0.00	0
			J25609 / 42				\$0.00	0
			J16293 / 27				\$0.00	0



Part of Brown County WI

Map printed on 12/8/2020

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

"hooks" indicate parcel ownership crosses a line

SC-190-2
2880257
0.814 AC
279.8'
3547

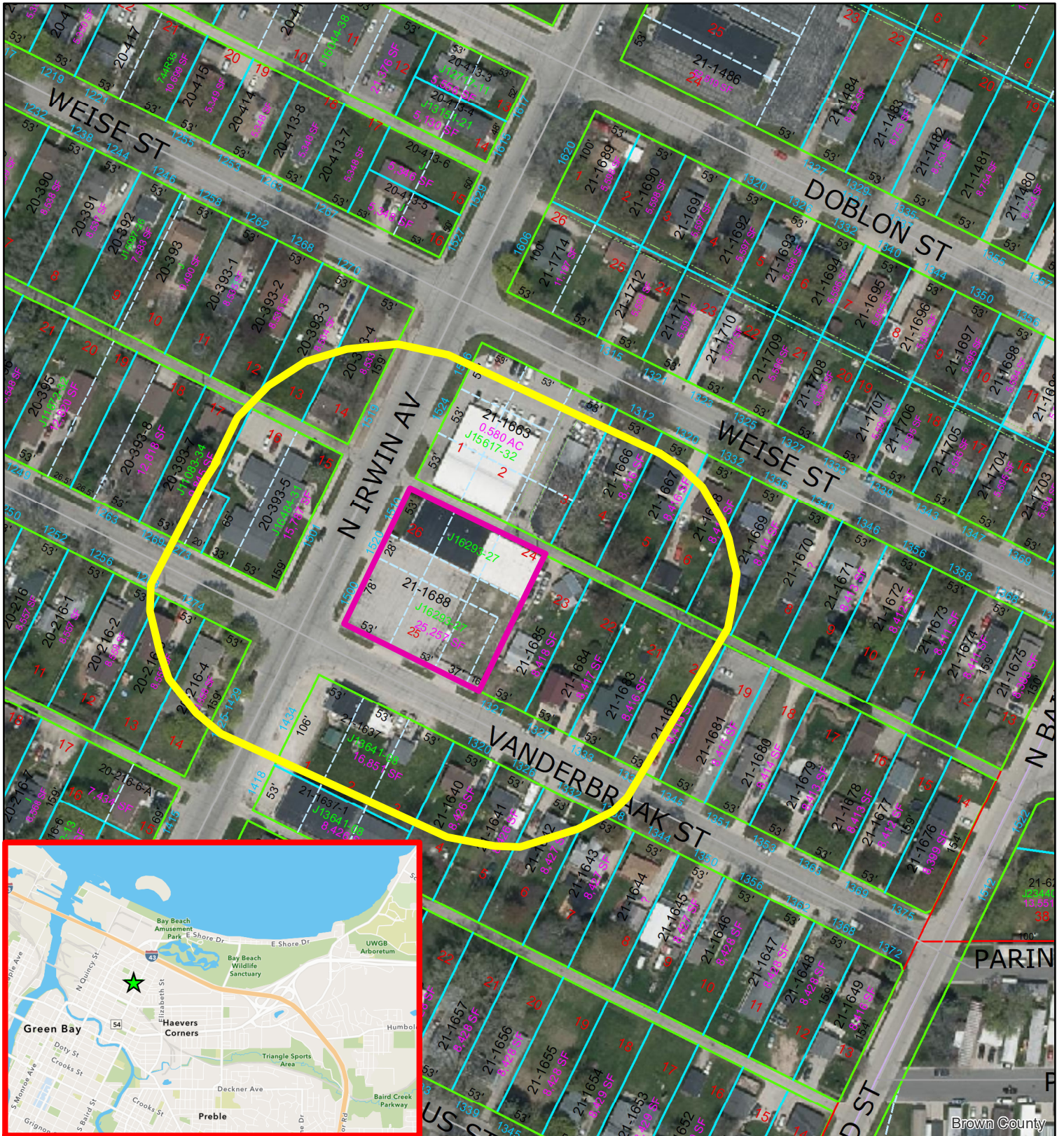
Parcel ID Number
Document Number
Area of parcel
Line Distance
Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
maps.gis.co.brown.wi.us

1500 N Irwin Avenue



Brown County

0 0.01 0.02 0.04 0.06 0.08 Miles

- ★ Subject Parcel 21-1688
- ▭ Subject Area
- ▭ 200' Property Owner Notice

Zoning Petition (ZP 20-37) Proposed Rezoning 1500 N Irwin Avenue

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





Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

AGENDA ITEM # E.4

(ZP 20-39) Public Hearing on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-39 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
2226 Main Street
(ZP 20-39)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 8, 2021**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

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

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

Dial by your Location:

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

(ZP 20-39) Consideration and possible action on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, applicant, LLC. (Ald. L. Gerlach, District 3)

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

City of Green Bay
Department of Community and Economic Development
Attn: Stephanie Hummel
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Stephanie Hummel at (920) 448-3424 or Stephanie.Hummel@greenbaywi.gov.

Publication Dates: January 25, 2021 and February 1, 2021



Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.5

(ZP 20-39) Consideration with possible action on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 2226 Main Street.

Aldersperson/District: Ald. Lynn Gerlach / District 3

Reason for Request: To permit the redevelopment of the site for an Enterprise Rent-A-Car

Zoning and Land Uses:

SUBJECT PROPERTY: General Commercial (C1) - Vacant Commercial Building

NORTH: General Commercial (C1) - Retail Store

SOUTH: General Commercial (C1) - Retail Chain Store

EAST: Right-Of-Way, Main St. - Frontage Road

WEST: General Commercial (C1) - Vacant Land

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

Report: Enterprise Rent-A-Car is petitioning to open a location at 2226 Main Street. This parcel is currently zoned C1, General Commercial. Auto rental is not allowed in this district. C2, Highway Commercial, permits auto rental by right. This general area is zoned commercial with a mix of C1 and C2. The Comprehensive Plan shows the area as intended for Commercial uses. There will be no building or parking expansions with the establishment of this business at this time. Staff has no issues with this request at presented.

Ald. Lynn Gerlach and adjacent property owners, within 200 ft., have been notified of the request. As of the drafting of this report, staff has received no inquiries regarding the request.

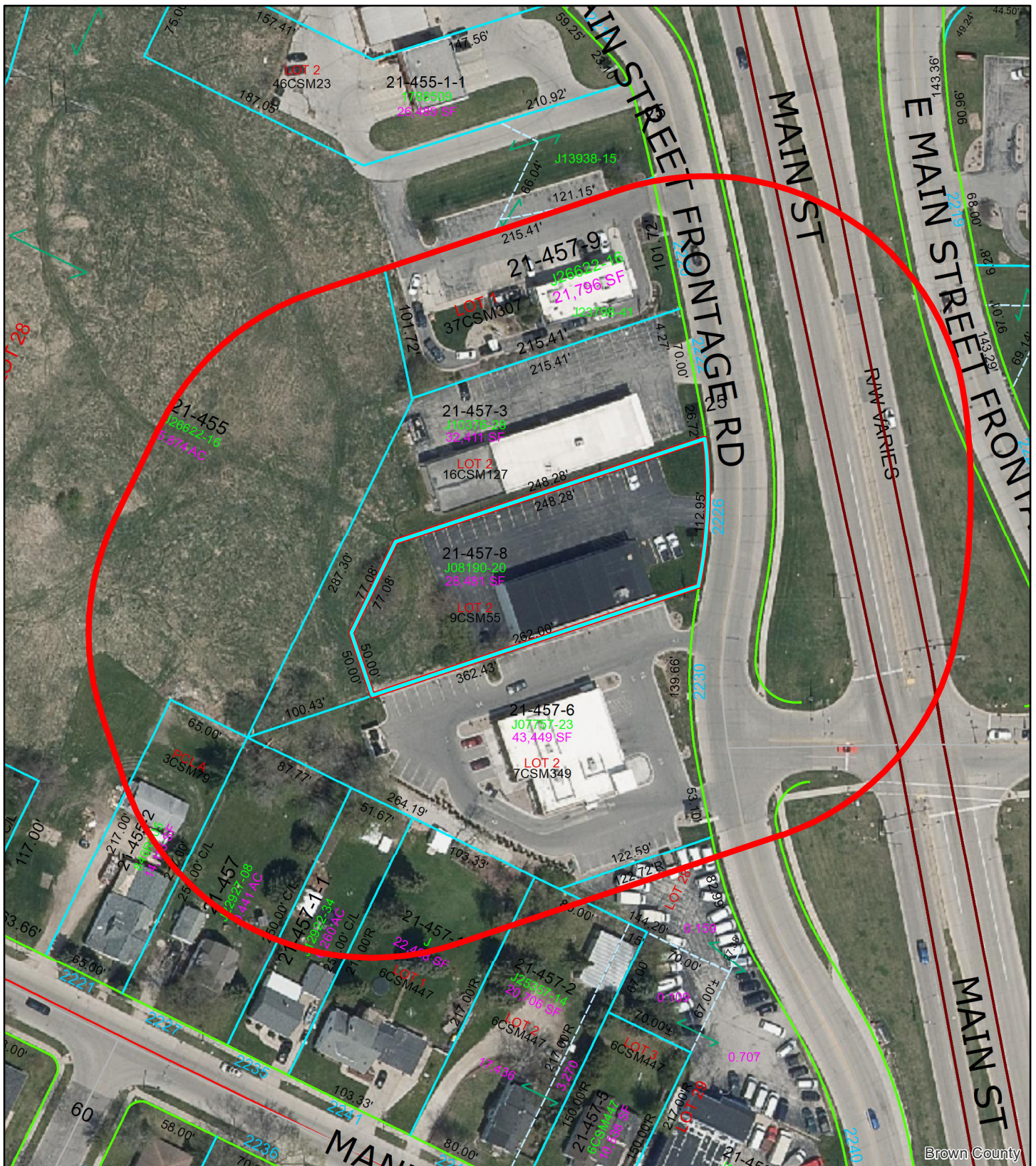
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-39 Map
2. ZP 20-39 Street View Photo



(ZP 20-39) Rezone from C1 to C2 at 2226 Main Street

0 25 50 100 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 City of Green Bay Department of Community and Economic Development. sjh 25 Jan 2021 X:\Planning\Basemaps\template_8.5x11.mxd

 Subject Parcel, 2226 Main Street

 200' Notification Area





Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

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

BACKGROUND

Primary Address: 215 Elizabeth Street

Aldersperson/District: Ald. Craig Stevens / District 5

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

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: General Commercial (C1) - vacant, former tavern site

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

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

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

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

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

Analysis: This item was previously before the Plan Commission on August 31, 2020, which included a Public Hearing and a recommendation of denial by staff and the Plan Commission. The request was then presented to the Common Council on September 15, 2020, and referred back to the Plan Commission for further consideration.

Since that time, the applicant has met with near-by property owners to address their concerns and signed letters of support have been provided. However, it does not represent adjoining property owners on the south side of Proper Street and a narrative from the applicant is attached within this agenda packet. The use of the site as a commercial lot has been scaled back, creating a larger green space between the residential properties and the proposed commercial zoning. See attached site plan. This has created an important change to minimize the direct impact on the residential properties to the north.

Previously staff recommended denial based on the potential land use conflict and a potential detriment to the adjoining neighborhood as a result with additional lighting and noise. After reviewing the revised site plan, it appears that there have been sufficient efforts to mitigate the impact on residential properties by pulling the commercial area south approximately 40 ft. to create a larger green space.

Staff is supportive of the amendment with a change from our previous recommendation in September 2020.

The limitation of the commercial zoning to be no greater than 320 ft. north of intersection of Main Street and Elizabeth Street. The balance of the property is being recommended for low density land uses and should be zoned accordingly. This would necessitate a strip zoning of low density residential zoning to solidify the transitional area, a rezoning would take place at a later date if the amendment is approved by the Common Council.

The following is supplemental highlights from the previous staff report and amended statements related to the review criteria for the request:

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

Due to the limited size for vehicle sales at 1589 Main Street, the applicant is looking to expand vehicles sales to the north. The current General Commercial (C1) zoning does not permit vehicle sales, a Comprehensive Plan amendment is necessary to change the future land use designation to commercial which, would allow for a rezoning to Highway Commercial (C2) where, vehicle sales are permitted. A conceptual site plan layout is attached within this agenda packet that was presented to neighbors as part of a neighborhood meeting conducted last year.

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

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

Staff feels the proposed amendment attempts to be consistent with the goals and objectives of the plan. The revised proposal appears to minimize and reduce the potential the land use conflict by increasing the green space area between adjoining land uses to an acceptable distance to allow for commercial land uses.

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

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

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

Staff does not anticipate a detriment to the residential neighborhood with the improved green space.

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

The proposed expanded green space provides a mitigating measure between land uses.

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

There are no known environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change.

Not applicable.

7. The change corrects an error made in the original plan.

Not applicable.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

Not applicable.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not applicable.

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

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

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

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

Staff has received one email objecting to the request and it is attached within this agenda.

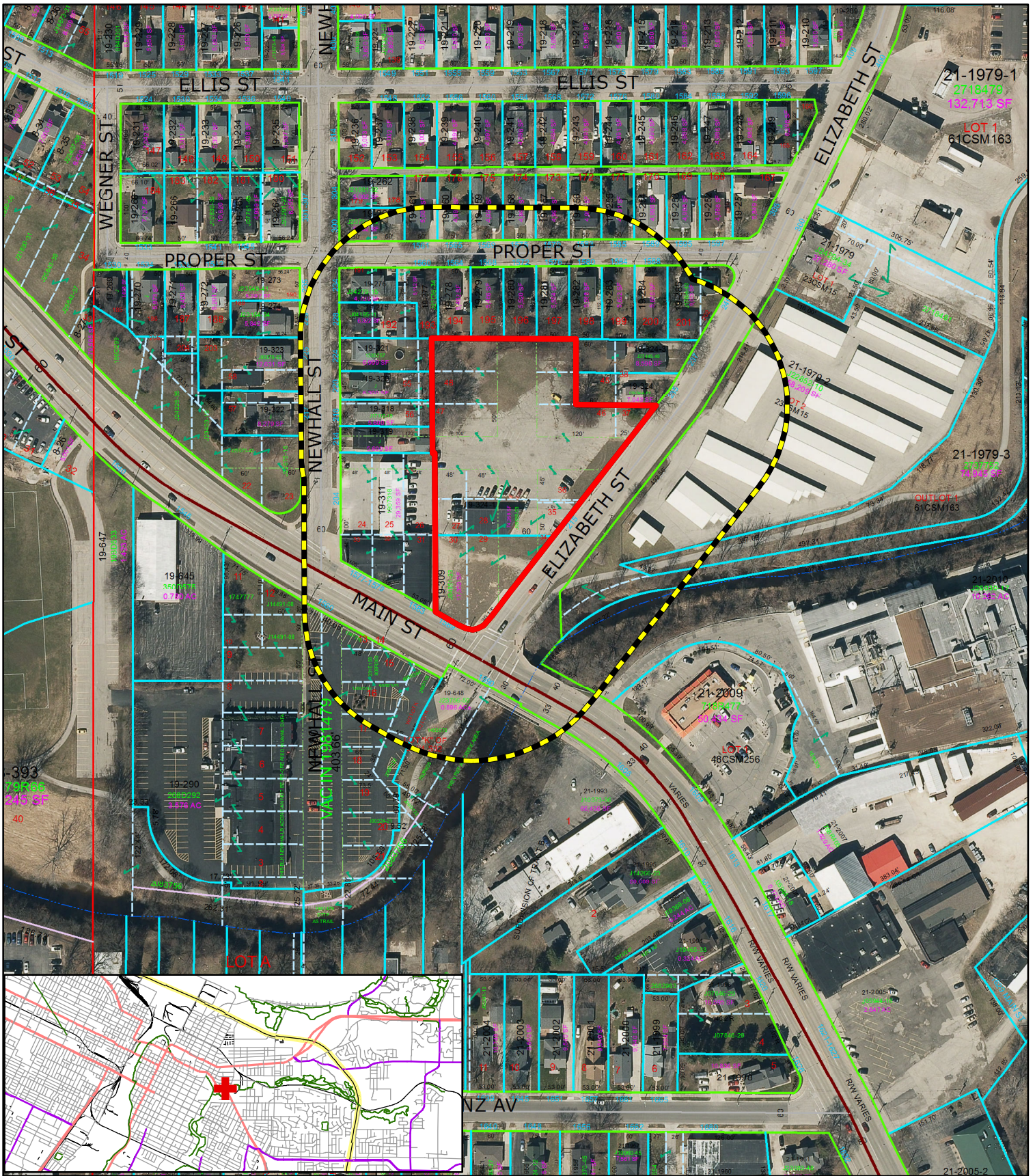
RECOMMENDATION

Staff is recommending approval of the request to amend the Comprehensive Plan for commercial land uses to be no greater than 320 ft. from the intersection of Main Street and Elizabeth Street. The balance of lands included in this request shall be designated as low density residential.

FISCAL IMPACT

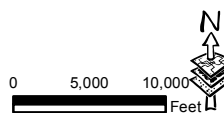
ATTACHMENTS

1. CPA 20-01 letter
2. Site Plan 4-17-19
3. 215 Elizabeth Street Narrative Jan Update
4. Fwd_ Rezoning the property at 215 Elizabeth St.



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

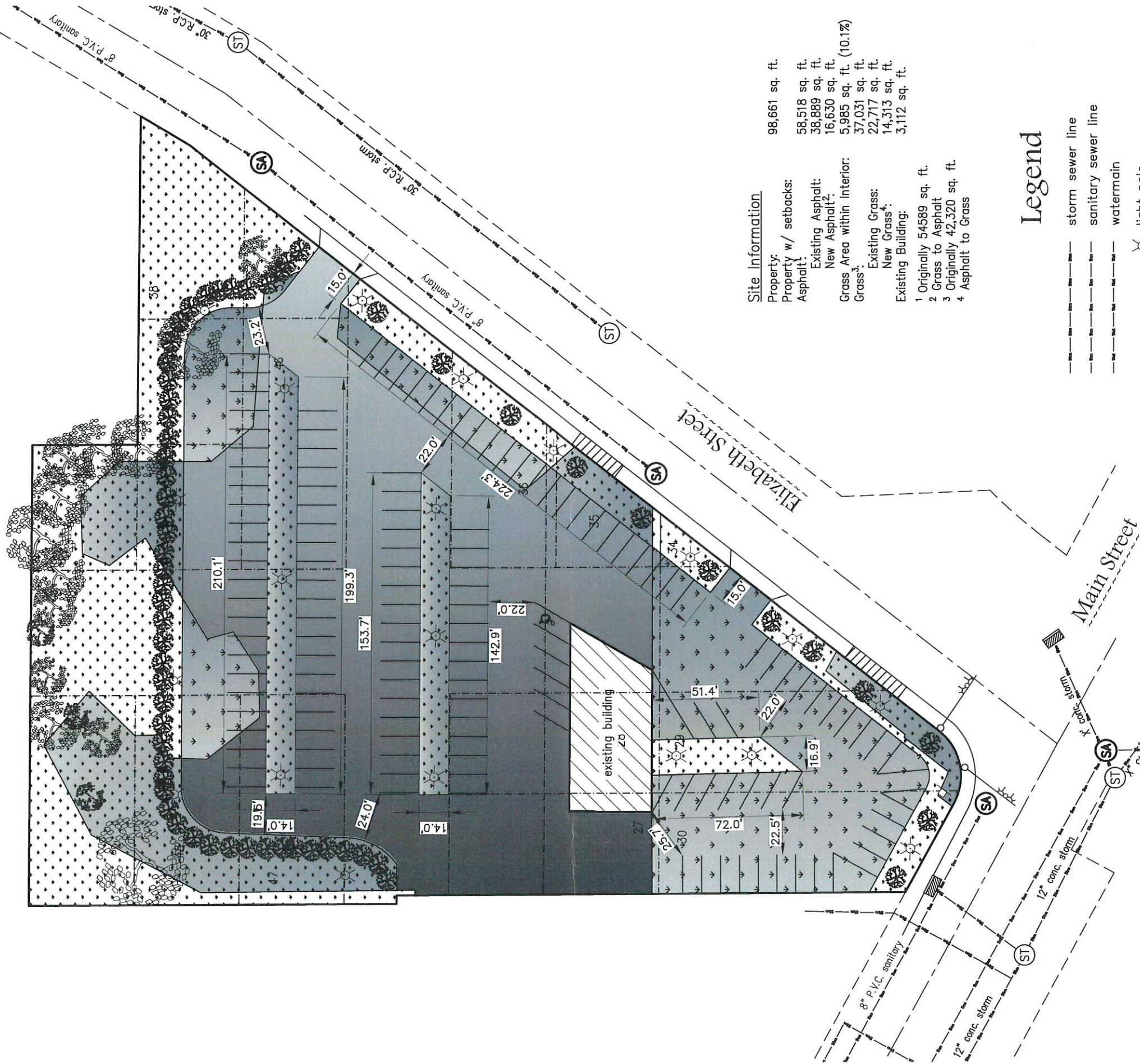
- Parcel Boundary
- 200' Property Owner Notice



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

Comprehensive Site Plan

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



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

Legend

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

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

Mirhashemi Inc.
Joe Mirhashemi

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

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

Site Plan

SCALE
1"=50'

DRAWN BY
ZRH

TAX PARCEL NO. 19-324-1 & 19-309

File: M-19517 Exhibit 122017.dwg Date File: X-816 Fieldwork Completed: xxx/xx/xx

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





215 Elizabeth Street

Comprehensive Plan Amendment

01.19.21

Request to amend the comprehensive plan designation of Medium Intensity Residential-Office to Commercial at Parcel 19-324-1 for the purposes of improving the lot to facilitate an auto sales lot at Parcels 19-324-1 and Parcel 19-309.

Table of Contents

Narrative	3
Conceptual Plan	5
Historic Images of the Site: Aerial Photo of Site Through Years	6
Historic Images of the Site: Street Photo of Site in 2007	9
Future Site Renovation Inspiration Photos of Gandrud West Mason	10
Lighting Photometric Concept	12
Building Renovation Glass Bid Package	14
Asphalt Removal Bid Description	15
Letters of Support from Neighboring Residents and Businesses	16

Request:

Allowing action to amend the Comprehensive Plan for the property located at 215 Elizabeth Street (Parcel 19-324-1) from Medium Density Retail, Office or Housing (MIROH) to Commercial (C)

If this request is approved, subsequent request for action to change the zoning of property from C1 Commercial to C2 Commercial will be needed along with a full site plan for review.

Purpose of change is to accommodate concept plan to allow for development of an auto sales lot at the corner of Main and Elizabeth. This area is comprised of two separate parcels (southern parcel is 19-309), both owned by the petitioner, Mirhashemi Inc.

Background

The northwest corner of Main and Elizabeth has been underutilized for nearly a generation. As noted, while the site is two separate parcels, for all intent and purpose, the land has become a single brownfield site. In 2018, Joe Mirhashemi of Mirhashemi Inc, sought and received approvals for plans and variances to allow for development of an auto lot at the southern parcel (19-309). The southern parcel has received some improvements in the past two years, with new asphalt paved to allow for use on the southern parcel. This current request would offer the potential to utilize the entire site by adding a number of improvements to the northern parcel; unseen for a generation. Physical improvements include adding of new pavement, remodeling of the existing single story building, new wooden fencing, a new garage out building, and improved greenspaces and green space buffering between the existing homes to the north. The full site will allow for used car sales on a full time basis.

The site itself has been in a state of flux over the past generation. In 2000, the properties in question contained:

An automotive service shop near the Main-Elizabeth corner

Gilliam Electronics in the existing single-story building

A bar located near the northern property line containing approximately 104 surface parking stalls

As time moved on, by 2005 the bar had burned down and the site was transitioning to an underused brownfield site. The former auto service shop building still existed, but was not being used. The existing single-story building appeared to still have Gilliam Electronics as the occupant.

By 2015, Gilliam Electronics was gone. The existing building went through a few different uses including a tire shop and mechanic. None of these businesses were thriving in any particular shape.

The geography of the site has made redevelopment tricky throughout the years. While site is large in the context of its location, the frontage along Main Street is limited. Across the street, self-storage units have not and will not be helpful in attracting a neighborhood or smaller business redevelopment at the site. While the site is two separate lots, the lot to the south is too small for its C2 use and this lot is too large and too setback for its use as a C1 property. Using both parcels as a single entity will facilitate opportunity for the C2 auto car lot use to thrive and become a stable land use within the neighborhood.

Improvements

This concept and land use change will offer stability and improvements to the site which has not seen its share sustained improvement for a generation now. This concept will allow for improvement of the existing single-story building. These changes will foster an updated look to the building similar to what Gandrud West Mason improved with its single-story building at the corner of West Mason and Oneida. Add windows, improve materials, add touch ups to a venerable building.

Conceptually, the existing building would be improved by adding 7 windows, 7' x 5'. 2 on each of the sides of the building and 2 on the front of the building. The building will have 4 offices built out, 2 bathrooms, and a kitchen.

A detached garage is proposed to be built in the northwest corner of the lot, near an existing concrete foundation of the former bar building. The garage will be built to store equipment.

Daily Operations

A total of 5 employees will be at the auto lot. One manager, one title clerk, two salespeople, and a detail employee are projected to operate the business. At any given time 60 to 90 cars will be on site. This number of cars is a competitive and solid inventory for a small, locally owned used car dealer to maintain.

Typical daily operations would be conducted 10 A – 6 P, Monday through Thursday; 10A – 4 P, Friday and Saturday. A conceptual lighting plan which would limit light pollution on to neighboring properties included. At least 4 security cameras would be affixed outside and 2 on the inside of the revitalized building.

Revisions from August

A revised site plan has been attached. The following changes are noted:

- More green space. The longest, most northern row of parking has been eliminated. After more consideration, the development team felt that the 60-90 car inventory would be a sufficient number for typical cars on a lot and the final row of parking would not be needed. Green space has been added with this. In this green space, we have noted rows of larger evergreen trees to be planted along the northern end of the property to give a green buffer between the existing neighborhood and the parking lot on year-round basis.
- 3 landscape islands have been added to break up the asphalt within the parking lot.
- A detached garage has been added near the foundation of the former bar on site.
- New, improved fencing to be added along perimeter edges near the parking. Most of the site has existing parcel specific fencing near property lines.

Conclusion

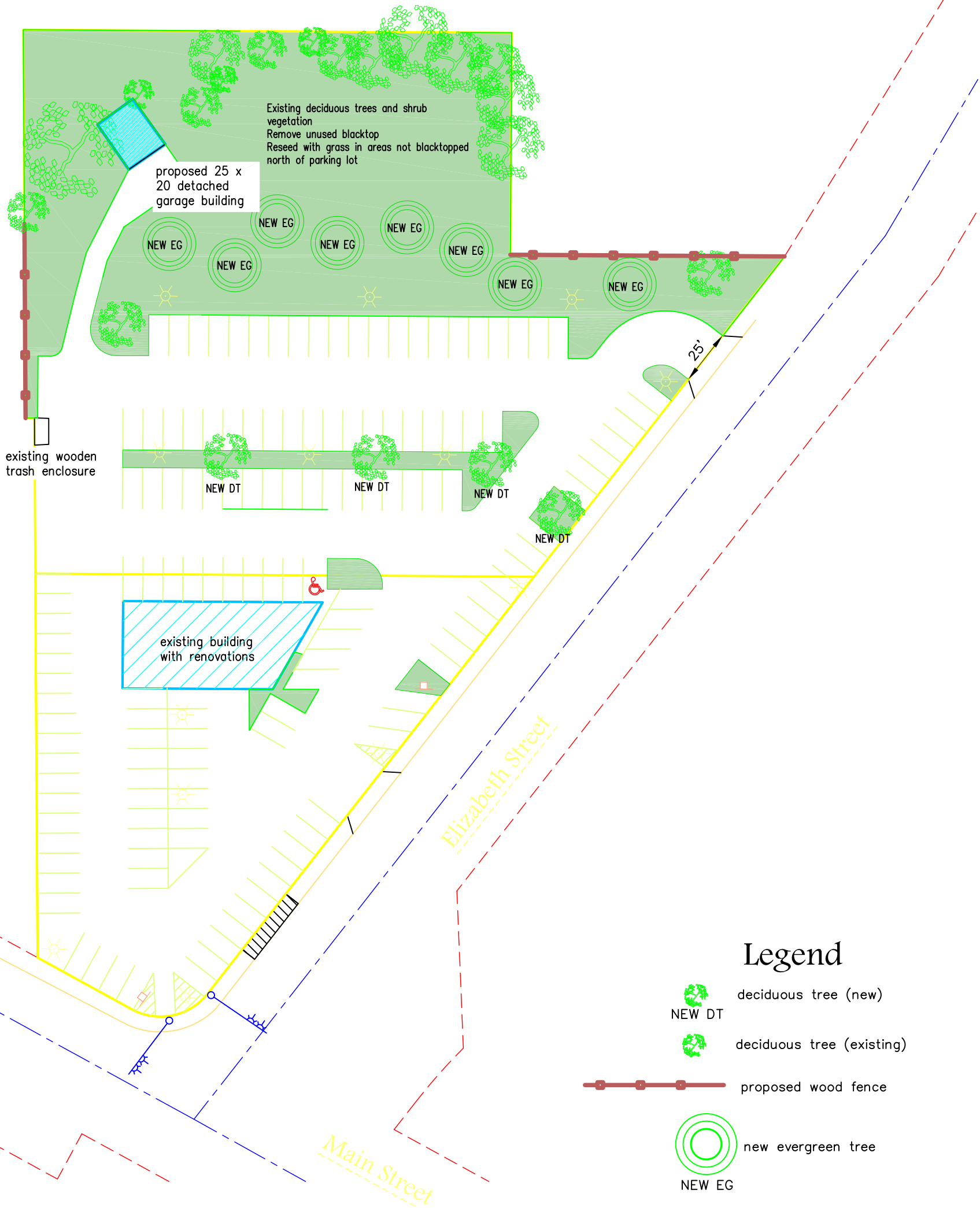
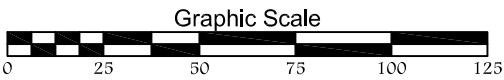
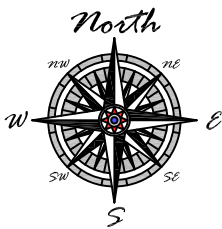
This submission requests consideration for a comprehensive plan change and will subsequently require a rezone as the two requests go hand in hand with the concept of using the site as an auto dealership.

This site has been underutilized for a generation. This concept and use will allow for the southern parcel to reach its intended use, gives stability to the overall lot for the first time in a generation, offers a market need, and gives a new, improved green space buffer to neighboring residents.

Mr. Mirhashemi has reached out multiple neighbors on nearby blocks. Letter of support have been included with this submission as well an updated site concept, images from Gandrud Used Cars, aerial imagery of the site over the past two decades, a lighting concept, bid package from Omni Paint and Glass regarding renovations to the existing building, and projected costs for asphalt removal within the northern parcel.

Comprehensive Site Plan Winter 2020-21 Update

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



Legend

- deciduous tree (new)
NEW DT
- deciduous tree (existing)
- proposed wood fence
- new evergreen tree
NEW EG
- light pole
- building
- sign
- traffic light
- handicap parking space



Aerial Photo

April 2000



Aerial Photo

April 2005



Aerial Photo

April 2010



GANDRUD WEST MASON



CUSTOMER
PARKING



GANDRUD
West M
One Low Price
gandrud
OPEN MON TH
9 TO 6
SAT 9 TO 5

GANDRUD WEST MASON

One Low Price
Plain & Simple, Always.

1139

A Relaxed
Shopping Atmosphere.

OPEN

Financing Available.

No Hidden Fees.

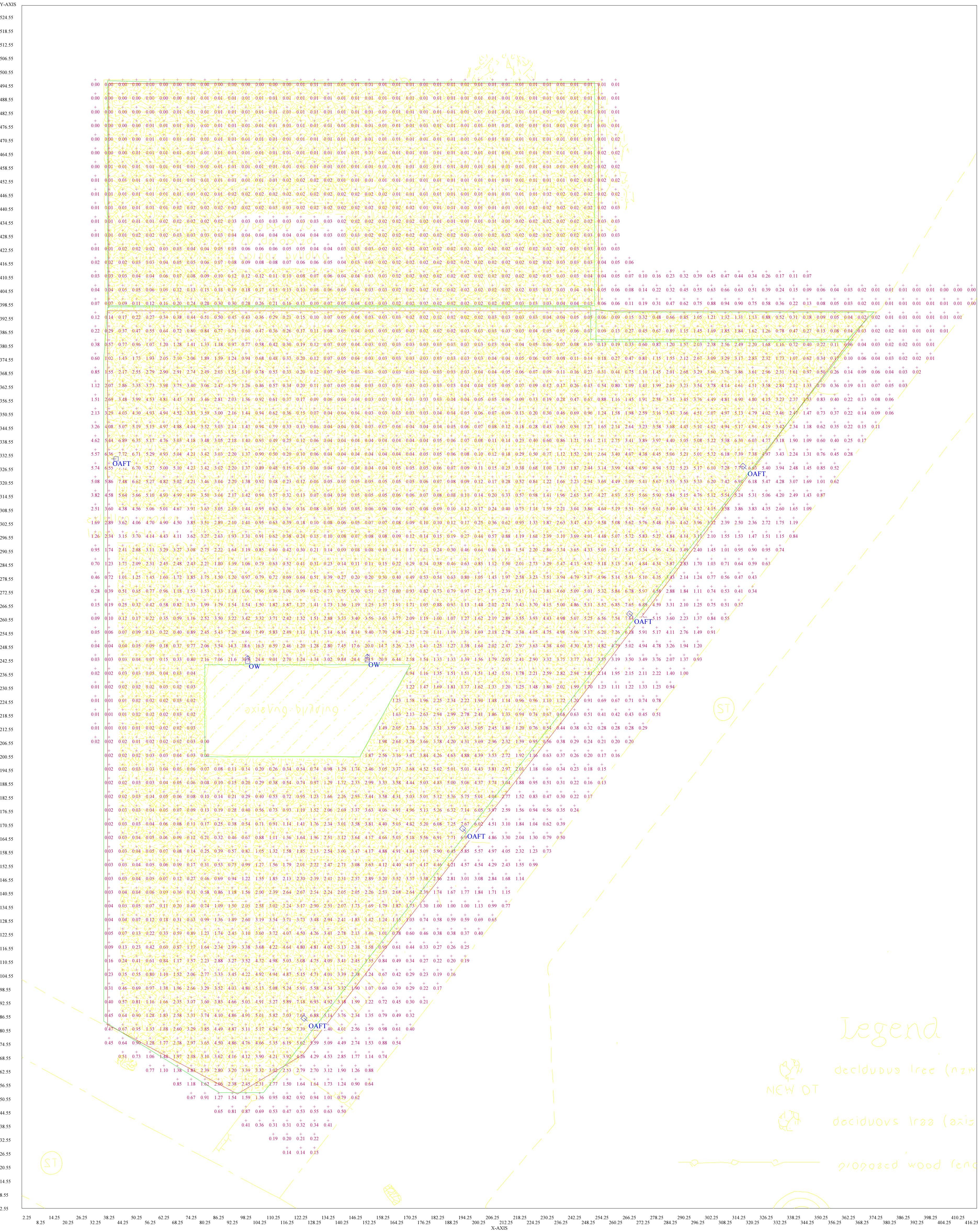
Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	30.76	1.50	N/A	N/A

Luminaires Used

TYPE	QTY/TEST#	DESCRIPTION
OAF	5	FT Slimitte, 24" SSS, 3" Conc Pour (1) AFT <SLM-LED-30L-SIL-FT-40-70CRI>, LLF= 1.00;
OW	2	MPSM100T4, , (1) W <MP-SM100UT4-40B>, LLF= 1.00;



Main Street Car Lot JT071519, Car Lot Less View from (500, 366, 121), Heading = 269 deg, Elevation = -17 deg

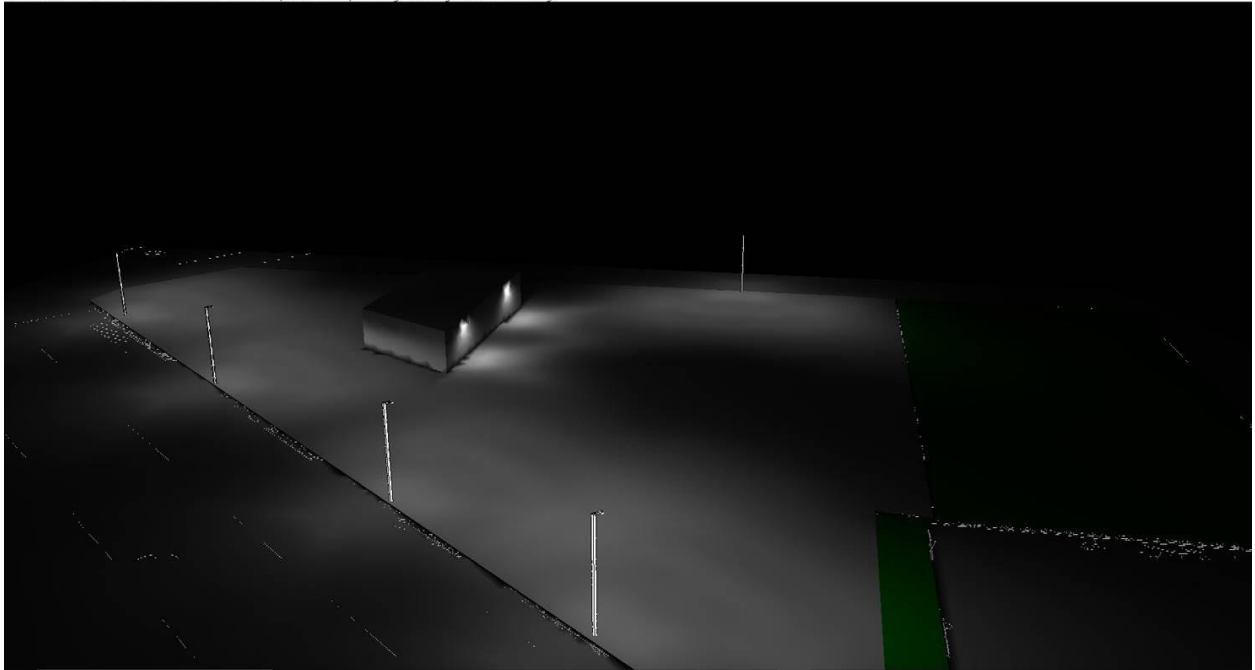


Image rendered by LifePro Version 2.030

Birds-eye view lighting concept

OMNI GLASS & PAINT, LLC

☐ 3530 Omni Drive, Oshkosh, WI 54904
PO Box 2186, Oshkosh, WI 54903-2186
PH: (920) 233-3333 FAX: (920) 236-7890

☐ 1450 Gruber Road, Green Bay, WI 54313
PH: (920) 233-3333 FAX: (920) 434-5721

☐ 5304 Schofield Avenue, Schofield, WI 54476
PH: (715) 355-8938 FAX: (715) 355-5249

☐ 20711 Watertown Rd., Suite D1, Waukesha, WI 53186
PH: (920) 233-3333 FAX: (262) 696-6013

GLASS PROPOSAL

To: John Stolz
(608) 720-8704
buildingpride@live.com

Project: John Stolz SF Windows
Location: Elizabeth St & Main St
Green Bay, WI 54302
Proposal No.: O20-992
Date: 11/10/20

OMNI GLASS & PAINT, LLC, proposes to furnish materials and/or labor described below, for sums stated:

Base Bid: \$5,954.00 Tax Included

- (4) 5'0" x 7'0" Dark bronze anodized Kawneer 451T, center glazed thermally broken storefront windows with 1" clear, low-e, tempered, insulated glass
- Perimeter caulking of our aluminum frames
- Installation in prepared openings (By others)

Price Excludes:

- Final Cleaning
- Use of out of date insurance forms (COI & Add. Insured) Omni will provide our current Zurich equivalent
- Any hazardous materials (Asbestos or lead Paint) remediation or abatement
- Demolition, removal, salvage of existing or preparation of rough openings
- Cut/prepare openings into existing wall for new windows

Qualifications:

1. This proposal supersedes any previously given, either written or verbal, and is valid for 45 days only, unless extended at our option.
2. Subject to provision contained on this or any attached sheets making up this proposal.
3. GC to hold openings to approved shops.
4. All systems priced as screw spline.

Thank you for the opportunity to quote this project. If you have any questions, please call me at our office.

Jerry Gmeiner, Project Manager
Eric Delie, Estimator

Cell: (920) 420-1234
Cell: (920) 420-7460

e-mail: jgmeiner@omnigp.com
e-mail: edelie@omnigp.com

Continued.....

Initial _____

Carter Trucking & Excavating, Inc.

1445 Viking Lane
De Pere, WI 54115

Proposal

Date	Proposal #
10/1/2020	863

Name / Address
JR Stolz

			Project
Description	Qty	Rate	Total
Proposal for removing asphalt at 215 Elizabeth st Excavating Includes: Remove approximately 19,764 sq ft of asphalt Haul asphalt away Removing some brush Bringing in 391 yards black dirt Level black dirt for future green space		14,288.50	14,288.50
		Subtotal	\$14,288.50
		Sales Tax (5.5%)	\$0.00
		Total	\$14,288.50

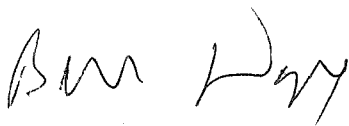
June 20, 2019

TO WHOM IT MAY CONCERN:

I own the property at 235 Elizabeth Street, Green Bay. The property directly to the south of this property has been vacant for years and I have no objections to a commercial business going in there.

I would prefer a commercial well-lit business as opposed to a vacant lot as it has been for several years.

Thank you, I can be reached at number below with any questions.

A handwritten signature in black ink, appearing to read "Bill Doyle". The signature is written in a cursive, flowing style.

Bill Doyle

920-713-3779

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

Rya Ashwin

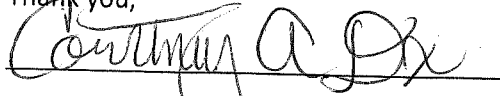
Name, Title, Date

1575 Proper St
Green Bay, WI

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

A handwritten signature in cursive script that reads "Courtney A. Dix". The signature is written in dark ink and is positioned above a horizontal line.

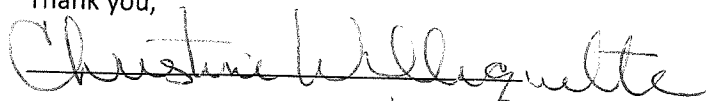
Name, Title, Date

1579 Proper st.

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,



Name, Title, Date

15/3 0 Proper St,

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

Danny Beverly

Name, Title, Date

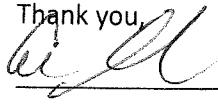
1588 Proper St

G.B

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

 Property owner on Proper

Name, Title, Date

12/8/2020

1597 Proper

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

C. Costa, retiree 11-24-20

Name, Title, Date

1539 Propos 51

Greetings Plan Commissioners,

I've had a conversation with Joe Mirhashemi, the property owner at 215 Elizabeth Street, regarding the comprehensive plan amendment and the auto lot concept for the site at the corner of Main and Elizabeth Street. After discussing the changes and hearing more specifics, I'd like to offer my support for redevelopment of the site.

Thank you,

Ken Tedford (Riverside Ballroom)

Name, Title, Date

Ken Tedford
owner Riverside Ballroom
12-10-2020

From: [Peter LaPlant](#)
To: [Paul Neumeyer](#)
Subject: Fwd: Rezoning the property at 215 Elizabeth St.
Date: Wednesday, February 3, 2021 7:07:42 AM

Paul,

I'm forwarding my original email to you expressing my desire to deny rezoning of this property. I can't express my hopes strong enough for this denial! There is a direct line through my front windows that would allow the lights to blast into my living room. It already happens from the cars headlights parked in his lot to get food at the taco truck he allows on his property. I'm very familiar with downlighting fixtures but that still won't change how these lights affect me. Why should I, as a long time neighborhood resident, have to cope with this type of negative personal impact because of his persistence. Your committee already recommended denial, I sure hope you hold to that. There are many neighbors opposed to this rezoning. Even if there were only one, that's enough to say no. This is a neighborhood, not a commercial enterprise. With the upcoming University Avenue renovation, wouldn't it be beneficial for both the city and the property owner to develop a lot there? That's where this project belongs. Not in my neighborhood. Please forward this letter to your plan commission.

I will not be taking part in your zoom meeting. I'm a horrible public speaker, especially when I feel threatened as I do with this issue. Once again, a no vote to this issue is the only fair vote. Please respond to this email so I know you received it.

Thank you for bringing my concerns forward,

Peter La Plant
1565 Proper St.
920-530-0249

Sent from my iPad

Begin forwarded message:

From: Peter LaPlant <ppscirrus@icloud.com>
Date: September 1, 2020 at 3:11:48 PM CDT
To: paulne@greenbaywi.gov
Subject: Rezoning the property at 215 Elizabeth St.

Paul,

My name is Peter La Plant and reside at 1565 Proper St., Green Bay, 54302.

I was unable to partake in last nights 'zoom' meeting regarding the rezoning of the above mentioned property, but want to express my opposition to that rezoning.

My concern lies in how bright that property will become with all the lighting required for a car lot. It's too much for a residential neighborhood and certainly not in my best interests having lived here almost 35 years. Please take this into consideration when deciding. I truly hope it's a no.

Thank you,

Peter La Plant
1565 Proper St.
Green Bay, WI 54302

Sent from my iPad



Report to the Green Bay Plan Commission

MEETING DATE

February 8, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(TA 20-04) Consideration with possible action on a request of Ald. Corpus-Dax to examine regulations regarding the current zoning code and "Drive Thru" or "Pickup" lanes, and the necessity of bypass lanes and/or menu boards.

BACKGROUND

Aldersperson/District: All

Reason for Request: To review current drive-through requirements.

Report: A summary of proposed changes to the requirements for drive-through facilities:

The Zoning Code currently defines a drive-through as:

A facility consisting of a driveway and window, opening, canopy, or other facilities used for serving patrons seated in an automobile. Drive-through facilities may be associated with principal uses, such as restaurants, banks, or drugstores, or may be free-standing, such as coffee kiosks, ATMs, etc.

The following proposed definition was revised to better define a drive-through:

Drive-through facility: A facility consisting of a dedicated drive aisle that leads to and from a service area for the sale and dispensing of food, beverage, consumer items and transactions for patrons in a motor vehicle. Such facilities may include but are not limited to restaurants, pharmacies and financial institutions.

The following are the current development standards for drive-through facilities, per Chapter 13-1606(l), Commercial Uses:

- (1) Drive-through elements shall not be located between the front façade of the principal building and the street.
- (2) Plans for onsite circulation and driveway locations shall be reviewed as part of the conditional use review process. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided without interfering with onsite parking/circulation.
- (3) Alley access to drive-through lanes is prohibited on any block containing a residential or office-residence district, except for commercial deliveries when approved by the city engineer.
- (4) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- (5) Sound from any speakers used on the premises shall not be audible at the boundary of any surrounding residential district or on any residential property.
- (6) An emergency exit lane shall be provided for users queuing through the drive-through lane(s) without interfering with onsite parking/circulation

The development standards were revised to include the elimination of the emergency by-pass lane and specifications for minimum aisle widths. Additionally, requirements for clearly delineating the drive-through with pavement markings/signs, need for Traffic Impact Analysis (TIA) and queuing standards for vehicles were additions to the development standards further detailed in the draft ordinance attached within this agenda.

There are no proposed changes to the use of a drive-through facility as they currently exist in the table of uses.

RECOMMENDATION

Approval of the draft ordinance amendment as proposed.

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT GO xx-21 - Amend Drive-Through Requirements

GENERAL ORDINANCE NO. xx-21

AN ORDINANCE
AMENDING SECTION 13-303, LAND USE DEFINITIONS
AMENDING SECTION 13-1606(j), DRIVE-THROUGH FACILITY
AMENDING SECTION 13-1714, FIGURE 2, OFF-STREET PARKING
GREEN BAY MUNICIPAL CODE

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

SECTION 1. Section 13-303 Definitions, Vehicle Services, Green Bay Municipal Code, is hereby amended as follows:

~~Drive-through facility: A facility consisting of a driveway and window, opening, canopy, or other facilities used for serving patrons seated in an automobile. Drive-through facilities may be associated with principal uses, such as restaurants, banks, or drugstores, or may be free-standing, such as coffee kiosks, ATMs, etc.~~

Drive-through facility: A facility consisting of a dedicated drive aisle that leads to and from a service area for the sale and dispensing of food, beverage, consumer items and transactions for patrons in a motor vehicle. Such facilities may include but are not limited to restaurants, pharmacies and financial institutions.

SECTION 2. Section 13-1606(j), Green Bay Municipal Code, is hereby amended as follows:

(l) Drive-through facility:

- (1) ~~A drive-through window and menu board elements~~ shall not be located between the front façade of the principal building and the street.
- (2) ~~Plans for onsite circulation and driveway locations shall be reviewed as part of the conditional use review process.~~ Site design shall accommodate a logical, ~~and~~ safe vehicle and pedestrian circulation pattern and shall not interfere with circulation or visibility for traffic either on or off site.
- (3) Alley access to drive-through lanes is prohibited on any block containing a residential or office-residence district, except for commercial deliveries when approved by the city engineer.
- (4) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- (5) Sound from any speakers used on the premises shall not be audible at the boundary of any surrounding residential district or on any residential property.
- ~~(6) An emergency exit lane shall be provided for users queuing through the drive-through lane(s) without interfering with onsite parking/circulation~~

Formatted: Font: (Default) Arial, 12 pt

Formatted: Indent: Left: 0.5"

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial, 12 pt

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial, 12 pt

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial, 12 pt

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial, 12 pt

(6) Drive-through aisles shall have a minimum ten (10') foot interior radius on curves and a minimum fourteen (14') foot width. Multiple drive-throughs may reduce their aisle width to 10 feet.

(7) Each drive through facility shall clearly delineate the drive aisle and the direction of traffic flow by signs and pavement markings. Pedestrian crosswalks shall be clearly marked thru the drive aisle where necessary.

(8) Drive through facilities shall include a minimum queuing space for 3 vehicles in advance of a menu board and 3 vehicles between the menu board and service area.

(9) All drive-through facilities may be subject to a Traffic Impact Analysis (TIA) per the review of the City Traffic Engineer.

Formatted: Font: (Default) Arial

Formatted: Indent: Left: 1"

SECTION 3. Section 13-1714, Figure 2, Notes, Green Bay Municipal Code, is hereby amended as follows:

~~Drive through facilities shall include queuing space for at least 3 vehicles in advance of the menu board and 3 vehicles between the menu board and pick-up window.~~

SECTION 4. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall not take effect until a public hearing is held hereon 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 _____, 2021.

APPROVED:

Mayor

ATTEST:

Clerk

pn

1/11/2021

