



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 8, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

1. Approval of the Agenda for the August 8, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the July 25, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 22-20) Public Hearing on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility for 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).
2. (ZP 22-20) Consideration with possible action on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility at 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).
3. (ZP 22-23) Public hearing on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant, Roger J Vanderleest, property owner (Ald. M. Eck, District I I).

4. (ZP 22-23) Consideration with possible action on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant and Roger J Vanderleest, property owner (Ald. M. Eck, District 11).
5. (ZP 22-24) Public Hearing on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
6. (ZP 22-24) Consideration with possible action on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
7. (ZP 22-25) Public hearing on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).
8. (ZP 22-25) Consideration with possible action on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).
9. (ZP 22-26) Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. J. Hutchison, District 2).
10. (ZP 22-26) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. J. Hutchison, District 2).
11. (ZP 22-27) Public Hearing on request for a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Galvin, District 4). **PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.**
12. (ZP 22-27) Consideration with possible action on request a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. Galvin, District 4). **PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.**

F. Informational.

I. Director's Report.

2. Date of the next meeting: August 22, 2022

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=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

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 (Washington DC)

+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

Passcode: 483400

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

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

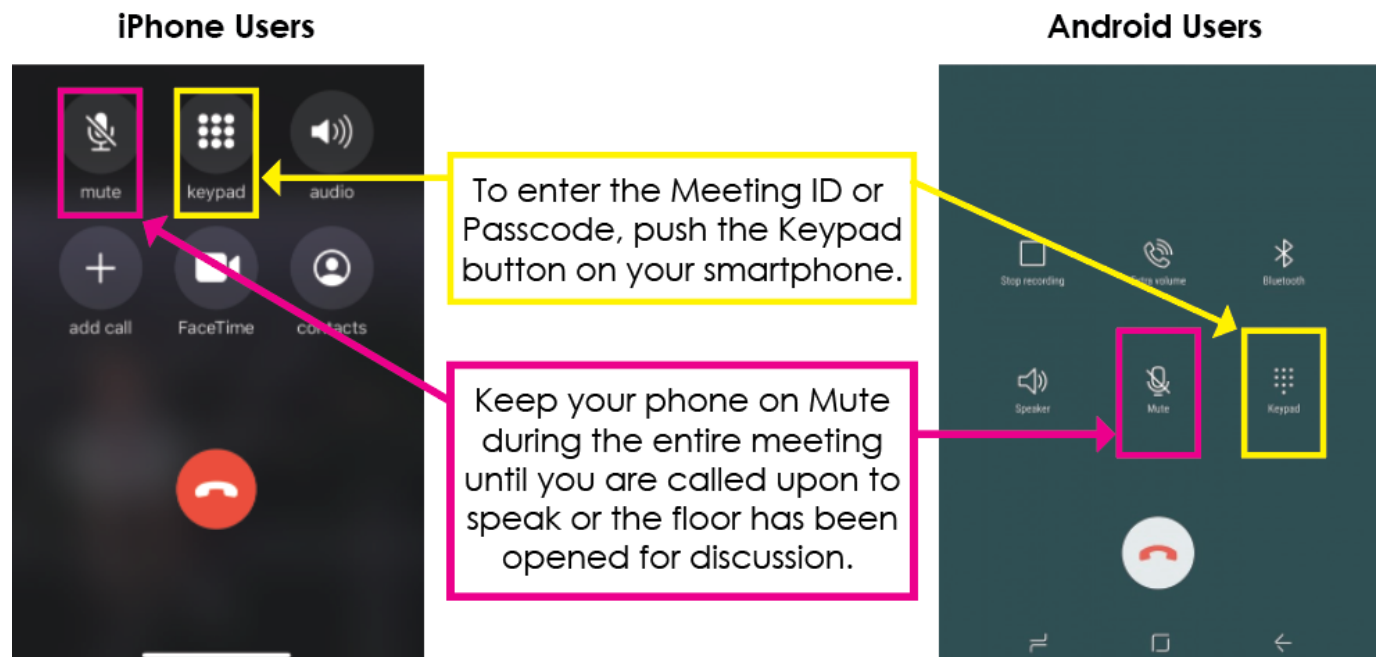
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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 #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.I

(ZP 22-20) Public Hearing on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility for 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 22-20) Consideration with possible action on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility at 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

BACKGROUND

Primary Address: 655 Woodside Road

Aldersperson/District: Ald. Jennifer Grant / District I

Reason for Request: To amend an existing Conditional Use Permit (CUP) to expand an existing assisted living facility.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1)*, Assisted Living Facility

NORTH: Low Density Residential (R1), Single-Family Homes & Church

SOUTH: Rural Residential (RR)/Low Density Residential (R1)*, Vacant

EAST: Varied Density Residential (R3)/Planned Unit Development (PUD), Multi-Family Dwellings & Vacant

WEST Low Density Residential (R1), Vacant

**under consideration for rezoning to Varied-Density Residential (R3); approval by Plan Commission 7/25/2022, anticipated approval by Common Council 8/30/2022*

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Low-Density Residential Uses. An amendment for this area designates this area for Medium-High Density Housing Uses (approval by Plan Commission 7/25/2022, anticipated approval by Common Council 8/30/2022). This CUP amendment request is consistent with the recommendations of the Comprehensive Plan.

Report: 655 Woodside Road (parcel 21-365-1) is a 1.4-acre site on the City's east side at the southeast corner of Humboldt Road and Woodside Road. An existing assisted living facility, established by a CUP in 1998, is proposing an expansion of their current building. The existing CUP allows for this use with a 32-bed capacity. This expansion calls for a total of 38-bed capacity. This parcel was approved for a Comprehensive Plan Amendment and Rezoning by the Plan Commission on 7/25/2022. These actions allow for this CUP to be amended, as assisted living facilities are no longer allowed in the Low-Density Residential (R1) zoning district (previous zoning) but are allowed with a CUP in the Varied-Density Residential (R3). All three applications will go before the Common Council for approval at the same meeting on 8/30/2022.

Attached is a preliminary site plan for the expansion project. It is in keeping with the R3 zoning district. This CUP amendment would allow for the expansion in capacity. Staff is also adding a condition requiring a drive connection between the paved areas accessed by the driveways. While not initially shown, the applicant has updated the site plan to reflect this connection. This connection allows for better circulation on site, less

confusion for visitors, and greater ease of access for emergency vehicles.

Along with this CUP and the standard Site Plan Review, this development must also adhere to the Land Use Development Standards for Nursing Homes/Assisted Living Facilities (Section 44-1581(f)):

- (1) A facility that is located within a predominantly residential or mixed-use area shall have direct access to a collector or higher classification street.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.
- (3) The site shall contain a minimum of 150 square feet of greenspace per resident, consisting of outdoor seating areas, gardens, and/or recreational facilities. Public parks or plazas within 300 feet of the site may be used to meet this requirement.
- (4) An appropriate transition area between the use and adjacent property may be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) A nursing home may be considered a dormitory as defined and regulated within this Code.

Ald. Jennifer Grant and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

RECOMMENDATION

Approval of the request, subject to the draft Conditional Use Permit (CUP) amendment.

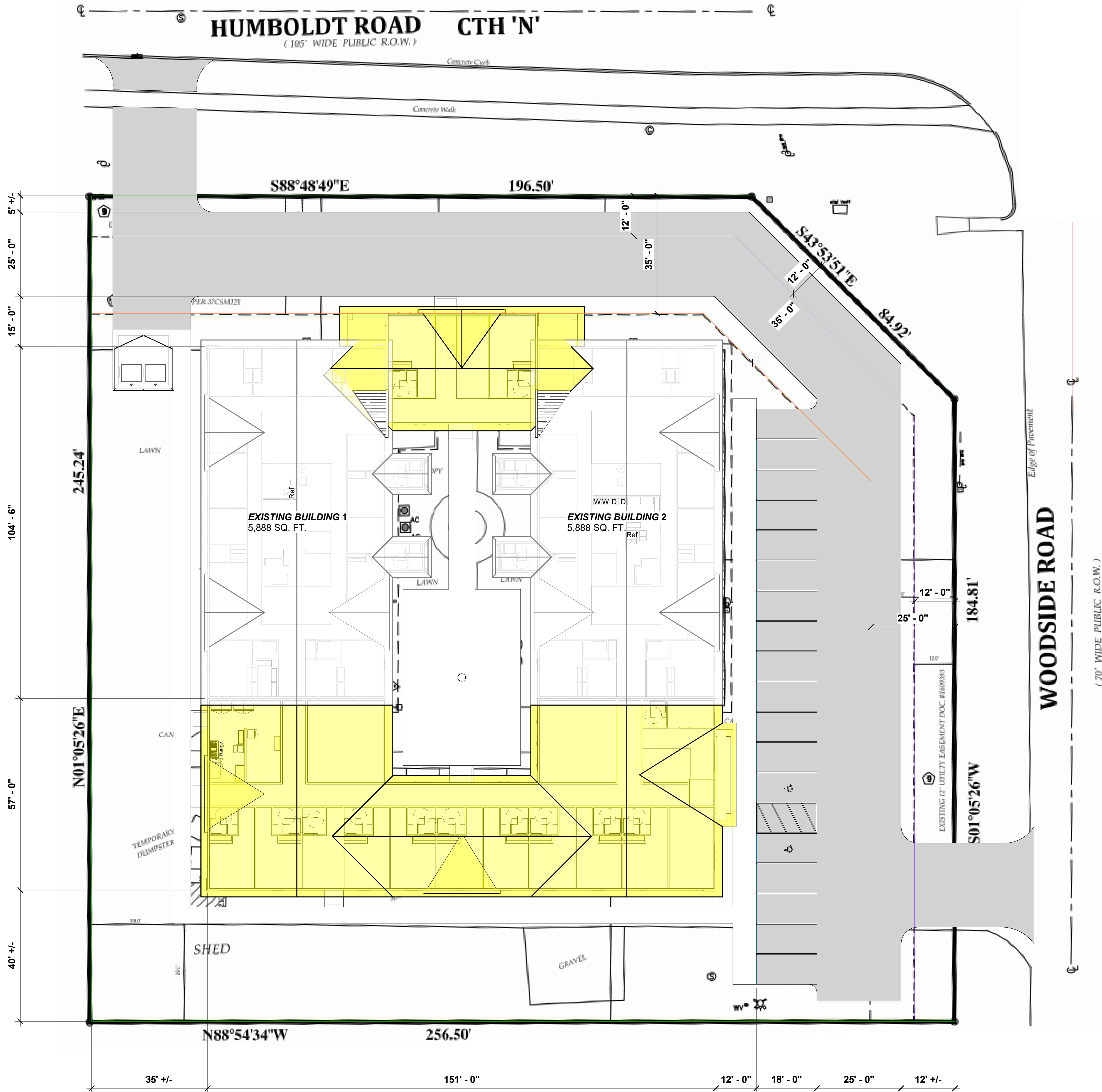
FISCAL IMPACT

ATTACHMENTS

1. ZP 22-20 Map
2. ZP 22-20 Updated Draft Site Plan
3. ZP 22-20 Elevations
4. Resolution CUP Amendment 655 Woodside Road
5. ZP 22-20 Applicant Narrative
6. ZP 22-20, Existing CUP 653-655 Woodside Rd
7. ZP 22-20 Application

SITE CALCULATIONS & INFORMATION

TOTAL LOT AREA =	61,120 SQ. FT. (APROX.) 1.40 ACRES
BUILDING AREA (EXISTING) =	11,635 SQ. FT.
BUILDING AREA (PROPOSED) =	9,195 SQ. FT.
ASPHALT AREA (PROPOSED) =	15,000 SQ. FT.
CONCRETE AREA (PROPOSED) =	5,220 SQ. FT.
TOTAL IMPERVIOUS SURFACE =	41,050 SQ. FT.
GREENSPACE AREA =	20,070 SQ. FT. (APROX.) 33%
TOTAL PARKING STALL COUNT =	18 STALLS
ADA STALLS (REQUIRED, 1)	PROVIDED, 2



PROPOSED CBRF ADDITION FOR:
CARATON COMMONS
GREENBAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-4889
PROJECT
EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV
DATE: 08/01/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
- ☒ BID SET
- ☐ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

SITE PLAN



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

GREENBAY, WISCONSIN; COUNTY OF: BROWN

CARATON COMMONS

PROPOSED CBRF ADDITION FOR:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
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JOB NUMBER: 22-4889

PROJECT
EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV

DATE: 08/01/2022

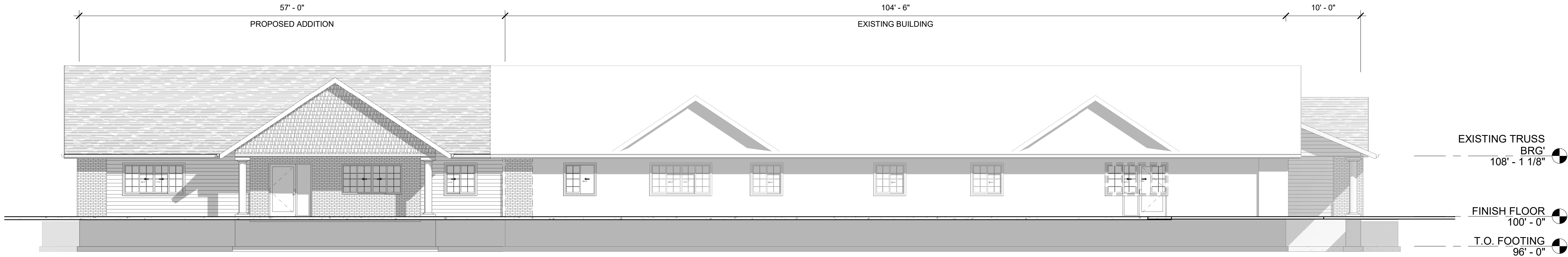
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

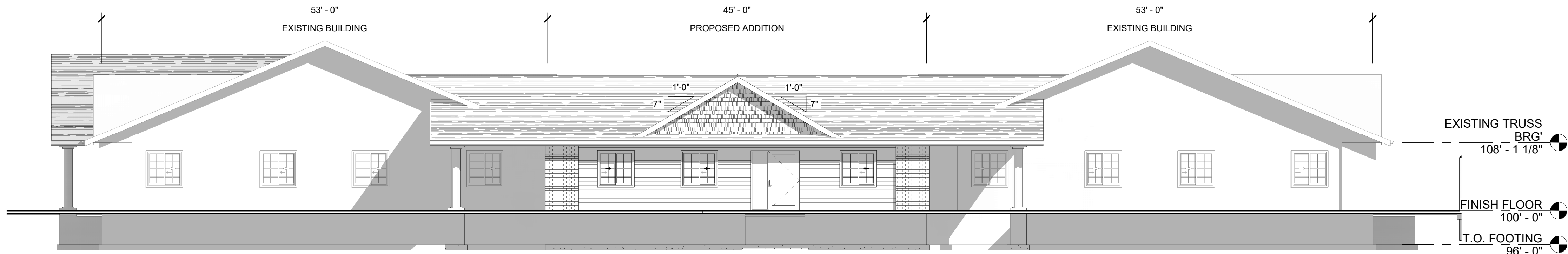
EXTERIOR ELEVATIONS

A2.0



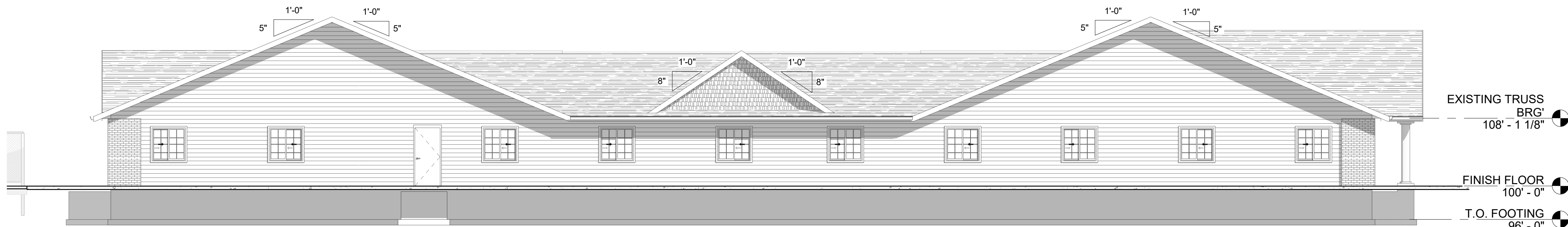
BUILDING ELEVATION - EAST

1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

3 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

4 /A2.0 SCALE = 1/8" = 1'-0"

**RESOLUTION AUTHORIZING AN AMENDMENT TO
A CONDITIONAL USE PERMIT
AT 655 WOODSIDE ROAD
(ZP 22-20)**

August 30, 2022

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

That, pursuant to Zoning Petition 22-20 and the recommendation of the Plan Commission on August 8, 2022, the City of Green Bay does authorize an amendment to a Conditional Use Permit (“CUP”) for the expansion of an existing assisted living facility on the following described property located at 655 Woodside Road, submitted by David O’Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner, with the following conditions:

61,049 SQ FT LOT 1 OF 63 CSM 399 MAP 8900 IN 2818673 BNG PRT OF SW1/4
NE1/4 SEC 35 T24N R21E

Tax Parcel No. 21-365-1

This resolution intended to supersede any prior CUP regulations on the property in its entirety, including the Resolution dated February 3, 1998. Said CUP shall be granted subject to the following conditions:

1. The use of this property shall be for an assisted living facility with a capacity of 38 beds. Any increases in capacity shall require an amendment to this CUP.
2. All additions to the existing building shall substantially complement the existing exterior in materials, height, and design as determined by the Zoning Administrator.
3. Any drive or parking areas located along Humboldt Road shall connect to the drive and parking area accessed by the existing Woodside Road driveway.
4. This property shall comply with Varied-Density Residential (R3) Zoning district, as well as the Land Use Development Standards for Nursing Homes/Assisted Living.
5. Compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Mayor

Clerk

Project consists of connecting (2) 5,500 sq. ft. – (13) bed CBRF facilities on the same site. The added 9,190 proposed square footage will comprise of (12) additional beds, common area, an updated commercial kitchen and dining area, and a new relocated building entrance.

Site parking will be relocated to boarder Woodside drive along the East property line, as well as an added drive off Humboldt for deliveries and ambulatory pick-up.

The business will continue to maintain the same level of care, but provide a more efficient form of care from a staffing standpoint due to its improved building flow and now combined (38) bed units.

Thanks,

Thanks

David O'Brien | Engineering Department

P.O. Box 13571 | Green Bay, WI 54307-3571

Work 920.498.9300 | **Mobile** 920.371.6200 | **Direct** 920.869.8462 | **Fax** 920.498.3033

Email dobrien@baylandbuildings.com | **Web** baylandbuildings.com



RESOLUTION AUTHORIZING CONDITIONAL-USE APPROVAL

Green Bay, Wisconsin
February 3, 1998

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

That, pursuant to Zoning Petition 1138 and the recommendation of the Green Bay Plan Commission on January 12, 1998, the City of Green Bay does hereby authorize a conditional-use permit for a Community Based Residential Facility (CBRF) on the following described property on the southwest corner of Humboldt Road and Woodside Road:

Part of the Southwest 1/4 of the Northeast 1/4, Section 35, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of Section 35, T25N-R21E, thence S0°01'50"E, 1,341.87 feet along the east line of the Northeast 1/4; thence N89°52'19"W, 1,330.79 feet; thence S0°07'45"E, 142.91 feet along the east line of the Southwest 1/4 of the Northeast 1/4 also the centerline of Woodside Road to the point of beginning; thence S0°07'45"E, 418.00 feet along said centerline; thence S89°58'00"W 256.50 feet; thence N0°07'45"W, 513.00 feet to the south right-of-way of Humboldt Road, a/k/a C.T.H. "N"; thence N89°58'00"E, 256.50 feet along said right-of-way; thence S45°04'53"E, 134.46 feet to the point of beginning.

Said conditional-use permit shall be granted subject to the following conditions:

1. Uses. That this use be limited to a CBRF, licensed by the State, for elderly persons with a capacity of up to 32 persons.

2. Building Size, Lot Occupancy, Height, and Setbacks. The proposed buildings shall meet all of the usual requirements of the First Residential Zoning District, including maximum building area on its parcel of 40 percent, maximum building height of 35 feet. The buildings and all improvements, including off-street parking, shall be setback from Humboldt Road at least 45 feet and from Woodside Road at least 25 feet. Since Humboldt Road is a Country Trunk Highway, future right-of-way may be 100 feet wide.

RESOLUTION AUTHORIZING CONDITIONAL USE

Page 2

3. Building Exterior Design/Surface. The proposed buildings shall be a one-story design with a gable-style roof, natural or earth-colored vinyl siding, aluminum trim, and brick or natural stone. Windows, doors, and trim shall be a traditional residential in style.

4. Off-Street Parking. All minimum off-street parking requirements of Sec. 13.41, Green Bay Municipal Code, shall be met. The CBRF shall have at least one space for each staff member working in the CBRF component, plus one space for each four of its resident capacity as licensed for and adequate space for delivery trucks and refuse collection.

5. Outdoor Graphics/Signs. One identity sign for each street is permitted (Humboldt and Woodside), each of which shall be set back at least 15 feet per Sign #5, Table A, Sec. 13.36, Green Bay Municipal Code, as follows: a maximum of 16 square feet per side, 32 square feet for all sides, with indirect or internal illumination only. Said signs may be either building mounted or ground mounted. Sign text to be limited to the name(s), address, and logo of this CBRF only.

6. Landscaping. All non-surface open areas shall be included in a landscape plan on the site plan, to be reviewed for acceptability by the City's Landscape Architect.

7. Rubbish and Recyclable Facilities. Will be totally enclosed with screening so as not to be visible from adjoining properties nor public rights-of-way.

8. Outdoor Lighting. If proposed, shall be limited to residentially-styled fixtures mounted on a maximum of 12 feet in height.

Adopted 2-3-98

EXPIRES 2-3-99

Approved _____

Mayor

Clerk



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 653 WOODSIDE RD. GREEN BAY, WI 54311
Parcel Number(s): 21-365-1 - 1574056 - LOT 1 63CSM399
Petitioner(s): David O'Brien Date: 6/20/2022
Email: dobrien@baylandbuildings.com Phone Number: 920-371-6200
Address: P.O. Box 13571 City: Green Bay State: WI Zip: 54307
Property Owner: CARATON COMMONS Phone Number: 678-231-2838

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Gregory J. Almquist, respectfully request that the City of Green Bay take the following action:

- ☒ 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 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium 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 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) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature: [Signature]

Date: 6/20/2022

Petitioner Signature(s): [Signature]

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

CPA 22-01
ZP 22-19 (rezone)
ZP 22-20 (map)



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(ZP 22-23) Public hearing on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant, Roger J Vanderleest, property owner (Ald. M. Eck, District I I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(ZP 22-23) Consideration with possible action on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant and Roger J Vanderleest, property owner (Ald. M. Eck, District 11).

BACKGROUND

Primary Address: Southwest Corner of Janice Avenue and Florence Avenue

Aldersperson/District: Ald. Melinda Eck / District 11

Reason for Request: To permit the development of a 50-unit multi-family development on the site.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Low Density Residential (R1) and Varied Density Residential (R-3) and is currently undeveloped green space.

NORTH: Varied Density Residential (R-3) - Multi-family Residential

SOUTH: Low Density Residential (R1) & Varied Density Residential (R-3) - Single-family home

EAST: General Commercial (C1) - Commercial Strip Center

WEST: Varied Density Residential (R-3) - Multi-family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low density residential. It recommends medium/high density residential areas to the west and north (across Janice Avenue), low density residential and commercial uses to the east (across Florence Avenue) and low density residential to the south (across Vernon Court).

The proposed zoning change to a Planned Unit Development, as drafted, is not consistent with the recommendation of the Comprehensive Plan for the particular property. However, it is consistent with the intent of the area. Staff believes this should not hold up the PUD request but recommends running an amendment to the comprehensive plan for the subject property should the PUD be approved.

Analysis: This request is for a proposed development of a 50-unit affordable and supportive apartment building, to be known as "Edge of the Woods Place", on approximately 1.6 acres of land bound by Janice Avenue on the north, Florence Avenue on the east, Vernon Court on the south and the Villa West Apartment campus on the west. It consists of eight (8) individual parcels which must be consolidated as part of this project.

The project includes the development of a single 3-story, 50-unit apartment building with 14 one-bedroom units, 13 two-bedroom units, 12 three-bedroom units and 11 four-bedroom units. The building is shaped in such a way to provide a building wall relief and articulation. Building materials are intentionally varied to provide increased aesthetics, including cementitious siding, architectural metal panels, brick veneer, wood

trim and canopies, and a large number of windows on all facades. Staff does have slight concern about the west façade as it appears to be quite plain and flat in appearance and recommends additional enhancement to break up the horizontal wall plane. Other accessory uses within the building (customarily associated with multiple-family dwellings and supportive housing) may include a lobby, mail room, janitorial services, community room, office space associated with the principal use, childcare for residents, and educational spaces for residents. The property itself is proposed to be improved to include surface and decked (building above) parking, outdoor gathering spaces, and potentially a resident garden. Access will be limited to a single driveway from Janice Avenue as well as pedestrian/bicycle access from both Janice Avenue and Florence Avenue. Staff has included a conceptual site plan and building elevations for the project within the draft PUD ordinance, and development will require general conformity with it.

The PUD designation, rather than a straight rezoning to the R-3 Varied Density Residential District, is necessary because several exceptions to zoning regulations of the R-3 zoning will be needed, including:

1. Reduction in lot area requirement by 36 percent for the designated number and size of units from the required 2.5 acres to 1.6 acres.
2. Reduction in required parking by 21 percent from the required 63 off-street parking stalls to 50 stalls.
3. Reduction of the minimum Vernon Court frontage setback from 15 ft. to 10 ft.
4. Reduction of rear yard setback (west lot line) from 25 ft. to 10 ft.

Staff believes the increase in density is appropriate at this location as it is in close proximity to the Military Avenue business corridor and is adjacent to a multiple-family development with a much smaller density than would be typical. Additionally, affordable, supportive and larger bedroom sized housing units have been identified in our housing market study as a land-use the greater Green Bay area is specifically lacking. Staff agrees with the applicant's request for off-street parking reduction as the affordable and supportive nature of the project will have a much lower demand as well as the availability of on-street parking on three frontages, providing approximately 50 daytime stalls directly adjacent to the property. Lastly, staff believe the reduced setbacks are warranted in light of the large amount of greenspace included on-site as well as the installation of landscaping and fencing as "buffers".

If the draft PUD is approved with conditions, the final step for the development of the proposed apartment will be a lot consolidation, adjustment to the west building façade, and administrative review/approval of a site plan and building permit.

The applicants met and shared their concept plans with Fireman's Park Neighborhood Association and also held a general neighborhood/surrounding property owner meeting in May of this year. Some feedback was received, and plans modified to address concerns and desires of neighbors. Additionally, included in your agenda packet are letters of support for the project from seven (7) community entities. Ald. Melinda Eck, adjacent property owners, Firemans Park Neighborhood Association, and John Muir Park Neighborhood Association have been notified of the request. We have only received inquiries regarding this request but no objections as of the drafting of this report.

RECOMMENDATION

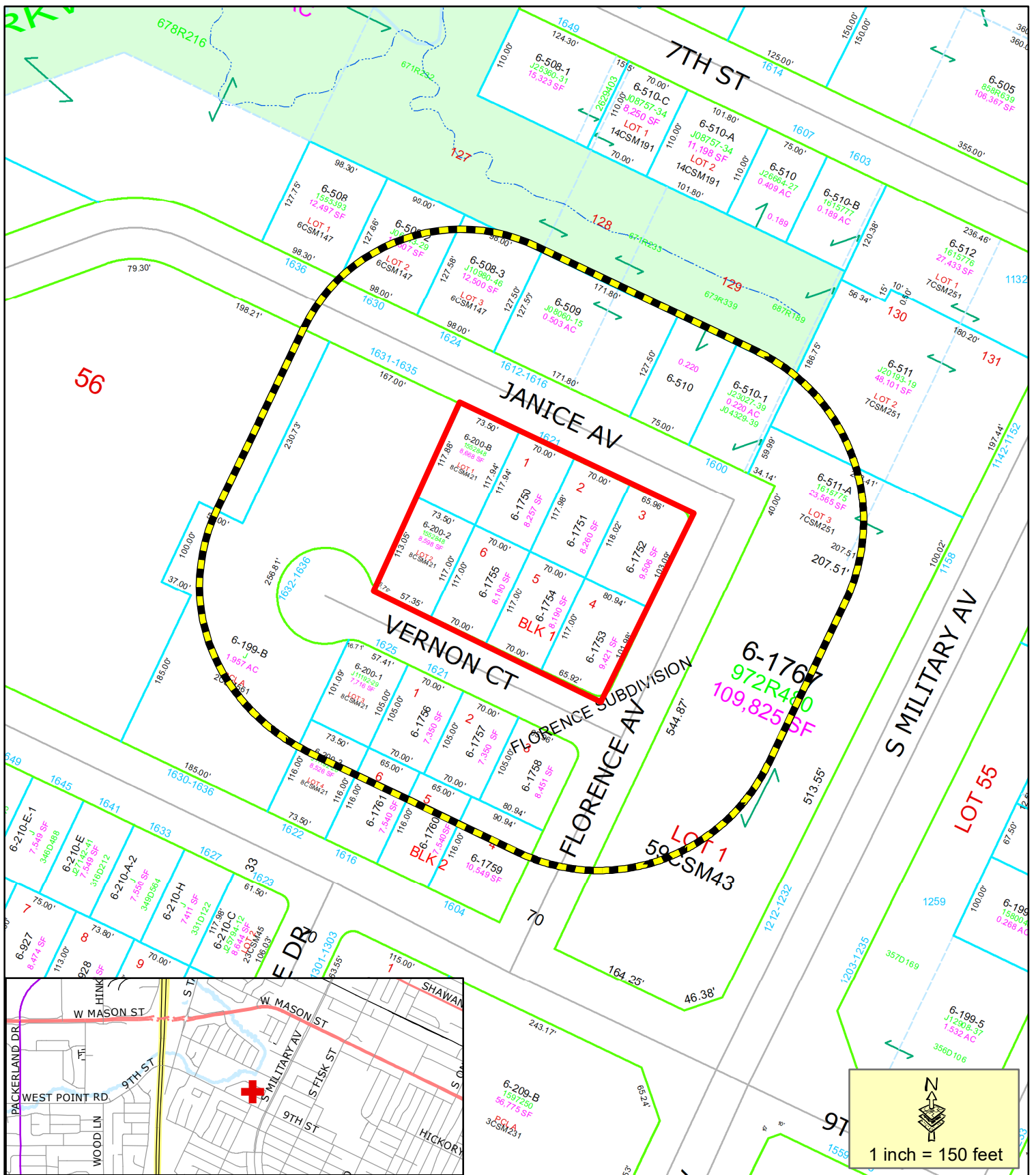
Approval of the request, subject to the following conditions:

1. Adoption of the draft PUD;
2. Consolidation of the individual lots;
3. Additional enhancement on the west façade to break up horizontal wall plane with approval by the Department of Community Development; and
4. Future Comprehensive Plan land-use amendment.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-23 PropMap
2. ZP 22-23 Draft PUD
3. 22_0708_Request for City Action Application
4. 22_0708_Rezone Request
5. 22_0708_Conceptual Plans and Elevations
6. 22_0708_Vander Leest Letter
7. 22_0708_Bethel Lutheran Letter of Support
8. 22_0708_St John Lutheran Letter of Support
9. 22_0708_United Way Letter of Support
10. 22_0708_Brown County Letter of Support
11. 22_0708_Calvary Lutheran Letter of Support
12. 22_0708_Onieda Nation Letter of Support



Proposed PUD



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 DB

Zoning Petition (ZP 22-23) Proposed Planned Unit Development (PUD) at the Southwest Corner of Janice & Florence Streets



ZONING ORDINANCE NO. XX-22

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR PROPERTY AT THE SOUTHWEST CORNER OF JANICE AND FLORENCE AVENUES (ZP 22-23)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development Overlay District on the following described properties, as also depicted on Exhibit A - Location Map:

Legal Description: BEING LOTS 1,2,3,4,5 & 6 BLOCK 1 OF THE FLORENCE SUBDIVISION AND LOTS 1 & 2 OF CSM NO. 2017 LOCATED IN PART OF LOTS 55 & 56 OF CLA TANKS SUBDIVISION OF PRIVATE CLAIMS NO 2 TO 9 ON THE WEST SIDE OF FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

Tax Parcel: 6-1753, 6-1754, 6-1755, 6-200-2, 6-200-B, 6-1750, 6-1751, 6-1752

Land Area: Comprises approximately 69,090 square feet/1.58 acres

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development of a 50-unit affordable housing apartment building providing supportive services for individuals and families overly cost-burdened by housing. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD currently consists of eight (8) individual parcels fronting Vernon Court, Janice Avenue, and Florence Avenue and as specified in Section 1 of this ordinance. The eight (8) individual parcels shall be combined to a single tax parcel prior to issuance of administrative site plan approval, building permit issuance and occupancy permit.
- C. Land Use Regulations. The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:
 - 1. Principal use of 50 residential dwelling units within a single structure.
 - 2. Accessory uses customarily associated with multiple family dwelling and supportive housing including lobby, mail room, janitorial services, community room that may be made available to public entities, office space

associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering spaces, and other uses deemed appropriate by the Zoning Administrator.

3. Prohibited Uses. The PUD limits certain uses from being established on the site or as accessory to the multi-family dwelling principal use including rooming/boarding houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses are subject to a PUD amendment.
- D. Dimensional and Area Requirements. Dimensional and area requirements for principal structure and surface parking on the subject property shall be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is 65,340 square feet/1.5 acres
 - b. Maximum Floor Area Ratio (FAR): 1.0
 - c. Maximum Impervious Surface: 70%
 - d. Accessory building shall be regulated as if in the Varied Density Residential Zoning District.
 2. Apartment Building.
 - a. Front Yard Setbacks
 1. Vernon Court: 30 feet
 2. Janice Avenue: 30 feet
 3. Florence Avenue: 15 feet
 - b. Rear Yard Setbacks (west lot line): 10 feet
 - c. Maximum Height: Principal building shall not exceed 45 feet in height.
 3. Surface Parking.
 - a. Front Yard Setbacks
 1. Vernon Court: 10 feet
 2. Janice Avenue: 15 feet
 3. Florence Avenue: 15 feet
 - b. Rear Yard Setbacks (west lot line): 10 feet
- E. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
1. The site is limited to one (1) vehicular access driveway with ingress/egress from Janice Avenue.
 2. Development shall provide a minimum of 50 parking spaces.
 3. Pedestrian access shall be provided from all public streets with public sidewalks adjoining the development and connected via an internal pedestrian network to the entrances of the principal structure.

- F. Architectural Design. All building elevations shall generally comply with Exhibit C and subject to the following requirements:
1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
 2. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 - I. Brick or brick veneer
 - II. Cementitious panels/siding
 - III. Architectural/decorative metal panels
 - IV. Wood or wood composite
 - V. Windows and doors
 - b. Windows and doors. Windows shall include trim and all building entrances shall include a canopy or other roofing element over the doorway.
 - c. Accessory structures. Accessory structures are limited to no greater than 16 feet in height and shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
- G. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- H. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code.
- I. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- J. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code with the following addition:
1. Increased level of buffering via landscaping, architectural treatments or screening mechanisms shall be included within and around the covered/decked parking area.
- K. Stormwater Management and Grading. A storm water management and grading plan meeting the standards established by the Department of Public Works shall be submitted to and approved by the City prior to the issuance of building permits. The purpose of these standards to manage stormwater runoff volumes and quality but shall also:
1. Be of human-scale interest with native plantings encouraged.
 2. Stormwater management facilities shall function not only as a utility but also as site amenity.

3. Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums of subsection J, above.

- L. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

db:

Attachments:

Exhibit A – Location Map

Exhibit B – Conceptual Site Plan

Exhibit C – Conceptual Building Elevations

DRAFT



REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Petitioner(s): Beverly Scow, Wise Women Gathering Place Date: June 20, 2022

Email: bscow@wisewomengp.org Phone Number: 920-490-0627

Address: 1641 Commanche, Suite H City: Green Bay State: WI Zip Code: 54313

Property Owner: Mary R Kudick, Probate Services, LLC. Phone Number: 920-432-4303

Parcel Numbers (required): 6-1753, 6-1754, 6-1755, 6-200-2, 6-200-B, 6-1750, 6-1751, 6-1752

Location of Property: SW corner of Janice Ave & Florence Ave

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

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

I, Beverly Scow, 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 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): Beverly Scow

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).

We would like to rezone the subject properties to PUD with an R-3 base district, to accomodate a future
50-unit affordable housing apartment building known as "Edge of the Woods Place"

Please contact the Dept. of Community and Economic Development, Room 608, City Hall,
(920) 448-3400, if you have any questions.

shopWORKS
301 W 45th Ave. Denver, CO 80216 303 433-4094

Edge of the Woods Place will offer supportive services to help future residents thrive. These services will be provided by Wise Women Gathering Place, a Green Bay-based nonprofit organization that provides Native American culturally specific services to any person harmed by violence. Their mission is to promote peace, respect and belonging through skill-building, sharing of resources and caring support for the community.

Edge of the Woods Place's name is derived from the Iroquois (including the Onieda) welcoming ritual and tradition that was followed regarding visitors to a village. A visitor would set a small fire at the edge of the woods, with rising smoke to signal that they were near. The visitor was expected to wait until an Iroquois welcoming party would meet them and escort them into the village. This was the first sign of trust, as the visitors symbolically and physically emerged from the shadows of the woods into the sunlight of the open fields which surrounded each Iroquois community. The leader of the welcoming party would announce the visitors and they were made welcome through music, the sharing of food, and the giving of shelter. Our hope is that this future affordable housing development will welcome individuals and families cost-burdened by housing, with the same feelings of warmth and welcome as the *Edge of the Woods* ceremony.

COMMUNITY OUTREACH

The design and development team met with the Fireman's Park Neighborhood Association on May 11, 2022, in Fireman's Park to present the rezoning and development proposal with the community. Additionally, the design and development team hosted their own neighborhood meeting at Calvary Lutheran Church on May 12, 2022, inviting all adjacent property owners, John Muir Park Neighborhood Association and Fireman's Park Neighborhood Association along with Alderman Melinda Eck, and David Buck with the City's planning office. The feedback expressed from the community is summarized as follows:

1. Residents of the Fireman's Park neighborhood would like a community room available to the public.
2. Concerns about school capacity.
3. Homeowners on the south side of Vernon Ct. expressed concerns over the access drive from Vernon Ct., and additional traffic that it may generate on Vernon Ct. The property owner requested that the access drive be removed or relocated.
4. Homeowner on the south side of Vernon Ct. expressed a desire for screening of the development through landscaping and/ or fencing on the south side of the property.
5. General questions about how LIHTC funding worked, lease terms and property management.

The conceptual site plan has been revised based on public feedback in the following ways:

1. The design and development team agreed that a community room can be included as part of the building design that would be available for use by the Fireman's Park Neighborhood Association and other community groups in the area.
2. The design team spoke with Joshua Patchak with the Green Bay Area School District on May 24, 2022. He stated that the School District has plenty of capacity for any students potentially generated by this new housing development. Specifically, Kennedy Elementary is projecting an enrollment of 285 students in 2023 and the school has capacity for 415 students. Additionally, he shared with us the School District's enrollment projections and capacity for each of the Green Bay schools:
[https://go.boarddocs.com/wi/gbapsd/Board.nsf/files/C9QKRD52A958/\\$file/2122%20Projection%20Book%20\(2\).pdf](https://go.boarddocs.com/wi/gbapsd/Board.nsf/files/C9QKRD52A958/$file/2122%20Projection%20Book%20(2).pdf)
3. The team worked with the Fire Marshal to remove the proposed Vernon Ct. access drive by shifting the siting of the building and providing a sprinklered building. This design solution was agreed upon by Captain Joe Gabe with the Fire Marshal's Office on June 28, 2022.
4. The design team communicated that the south facing courtyard will be entirely fenced. The parking on the west end of the site will be screened by the building, landscape and/or fencing as requested.

5. All questions regarding LIHTC funding and lease terms we addressed during the two public meetings. All future residents will have a lease. Edge of the Woods Place will be an income-restricted housing development for individuals and families making up to 30% of the area median income.

We have also included letters of support for our rezoning application including those from:

- Oneida Nation
- Bethel Lutheran Church
- Calvary Lutheran Church
- St. John Lutheran Church
- Brown County Homeless and Housing Coalition
- John Vander Leest and Vernon Vander Leest
- Brown County United Way

COMPLIANCE WITH APPROVAL CRITERIA

This rezone request to a Planned Unit Development complies with the criteria set forth in Section 44-2024 of the Green Bay Code of Ordinances:

1. Accommodation of housing of all types with convenient access to commercial facilities.

This new affordable housing development will be in a well-connected location. S. Military Ave, a significant commercial corridor is a block away to the east, and 9th Street is a block to the south. The site is within walking distance of several bus stops, several commercial businesses, Kennedy Elementary School, Kennedy Park, and Beaver Dam Creek trail that leads to Fireman's Park. The excellent connection to goods, services, transit, and recreation makes this site ideal location for people cost-burdened by housing.

2. Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas.

The immediate area is mostly residential, with for-rent multifamily housing to the west, single family to the north and south and a few commercial properties to the east. The site is within the S. Military Avenue corridor and is in a transitional area. Building additional residential development to the area will strengthen the commercial corridor by bringing in new patrons and employees to existing businesses. The property is well served by existing roads and public facilities.

3. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

Building affordable housing leads to the overall financial stability of a city when workers can afford to live where they work and play. Keeping cost-burdened individuals and families housed leads to generations of economic stability. According to the US Department of Housing and Urban Development, 40% of people currently experiencing homelessness did so as children. Providing affordable housing for families most vulnerable to experiencing homelessness, breaks the cycle of poverty for generations.

4. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

There is a Zone AE 100-year floodplain located on the northeast corner of the site. The site plan is designed with the building being outside of this floodplain area. Onieda Engineering Solutions is the civil engineer for this development, and they have been working with us to site the building appropriately and meet all federal, state and city requirements regarding the floodplain.

5. Preservation of historic buildings, structures, or landscape features through adaptive re-use of public or private preservation of land.

Not applicable. The site is currently vacant and undeveloped.

6. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.

Building affordable housing in this location provides residents safe and convenient access to Beaver Dam Creek trail which leads to Fireman's Park. Additionally, Kennedy Park is nearby with a playground that can be used by future residents.

In addition to being located near existing recreational amenities, two courtyards are planned onsite- one with a play area and the other as a contemplative outdoor space for future residents.

7. Coordination of architectural styles and building forms to achieve greater compatibility with surrounding land uses.

The architectural style is intended to embrace the Fireman's Park neighborhood. This three-story (37 feet tall) building will have high-quality, durable materials that will provide a modern and pedestrian-scaled approach to the design. The building will be designed with a flat roof to minimize the perceived height of the building.

8. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

The site is well connected to public utilities and services. The site is located within walking distance of bus stops along S. Military Avenue and 9th Street. This is important for lower-income individuals and families who may not have access to a vehicle. Additionally, co-locating near transit encourages fewer vehicle trips and increases sustainability outcomes.

Should the development be awarded LIHTC, the building will be designed to either Enterprise Green Communities or Wisconsin Green Built Home Standards. Either standard incorporates the most comprehensive sustainable building practices for multifamily developments. This building sustainability requirement is set by the Wisconsin LIHTC Qualified Allocation Plan.

9. Approval of a Planned Unit Development District shall result in the creation of an overlay to the base zoning district, with specific requirements and standards that are unique to the planned development.

The proposed development of the subject property would be subject to the R-3 zone district standards with three (3) amendments. These deviations include:

R-3 Requirement	Requested Deviation	Why Deviation is Necessary
<u>Sec. 44-557 Lot Requirements.</u> Minimum lot area 1,500sf per 1-bedroom du + 500 sf for each additional bedroom within the du (46 units max)	We are requesting to amend the minimum lot area requirement to 1,200 sf per unit.	To accommodate 50 units onsite, we will need to reduce the minimum lot area to be per unit, versus per bedroom.
<u>Sec. 44-1726 Parking.</u> 1 space per unit plus 1 visitor space per 4 units	We are requesting to amend the parking requirement to provide a minimum of 50 off-street parking spaces.	The Green Bay parking code makes appropriate accommodations for market-rate multifamily development that is often occupied by unrelated people cohabitating; with each renter owning a personal vehicle. Edge of the Woods Place will be occupied entirely by cost-burdened individuals and families, where it is atypical for non-related persons to occupy a unit, specifically because of the income qualification requirement (joint incomes are attributed to the household), and because full-time students are generally not allowed in LIHTC funded housing which further deters roommate occupancies. The code does not provide relief for the unique parking needs of cost-burdened individuals and families who typically cannot afford more than one vehicle, nor does it provide relief for those who can readily and conveniently choose mass transit (bus lines along Military Ave and 9 th Street). Therefore, the development team would like the flexibility to reallocate the additional savings from a smaller parking lot towards the building and amenities for future residents- by waiving the guest parking requirement (effectively 13 spaces).

<u>Sec. 44-2025 Open Space 20%.</u>	We are requesting a 10% reduction of the onsite open space requirement.	This future development is well-served and conveniently located near Kennedy Park and Beaver Dam Creek Trail which leads to Fireman's Park. The site includes two shared courtyards for residents and will likely be able to meet the open space requirement- however we want the flexibility if the courtyard within the Zone AE 100-year floodplain is not accepted as open space.
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COMPREHENSIVE PLAN AMENDMENT

The Green Bay Comprehensive Plan identifies this site with a future land use Low-Density Housing, however, has identified the areas to the west and north as Medium/ High Density Housing (Figure 18-1 Land Use Plan). The Low-Density Housing land use allows density ranges of approximately 4-8 units per acre. This rezone request will therefore initiate a Comprehensive Plan Amendment to map the subject property as Medium/High Density Housing land use, which allows for density greater than 8 dwelling units per acre. Much of the S. Military Avenue corridor is identified as Commercial and Medium/ High Density Housing. This request would be consistent with the adjacent envisioned future land uses. Further, because this request is to accommodate a future affordable multifamily housing development; this request is supported by the Housing Plan chapter of the Green Bay Comprehensive Plan:

- *Green Bay should work with Brown County, other communities, and the private housing market to find a regional solution to the need for housing priced and sized for lower-income households, especially families (p. 23-2)*
- *Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all (p.23-3).*
- *Encourage appropriate increases in housing density in established, new and developing neighborhoods, while discouraging the over-concentration of high-density dwellings in limited areas (p.23-3).*

Thank you for your thoughtful consideration of our request. Please feel free to contact us at any time if you have any questions or concerns.

Sincerely,



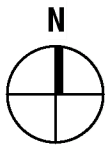
Alisha Kwon Hammett
Shopworks Architecture



1

LEVEL 1 PLAN

1" = 40'-0"



NOTE: PLANS AND ELEVATIONS ARE
CONCEPTUAL AND SUBJECT TO CHANGE.

EDGE OF THE WOODS

Janice and Florence Ave, Green Bay WI

PROJ. NO. 21025

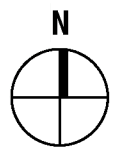
DATE: 7/08/22



1

LEVEL 2 PLAN

1" = 40'-0"



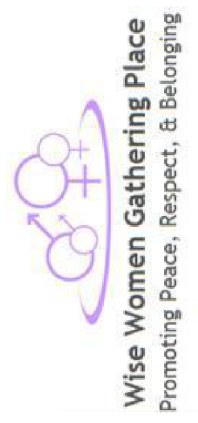
NOTE: PLANS AND ELEVATIONS ARE
CONCEPTUAL AND SUBJECT TO CHANGE.

EDGE OF THE WOODS

Janice and Florence Ave, Green Bay WI

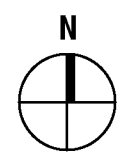
PROJ. NO. 21025

DATE: 7/08/22





1 LEVEL 3 PLAN
1" = 40'-0"



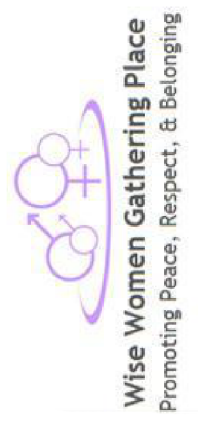
NOTE: PLANS AND ELEVATIONS ARE
CONCEPTUAL AND SUBJECT TO CHANGE.

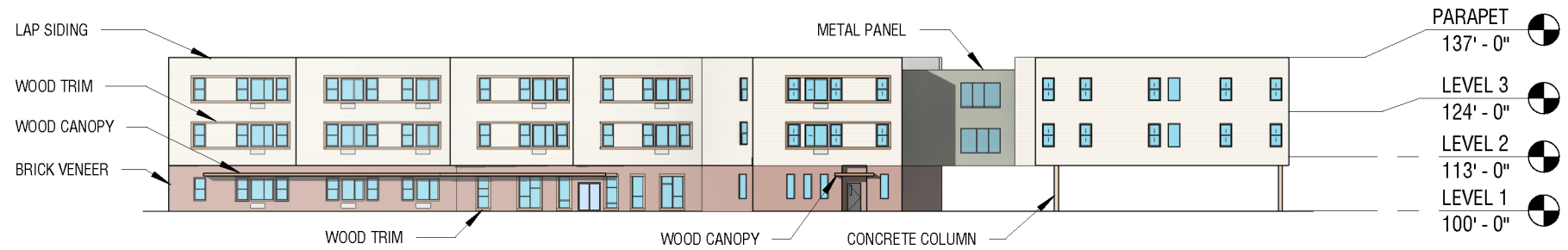
EDGE OF THE WOODS

Janice and Florence Ave, Green Bay WI

PROJ. NO. 21025

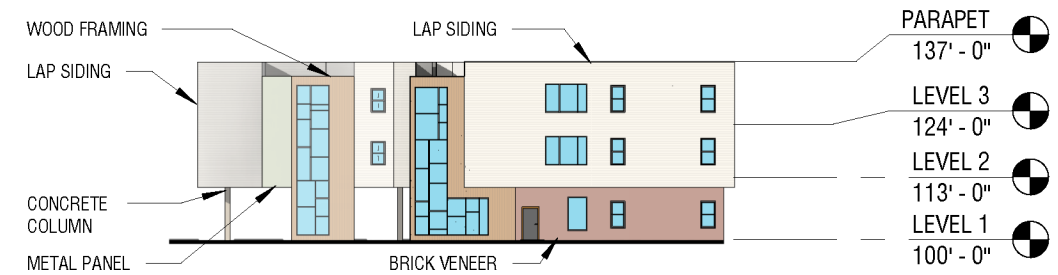
DATE: 7/08/22





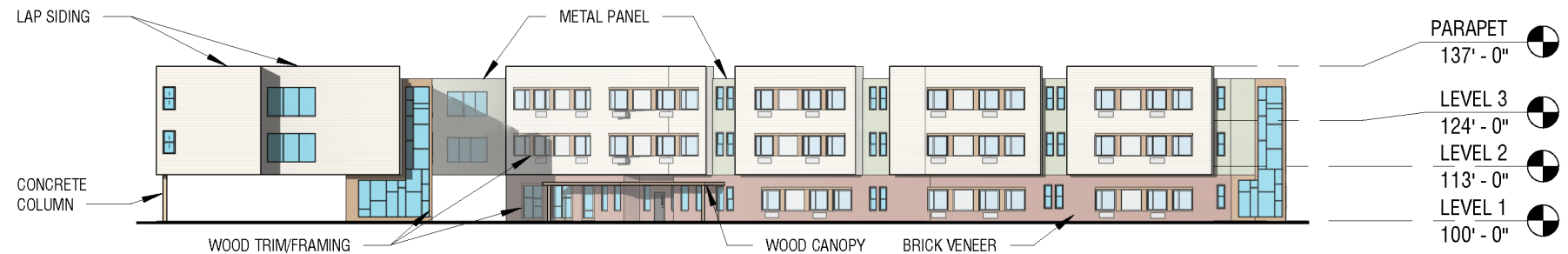
1 NORTH ELEVATION

1" = 40'-0"



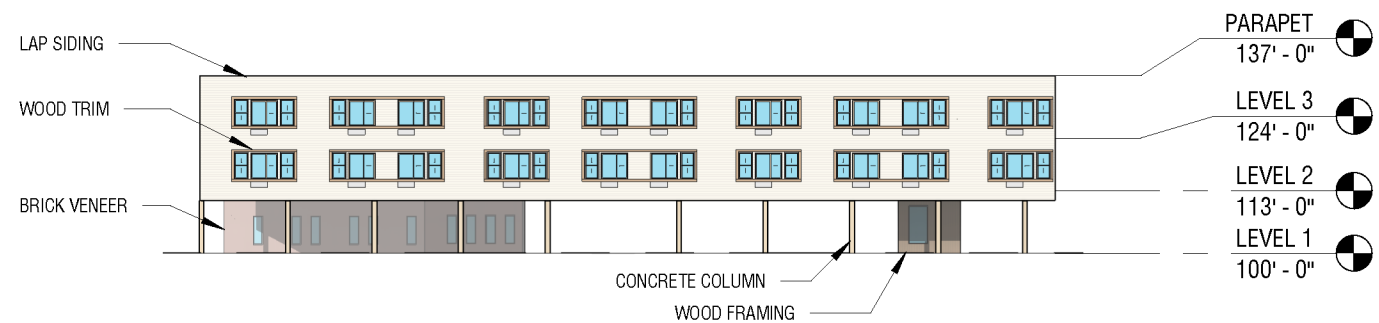
2 EAST ELEVATION

1" = 40'-0"



3 SOUTH ELEVATION

1" = 40'-0"



4 WEST ELEVATION

1" = 40'-0"

NOTE: PLANS AND ELEVATIONS ARE
CONCEPTUAL AND SUBJECT TO CHANGE.

5/12/2022

To whom it may concern,

We are both home owners on Vernon Court.

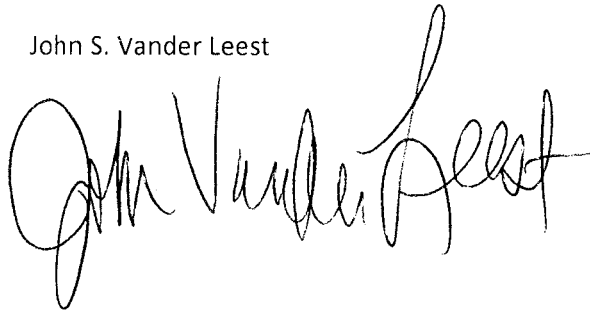
We would like to weigh in the Vernon Court/Janice Street 50 unit development proposal.

Overall, we are supportive of the proposal. We think it will fit in well with the existing neighborhood.

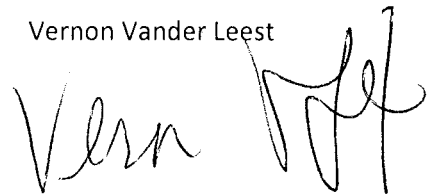
We are most concerned about the placement of the entrance(s). We would like to make sure the entrances are only on Florence Avenue. There is very limited parking on Vernon Court. If there is an entrance on Vernon Court this will cause major parking problems since this is a dead end street.

Finally, we would like the project to include fencing along the perimeter of the property and a berm of trees/shrubs that will help reduce the impact of the property on the neighborhood.

John S. Vander Leest

A handwritten signature in black ink, appearing to read "John Vander Leest", written in a cursive style.

Vernon Vander Leest

A handwritten signature in black ink, appearing to read "Vern Vander Leest", written in a cursive style.

City of Green Bay
c/ David Buck, Senior City Planner
Community & Economic Development- Planning
100 N. Jefferson St.
Green Bay, WI 54301

RE: Support for Rezoning Application for Janice Avenue Property

Members of the Green Bay Plan Commission and Common Council:

Bethel Lutheran Church is aware of Wise Women Gathering Place's rezoning request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families. We are submitting this letter to express our support for the rezoning, as well as the building of this development in general.

As a clergyperson serving Bethel, I am writing to share my support for the affordable housing proposed at the southwest corner of Janice Avenue and Florence Avenue in Green Bay Wisconsin. Wise Women Gathering Place has been an important part of the Green Bay Community for decades. They have a deep connection to and knowledge of our community and walk alongside a diversity of people to ensure they have access to what they need to thrive. Their commitment to this work, and for finding a solution for housing, is appreciated by all of those who believe that all people deserve a dignified and safe home in our community.

As a clergyperson within the ELCA, I am honored to work within a denomination that advocates for, and helps to create, affordable housing. The lack of affordable housing is impacting every community in America, including Green Bay.

I support this development and am thankful for the partnerships that are making it feasible.

Sincerely,



Pastor Kim Swenson
Bethel Lutheran Church
1350 Bond St
Green Bay, WI 54303
920-495-3737



St. John Lutheran Church
1700 Lost Dauphin Road
De Pere, Wisconsin 54115
(920) 336-1082
stjohndepere.org

City of Green Bay
c/ David Buck, Senior City Planner
Community & Economic Development- Planning
100 N. Jefferson St.
Green Bay, WI 54301

June 13, 2022

RE: Support for Rezoning Application for Janice Avenue Property

Members of the Green Bay Plan Commission and Common Council:

St. John Lutheran Church is aware of Wise Women Gathering Place's rezoning request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families. We are submitting this letter to express our support for the rezoning, as well as the building of this development in general.

As a clergyperson serving St. John Lutheran, I am writing to share my support for the affordable housing proposed at the southwest corner of Janice Avenue and Florence Avenue in Green Bay Wisconsin. Wise Women Gathering Place has a deep connection to and knowledge of the community and what is needed to ensure all people have access to what they need to thrive. Their commitment to this work, and for finding a solution for housing, is appreciated by all of those who believe that all people deserve a dignified and safe home in our community.

As a clergyperson within the Evangelical Lutheran Church of America, I am honored to work within a denomination that advocates for, and helps to create, affordable housing. The lack of affordable housing is impacting every community in America, including Green Bay and the surrounding area.

I support this development and am thankful for the partnerships that are making it feasible.

Sincerely,

Rev. Cindy Warmbier-Meyer
St. John Lutheran Church



112 North Adams Street, Suite 201 • Green Bay, WI 54301
Phone: (920) 432-3393 • Fax: (920) 432-7144

Brown County United Way

July 6, 2022

City of Green Bay
c/o David Buck, Senior City Planner
Community & Economic Development - Planning
100 North Jefferson Street
Green Bay, WI 54301

RE: Support for Rezoning Application for Janice Avenue Property

Dear Members of the Green Bay Plan Commission and Common Council:

Brown County United Way is supportive of Wise Women Gathering Place's rezoning request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families.

This rezoning should be approved for the following reasons:

1. The PUD creates certainty around outcomes. It is sensitive to and respects the adjacent properties and neighborhood context.
2. The applicant, Wise Women Gathering Place, has done extensive community outreach and public engagement; the PUD reflects input and lessons learned from the community.
3. The PUD will enable the development of affordable housing for families in Green Bay. Affordable housing is an identified community need. It is also a priority within the Greater Green Bay Blueprint to Prevent and End Homelessness; the Blueprint is a product of the Greater Green Bay Community Housing Initiative Task Force of which Brown County United Way is a founding partner.

For these reasons, Brown County United Way asks the Plan Commission to recommend that the Common Council approve this PUD.

Sincerely,

A handwritten signature in black ink, appearing to read "Robyn Y. Davis".

Robyn Y. Davis, J.D.
President and CEO
Brown County United Way

City of Green Bay
c/ David Buck, Senior City Planner
Community & Economic Development- Planning
100 N. Jefferson St.
Green Bay, WI 54301



RE: Support for Rezoning Application for Janice Avenue Property

Members of the Green Bay Plan Commission and Common Council:

request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families. **We are submitting this letter to express our support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements housing plan recommendations in Comprehensive Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, and neighborhood context.
3. The applicant, Wise Women Gathering Place, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the development of much needed affordable housing for families here in Green Bay.

For these reasons, we urge the Plan Commission to recommend that Common Council approve this PUD.

The attributes of the PUD zoning are appropriate and will be a great fit for the City of Green Bay.

Sincerely,

A handwritten signature in black ink that reads "Beth Hudak". The signature is written in a cursive, flowing style.

Beth Hudak, Chair
Brown County Homeless and Housing Coalition



City of Green Bay
c/ David Buck, Senior City Planner
Community & Economic Development- Planning
100 N. Jefferson St.
Green Bay, WI 54301

RE: Support for Rezoning Application for Janice Avenue Property

Members of the Green Bay Plan Commission and Common Council:

Calvary Lutheran Church is aware of Wise Women Gathering Place's rezoning request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families. We are submitting this letter to express our support for the rezoning, as well as the building of this development in general.

As a clergyperson serving Calvary Lutheran Church, I am writing to share my support for the affordable housing proposed at the southwest corner of Janice Avenue and Florence Avenue in Green Bay Wisconsin. Wise Women Gathering Place has been an important part of the Green Bay Community for decades. They have a deep connection to and knowledge of our community and walk alongside a diversity of people to ensure they have access to what they need to thrive. Their commitment to this work, and for finding a solution for housing, is appreciated by all of those who believe that all people deserve a dignified and safe home in our community.

As a clergyperson within the Evangelical Lutheran Church of America, I am honored to work within a denomination that advocates for, and helps to create, affordable housing. The lack of affordable housing is impacting every community in America, including Green Bay, Wisconsin.

I support this development and am thankful for the partnerships that are making it feasible.

Sincerely,

Rev. Rufus Kudee

Associate Pastor



Oneida Nation
Oneida Business Committee
PO Box 365 • Oneida, WI 54155-0365
oneida-nsn.gov



June 8, 2022

City of Green Bay
c/ David Buck, Senior City Planner
Community & Economic Development- Planning
100 N. Jefferson St.
Green Bay, WI 54301

RE: Support for Rezoning Application for Janice Avenue Property

Honorable Members of the Common Council and Green Bay Plan Commission:

The Oneida Nation offers our support of Wise Women Gathering Place's rezoning request for their property at the southwest corner of Janice and Florence Avenue in the Fireman's Park Neighborhood for a new Planned Unit Development (PUD) to accommodate Edge of the Woods Place, a new affordable housing community for families.

Wise Women Gathering Place is a non-profit organization that promotes peace, respect and belonging through skill-building, sharing of resources and caring support for the community, and also provides Native American culturally specific services to any person harmed by violence. The Wise Women Gathering Place leadership has guided this organization to make a tremendous impact within our communities, and this project is another example of their dedication to enhancing their services.

We appreciate your consideration of this rezoning, and request that approval should be granted for the following reasons:

1. It is consistent with and implements housing plan recommendations in the Comprehensive Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, and neighborhood context.
3. The applicant, Wise Women Gathering Place, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the development of much needed affordable housing for families here in Green Bay.

For these reasons, we urge the Plan Commission to recommend that Common Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the City of Green Bay.

With a Good Mind, a Good Heart and Strong Fire,

Tehassi tasi Hill

Tehassi tasi Hill, Chairman
Oneida Nation



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Jon LeRoy

AGENDA ITEM # E.5

(ZP 22-24) Public Hearing on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Jon LeRoy

AGENDA ITEM # E.6

(ZP 22-24) Consideration with possible action on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 421 4th Street

Aldersperson/District: Ald. Brian Johnson / District 9

Reason for Request: To allow for the construction of a single-family dwelling.

Surrounding Zoning and Land Uses:

SUBJECT: Office / Residential (OR) - Vacant land

NORTH: General Commercial (C1) - Vacant land

SOUTH: Office / Residential (OR) - Single-family dwelling

EAST: Office / Residential (OR) - Two-family dwelling

WEST: Office / Residential (OR) - Two-family dwelling

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Medium Intensity, Retail, Office, or Housing uses. Office / Residential zoning is considered one of the appropriate potential zoning districts. Single-family dwellings are considered as conditional use within Office / Residential zoning.

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

Report: The subject property, 421 Fourth Street, is an infill lot between Chestnut Avenue and S. Broadway. The parcel contains a total of 0.15 acres or 6,639 sq. ft. The approval of the request would allow for the building of a single-family dwelling.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven (7) standards for the Plan Commission to consider when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair

property values within the surrounding neighborhood.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

(6) Adequate parking facilities as specified in Article XVIII of this chapter.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

In 2020, a previous house was razed on the site. The neighborhood has a mix of single-family and two-family dwellings as the residential neighborhood to the west transitions to a higher intensity, commercially focused corridor along Broadway. Staff believe a mid-block, single-family dwelling on a narrow lot will work well within the fabric of the neighborhood.

A concept site plan has been submitted with this request for the property. New construction fits within the narrow lot, with a detached garage utilizing access from the private alley in the rear. The front of the property is within a 100-year floodplain. Development is subject to setbacks set forth in Zoning Ordinance Section 44-620. Consideration must be given to not infringe upon the boundary of a floodfringe district. A formal site plan is subject to OR zoning regulations.

Staff feels approval of this request meets the standards above and is keeping with surrounding land uses. Ald. Brian Johnson and property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

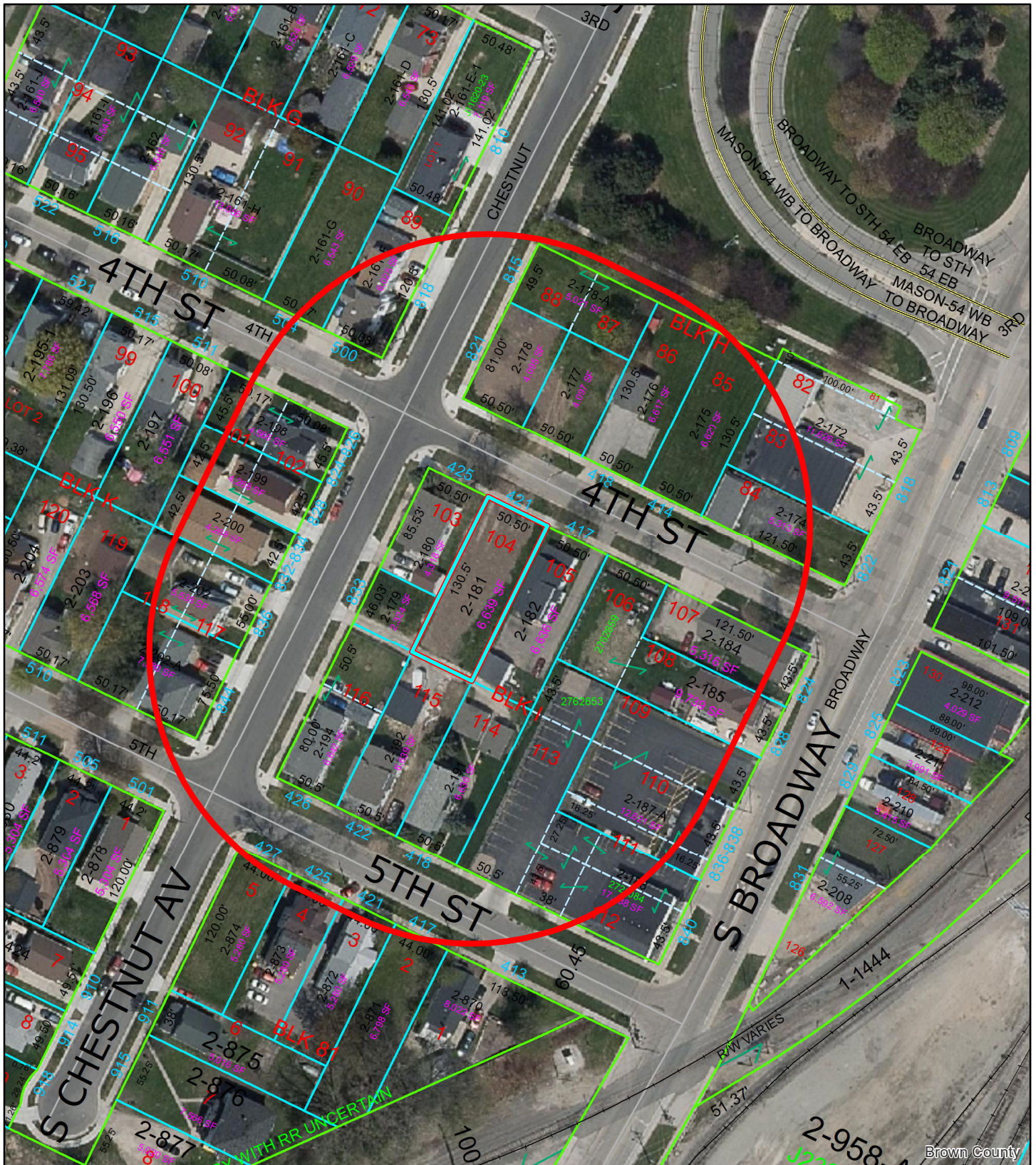
RECOMMENDATION

Recommendation: Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-24 Map
2. ZP 22-24 Application Narrative
3. ZP 22-24 421 4th Street Site Plan
4. Lark Plan First Floor
5. Lark Plan Second Floor
6. Lark Plan Elevations East North
7. Lark Plan Elevations West South
8. ZP 22-24 Application Signed Application



(ZP 22-24) Conditional Use Permit 421 4th 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. E.R. 27 Jul 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 421 4th Street
- 200-ft. Notification Area

RE: Attachment to CUP Application:

7/12/2022

Green Bay Plan Commission

We respectfully submit application to change the use of this property to single family use. We plan to build a new single-family home on this site in partnership with the Green Bay Area Public Schools "Bridges" program.

The block containing this site is a mixture of single- and two-family residences. In 2020 we performed an extensive renovation to the single family residence directly behind this site at 422 5th St . Also, in 2020 we constructed a new single family residence at 505 5th St, less than 300 ft from this site. We also performed a complete renovation of the two family home next to this site at 425 4th. We have been active in this neighborhood and wish to continue this to do so with this project.

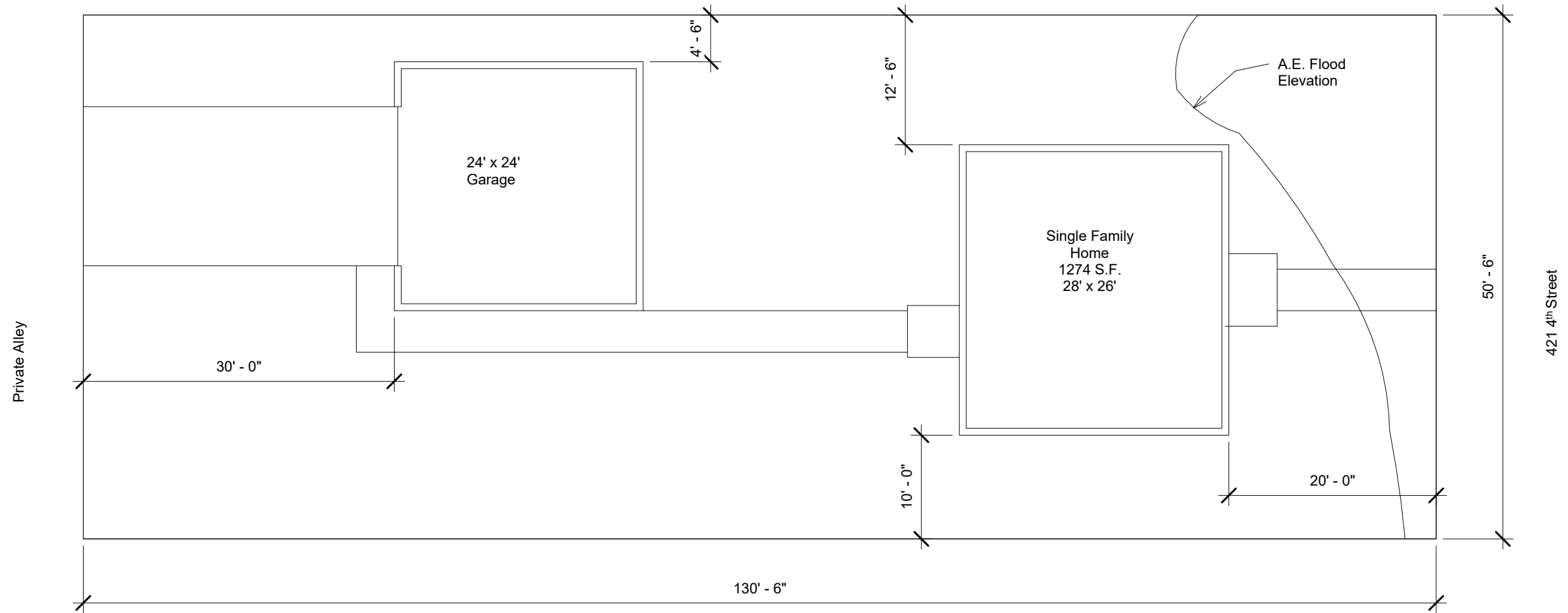
Expected start date would be as soon as possible to prepare for the student school year.

Thank you for your consideration, and we can answer any questions you will have

Sincerely

A handwritten signature in blue ink, appearing to read "Tim Denissen". The signature is fluid and cursive, with a large, stylized "D" and "S".

Tim Denissen- Project Manager NeighborWorks Green Bay



① Site
3/32" = 1'-0"

421 4th Street				Revisions:			Notes:
Project number	Project Number	A101					
Date	5/24/22						
Drawn by	Joe Berg						
Checked by	Tim Denissen			Scale	3/32" = 1'-0"		

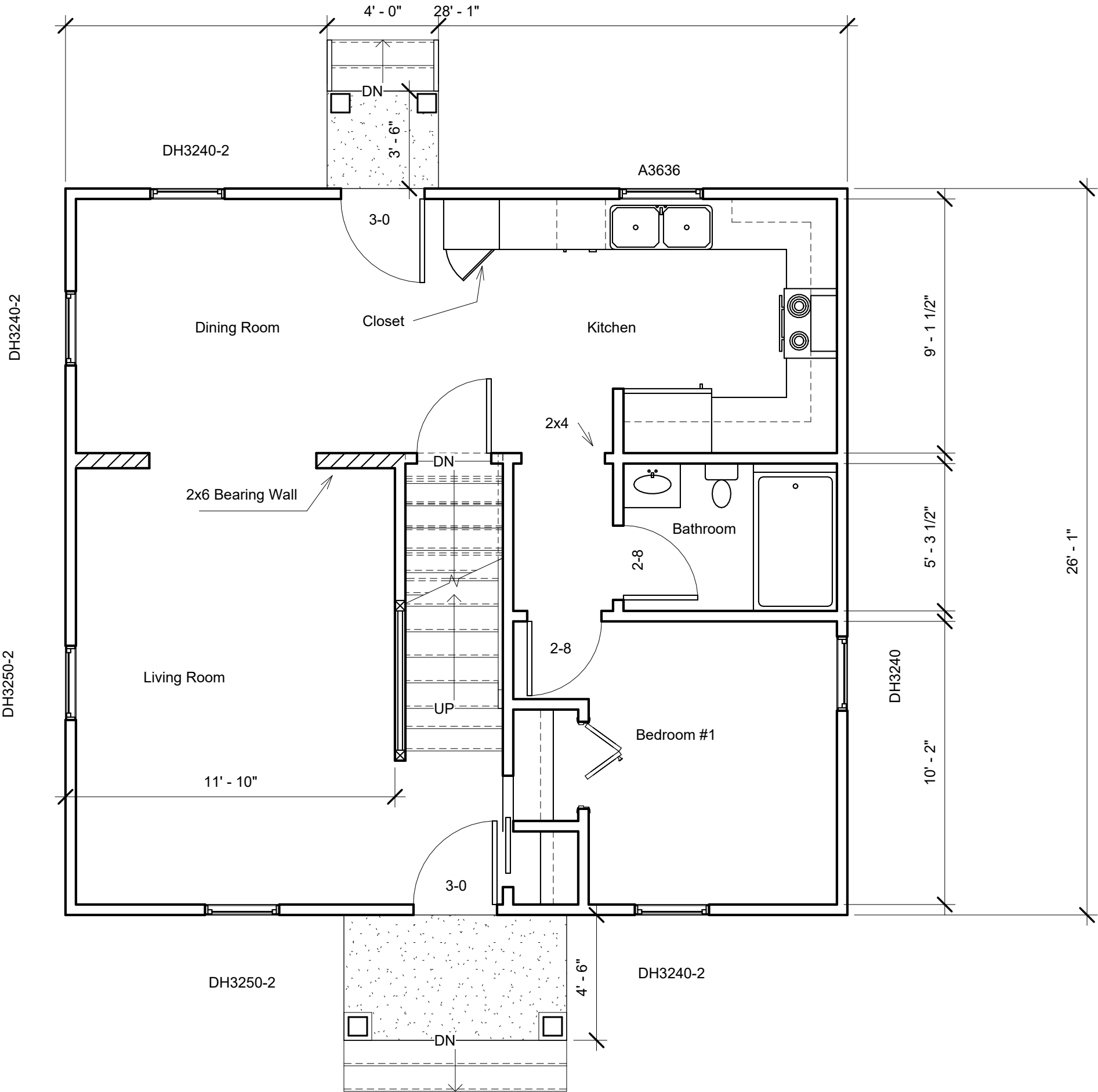
First Floor Plan

Address	421 4th St.
Date	6/7/22
Drawn by	Joe Berg
Checked by	Tim Denissen
Scale	1/4" = 1'-0"

A2

Revisions:

Notes:

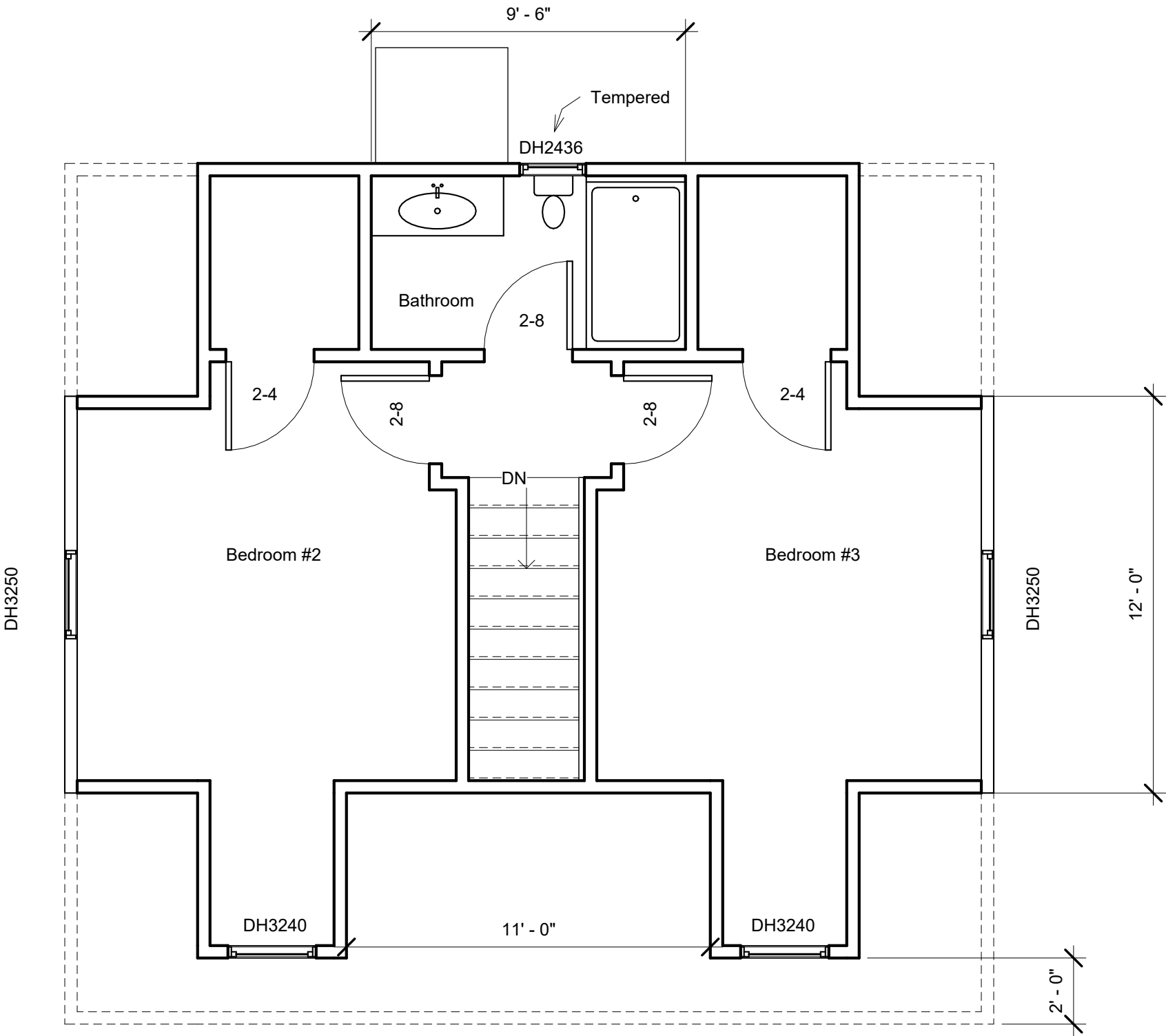


Second Floor Plan	
Address	421 4th St.
Date	6/7/22
Drawn by	Joe Berg
Checked by	Tim Denissen
Scale	1/4" = 1'-0"

A3

Revisions:		

Notes:



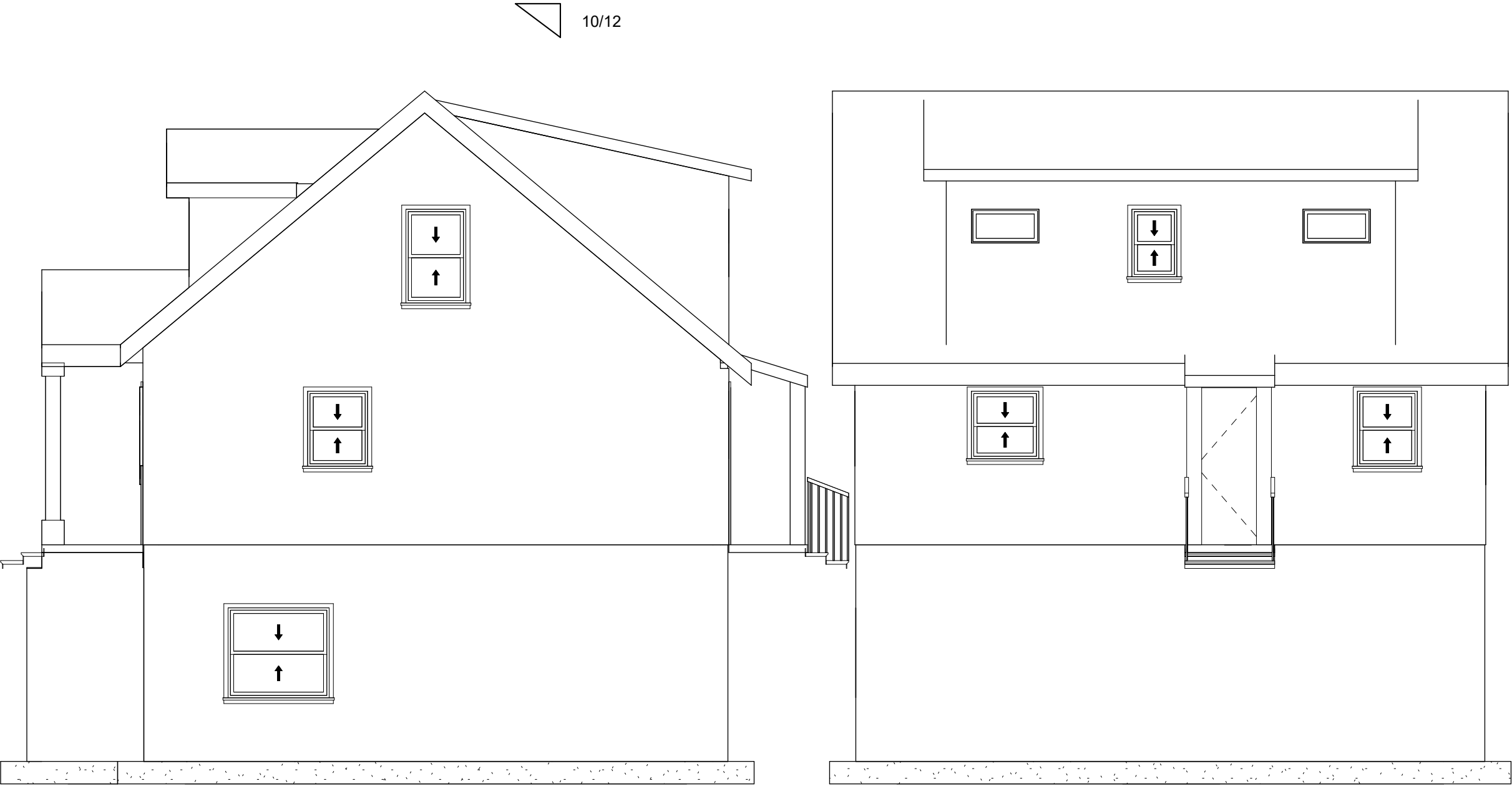
Elevations

Address	421 4th St.
Date	6/7/22
Drawn by	Joe Berg
Checked by	Tim Denissen
Scale	3/16" = 1'-0"

A4

Revisions:

Notes:



1 East
3/16" = 1'-0"

2 North
3/16" = 1'-0"

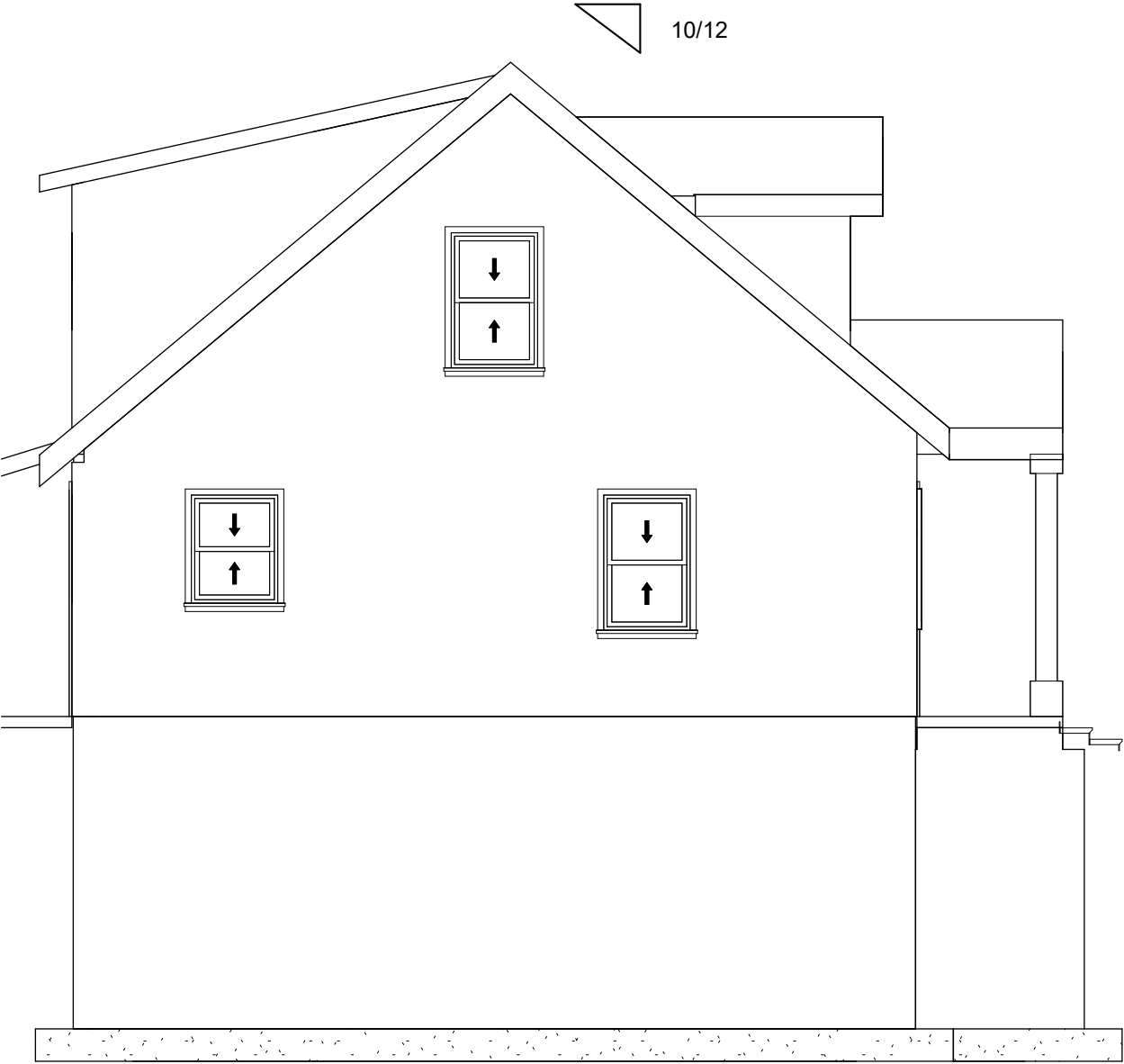
Elevations

Address	421 4th St.
Date	6/7/22
Drawn by	Joe Berg
Checked by	Tim Denissen
Scale	3/16" = 1'-0"

A5

Revisions:

Notes:



2 South
3/16" = 1'-0"

1 West
3/16" = 1'-0"

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: 7/12/22

Petitioner(s): NeighborWorks Green Bay

Phone Number: 920-448-3075

Address: 437 S Jackson St City: Green Bay State: WI Zip Code: 54301

Property Owner: NeighborWorks Green Bay Phone Number: 920-448-3075

Parcel Numbers (required): 2-181

Location of Property: 421 4th St

Attach maps and legal descriptions (required).

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

I, Tim Denissen, Project Manager NeighborWorks Green Bay, 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).

See attachment to this document

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



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(ZP 22-25) Public hearing on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(ZP 22-25) Consideration with possible action on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 2490 Deerpath Drive

Aldersperson / District: Ald. Craig Stevens / District 5

Reason for Request: To permit an existing constructed a shed/pool house that exceeds maximum height limitation.

Subject Parcel 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 subject property at 2490 Deerpath Drive is approximately 52,500 sq. ft. or 1.2 acres in overall size. It is heavily wooded and shielded from neighboring properties and the right-of-way, with the exception of the home's front facade. The existing principal structure is a 3,600 sq. ft. 2-story single-family home located near the terminus of the Deerpath cul-de-sac. The owner is adding a 1,600 sq. ft. pool to the northwest corner of their property and, as part of the project, has the desire to include a shed/pool house.

The proposed structure is designed to have a gable roof line running east / west with a north-facing dormer and extended patio / porch roof extension on the north facade. The design of the shed / pool house is to be complimentary to the existing home on the site, including matching siding and shake siding elements in the dormer. Staff believes that the maximum height limitation of 16 ft. for accessory structures is out of scale with their home, which is approximately 30 ft. tall. Additionally, as the pool itself is very large, they desire additional storage space for pool supplies, chemicals, changing rooms, etc. within one structure rather than having to place an additional structure on the site. They are therefore requesting the conditional use to allow the accessory structure to be 20 ft. in height, exceeding the regulation by 4 ft. The placement and design of the shed / pool house meets all other dimensional standards required in the zoning ordinance. Images of the garage and the site layout are attached within the agenda packet.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven (7) standards for the Plan Commission to consider when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- (6) Adequate parking facilities as specified in Article XVIII of this chapter.
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Staff feels the request meets the standards listed above and is keeping within the nature and design of the site itself and the surrounding neighborhood. Additionally, due to the size and vegetative nature of the lot, the shed / pool house is not going to be visible from the right-of-way or surrounding residential uses.

Ald. Craig Stevens, adjacent property owners, and the Preble Park Neighborhood Association were notified of the request. Staff has not received any inquiries as of the drafting of this report.

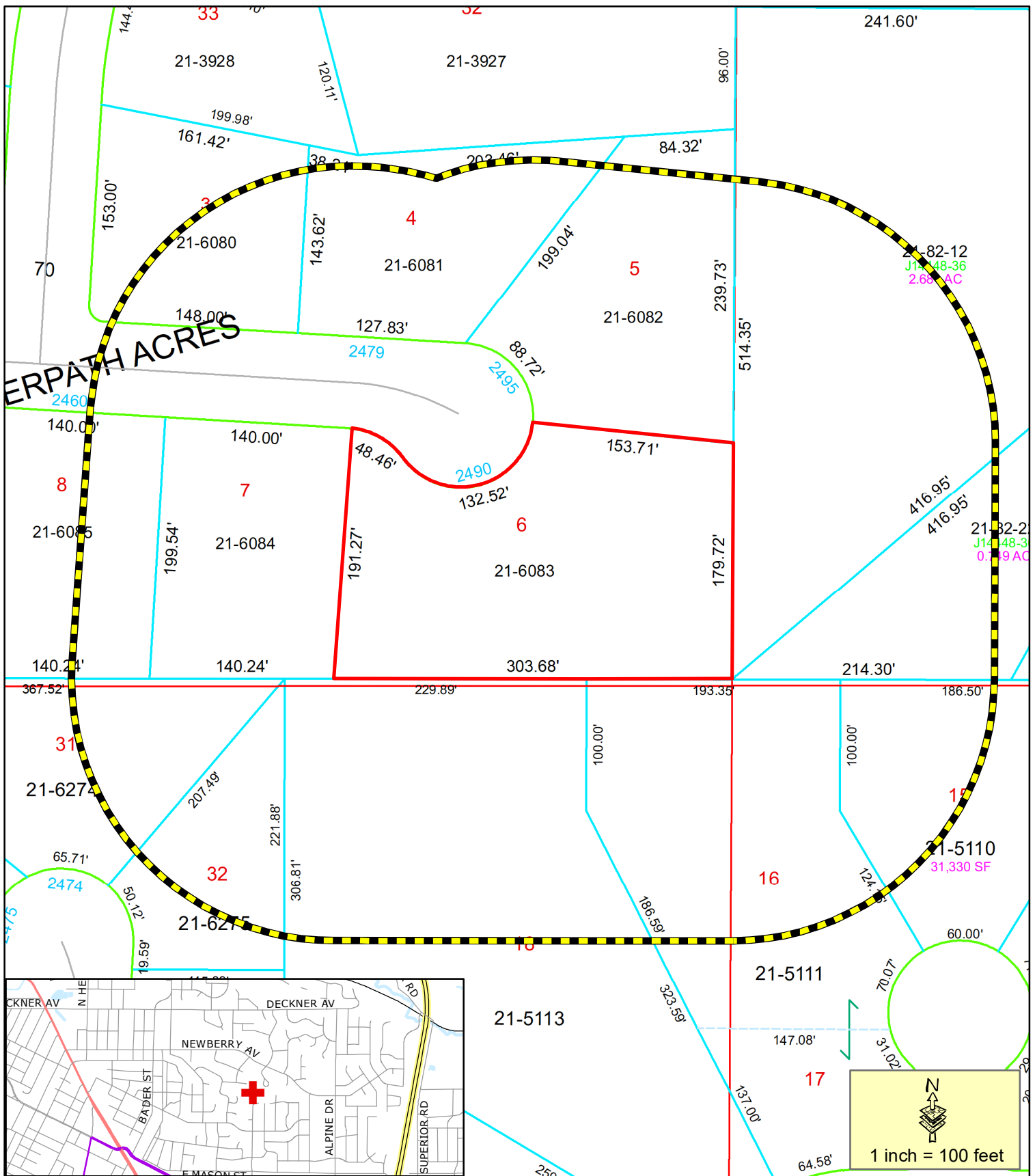
RECOMMENDATION

Approval of the request, subject to compliance with all 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 22-25 PropMap
2. ZP 22-25 Application
3. ZP 22-25 Elevations
4. ZP 22-25 Photos



Proposed CUP



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 DB

Zoning Petition (ZP 22-25) Proposed Conditional Use Permit (CUP) at 2490 Deerpath Drive





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 2490 Deerpath Drive, Green Bay WI 54311

Parcel Number(s): 21-6083

Petitioner(s): Matthew & Stacy Thompson

Date: July 12, 2022

Email: slthomps76@yahoo.com

Phone Number: 920-530-8151

Address: 2490 Deerpath Drive

City: Green Bay

State: WI

Zip: 54311

Property Owner: Matthew & Stacy Thompson

Phone Number: 920-530-8151

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Matthew & Stacy Thompson, respectfully request that the City of Green Bay take the following action:

- ☐ 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 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium 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 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) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: July 12, 2022

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$300 -

Receipt No.: 2761262-20

Zoning Petition No.: 2P 22-25

Matthew & Stacy Thompson
2490 Deerpath Drive
Green Bay WI 54311

July 12, 2022

To: Honorable Mayor and Common Council.

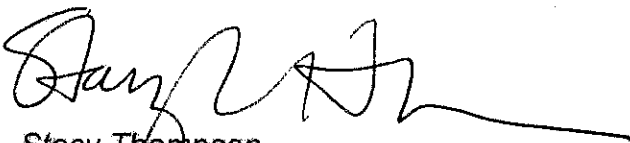
RE: 2490 Deerpath Drive, Parcel #21-6083

We would like to construct an accessory building that would have good curb appeal and be similar in style of our home.

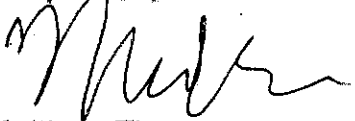
The height of the building is 20', we are asking for approval for the additional 4' 0" over the 16' allowed.

Exterior siding will be LP RidgidStack with 6 ½" exposure, LP Shake on dormer and 3 -1/2" trim boards. Aluminum soffit and fascia. Shingles to be Dimensional CertainTeed Pro Asphalt.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stacy Thompson', with a long horizontal flourish extending to the right.

Stacy Thompson

A handwritten signature in black ink, appearing to read 'Matthew Thompson', with a long horizontal flourish extending to the right.

Matthew Thompson
Property Owners



City of
Green Bay

* Legal Description

City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 21-6083

2490 DEERPATH DR

THOMPSON MATTHEW J & STACY L REVOCABLE TRUST

2490 DEERPATH DR GREEN BAY WI 54302-4338

Street View Map • Green Bay Parcel Map • Google Map

Assessment Records

Zoning and Districts

Brown County Parcel Data

Inspection Records

Special Assessments

Requests For Service

Police Calls

2021 Residential Assessment

2020 Residential Assessment

2019 Residential Assessment

2018 Residential Assessment

2017 Residential Assessment

Sketches

2021 Residential Assessment

Property Type: **Single family executive**

Value

Total Assessed Value Land: \$85,200	Total Assessed Value Improvements: \$559,400	Total Assessed Value: \$644,600
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Assigned Appraiser

Name: **Jim Placek**

Phone: **920-448-3069**

Contact: **Jim.Placek@greenbaywi.gov**

Building Information

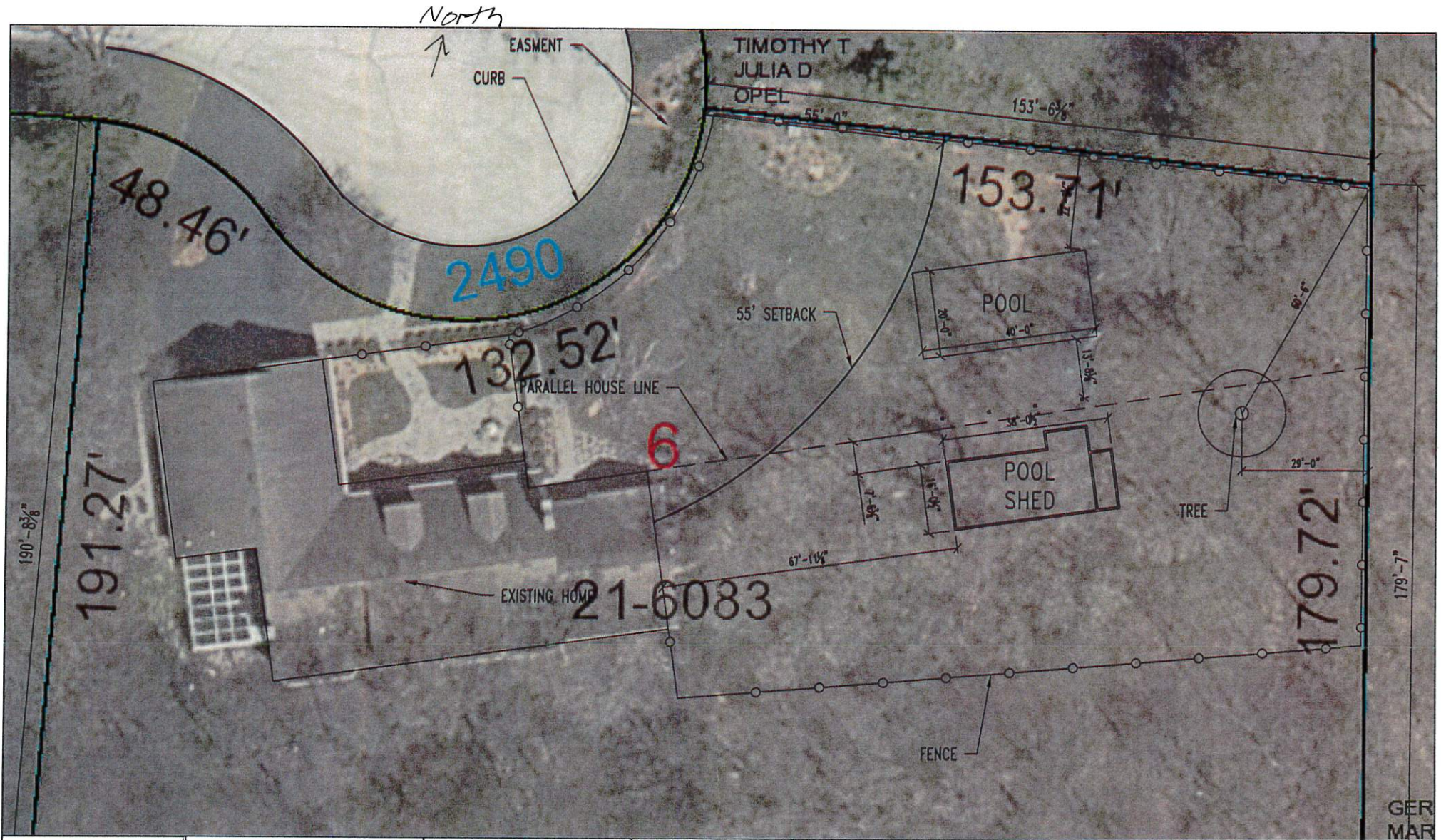
Tax Class: Residential	Heating Type: Gas, forced air	Other Rooms: 8
Occupancy: Single family	Cooling Type: A/C, same ducts	Masonry Fireplace Stacks: 2
Story: 2 story	Full Baths: 3	Masonry Fireplace Openings: 2
Style: Executive/mansion	Half Baths: 1	Full Basement S F: 3268 sq ft
Exterior Wall: Brick	Additional Fixtures: 4	First Floor S F: 3583 sq ft
Roof Type: Asphalt shingles	Bedrooms: 5	Second Floor S F: 700 sq ft
Year Built: 1992	Family Rooms: 1	SFLA: 4283
Living Units: 1	Rec Room S F: 1416 sq ft	Half Story SF: 0 sq ft

Property Info

Water Front Type: None	Tax Key Number: 21-6083	Neighborhood Group: Residential
Acres: 1.204	Zoning: Low Density Resident	Neighborhood: 130
Square Feet: 52442	Has O B I: Yes	Sanitary: Sewer
Depth: 0	Has Residential: Yes	Water: City water
Width: 0	Has Land: Yes	Traffic: Cul de sac
Land Use: Residential	Property Address: 2490 Deerpath Dr	Legal Acres: 1.208
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **52,645 SQ FT DEERPATH ACRES LOT 6**



MI-MAR
BUILDERS INC
Home Artistry

THOMPSON

2490 DEERPATH DR
GREEN BAY 54302

MAY 31, 2022

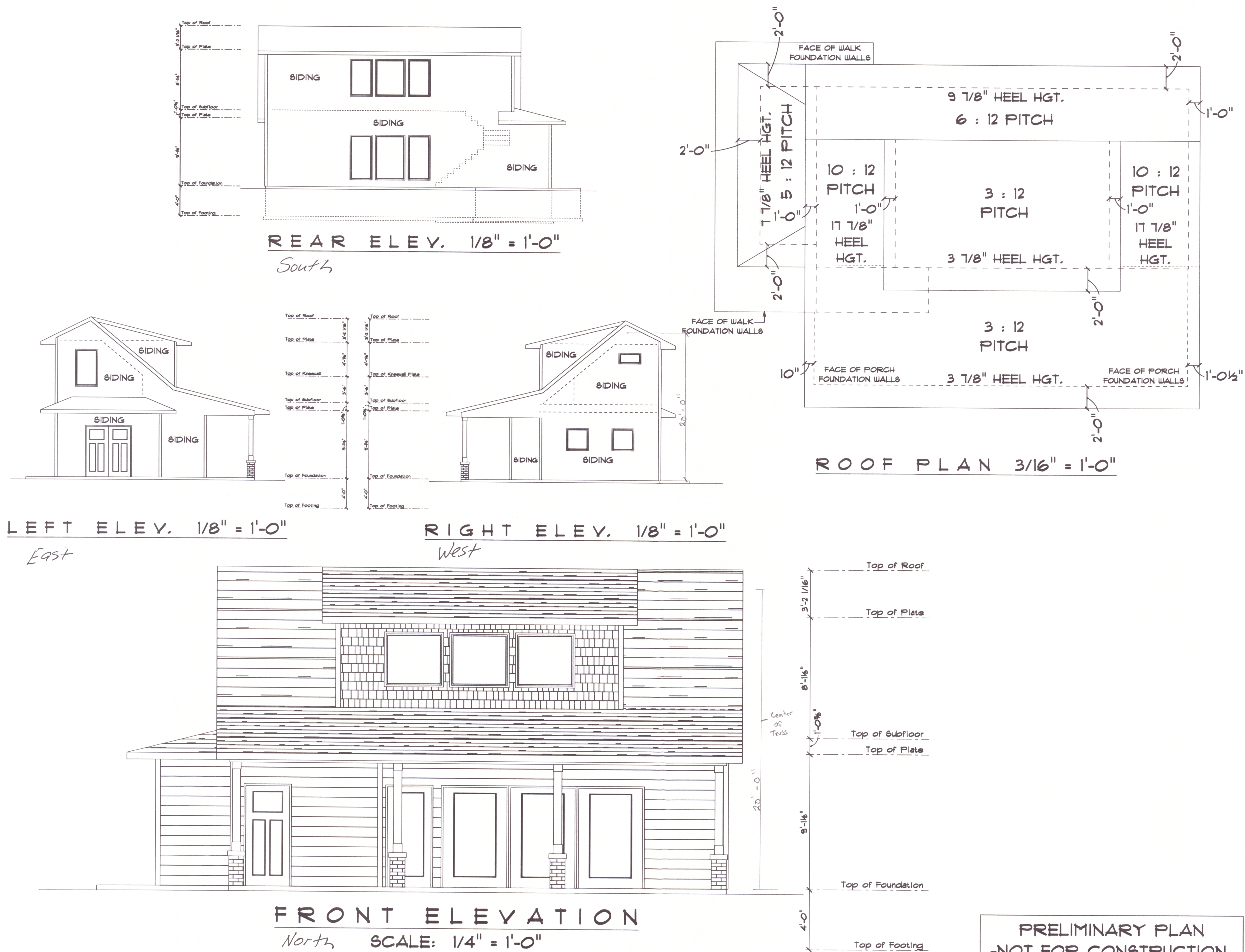
DRAWN BY:
MD

SITE PLAN

REV:

SCALE: 1"=20'

THESE PLANS ARE THE PROPERTY OF MI-MAR BUILDERS INC.
NOT TO BE USED FOR ESTIMATING, DESIGN, OR CONSTRUCTION
BY ANYONE OTHER THAN MI-MAR BUILDERS INC.



 Builders FirstSource	Design Services 3400 S. Ridge Rd. De Pere, WI 54115 PHONE: (920) 983-4200 FAX: (920) 983-4200	MI-MAR BUILDERS				CUSTOM DESIGNED FOR: THE THOMPSON POOL SHED				REVIEWED May 18, 2022 LW July 11, 2022 LW	DATE Feb. 23, 2022	SCALE AS NOTED	DESIGNED BY Lee A. Wack	DRAWING NO. 21-137	SHEET 1 OF 4
	Although every effort has been made to ensure the accuracy of these plans and checking them for accuracy, the contractor must check all details and dimensions and be responsible for the same.														



Existing
house

#1

Facing East on
Deerpark Dr.



2

Facing East on Deerpath Dr.
Looking at 2490 Deerpath Dr



#3 Facing east/looking at 2490 Deepwater Dr.
Southeast



#4 Facing South home at 2490 Deerpath Dr.



#5 On lot Facing west 2490 Deer path Dr.



#16 on lot facing East

2490 Deepwater Dr.



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.9

(ZP 22-26) Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

N/A

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.10

(ZP 22-26) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. J. Hutchison, District 2).

BACKGROUND

Primary Address: 2325 Deckner Avenue

Aldersperson / District: Ald. Jim Hutchison / District 2

Reason for Request: To permit the continued use of a 2-family dwelling in the R1 District and allow construction of a duplex.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) - Single-Family Residential

NORTH: Low Density Residential (R1) - Single-Family Residential

SOUTH: Low Density Residential (R1) / Public Property/Institutional (PI) - Single-Family Residential / Green Bay Public School

EAST: Low Density Residential (R1) - Single-Family Residential

WEST: Low Density Residential (R1) - Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area to remain as Low Density Residential.

Analysis: While Ch. 66.1001 Wis. Stats. requires conditional uses to meet the compliancy requirement to code; the proposed conditional use permit is not consistent with the comprehensive plan. The proposed use of the subject property is contradictory to the applicable recommended policy and the future land use map.

Report: This site is located in the R1 (Low Density Residential-New Lots) District. This is also in proximity of the public high school: Preble. The parcel is currently undeveloped and the applicant would like to construct a duplex (2-Family Dwelling Unit). In order to build a duplex on this R1 parcel, staff will need a concept plan or illustration. Following authorization for a CUP, the applicant submits a formal site plan and staff review for compliancy.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- (6) Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

At this time, staff cannot determine whether this application meets the following criteria for a conditional use permit (CUP).

Ald. Jim Hutchison, and adjacent property owners within 200 ft. of the property have been notified of the request and a zoning action sign has been placed on the property. As of the drafting of this report, staff has not received any calls regarding the request.

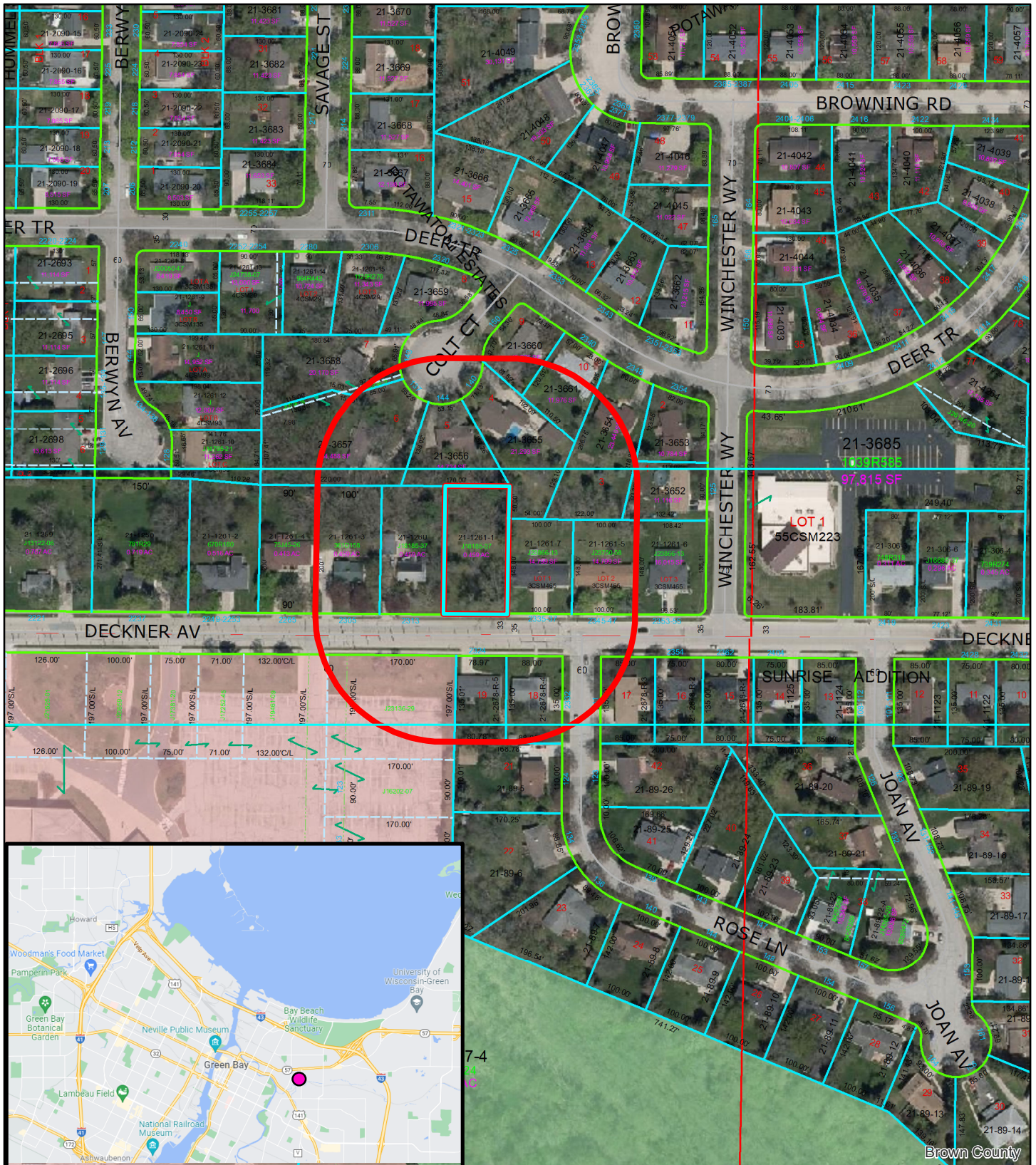
RECOMMENDATION

Staff have not received enough information at this time and recommend this item be held until received.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-26 Color Map
2. ZP 22-26 Zoning Map
3. ZP 22-26 Future Landuse Map
4. ZP 22-26, City Action Form
5. 2325 Deckner Avenue 21-1261-1



**(ZP 22-26) Zoning Petition
Conditional Use Permit (CUP)
2325 Deckner Ave
Green Bay, WI, 54302**

0 60 120 240 Feet

Parcel

Location of Parcel

Notification Area
200'

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:
21-1261-1

Current Zoning – 2325 Deckner Ave



Zoning Legend

- RR - Rural Residential
- R1 - Low Density Residential-New Lots
- R2 - Medium Density Residential
- R3 - Varied Density Residential
- OR - Office Residential
- NC - Neighborhood Commercial
- C1 - Commercial One
- C2 - Commercial Two
- C3 - Commercial Three
- D1 - Downtown One
- D2 - Downtown Two
- GI - General Industry
- S-RI - Special District Light Industry
- LI - Light Industry
- BP - Business Park
- PI - Public Property / Institutional
- CON - Conservancy



Future Landuse – 2325 Deckner Ave

Future Landuse Legend



- Business Park
- Commercial
- General Industry
- High Intensity Retail, Office or Housing
- Institution
- School
- Other Public or Semi Public
- Water
- Low Density Residential
- Low / Medium Density Housing
- Medium / High Density Housing
- Light Industry
- Medium Intensity Retail, Office or Housing
- Traditional Neighborhood Development
- Unknown
- Undevelop
- Parks
- Downtown
- Private Open Space
- Wetlands





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 2325 Deckner Avenue
Parcel Number(s): 21-1261-1
Petitioner(s): Landmark Real Estate + Dev. Date: July 13, 2022
Email: keithgarot@new.rr.com Phone Number: 920/621-4929
Address: 320 Main Avenue # 300 City: De Pere State: WI Zip: 54115
Property Owner: Sara Beerntsen & Curt Allard Phone Number: 920/217-0743

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

I, Landmark Real Estate, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
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- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: Curt Allard Sara Beerntsen Date: 7.13.22

Petitioner Signature(s): [Signature] 7-13-22

Checklist of required attachments:

- Map ☒
- Legal Description ☒
- Applicant Narrative Describing Project Duplex construction
- All Other Pertinent Information

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

Not for Public Distribution

Vacant Land

2325 DECKNER Avenue Lot #

City of Green Bay

\$35,000

50243790

Active-No Offer

GREEN BAY,

54302-4408

06/30/2022 09:44 AM

List: David Kopp - OFF-D: 920-330-0100

of Resource One Realty, LLC - Office: 920-983-5450

Ofc: 11510

Agt: 111542

Co-List:

of

Ofc:

Agt:

Sell:

of

Ofc:

Agt:



County Brown
 MunSubArea Northeast Green Bay
 School-District Green Bay Area
 Subdivision Name
 Tax Net Amt \$744.01
 Tax Year 2021
 Tax ID 21-1261-1
 Assessments Total
 Assessment Year
 Special Assessments No

Deeded Access Unknown
 Restrictive Covenant(s) No
 Flood Plain No
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee No
 Assoc Fee-Annual

Virtual Tour URL

Schedule a Showing

Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.46	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive No
Lot Dimensions Est	100x200	Assessor/Public Record	Pasture Acreage Est			Builder Name
Lot SQFT Est	19,994	Assessor/Public Record	Tillable Acreage Est			Bank Owned/REO No
			Wooded Acreage Est			Potential Short Sale No
Water Frontage	No	Water Body Name	School-Elementary	Danz		Relocation No
Water Type		Est Water Frontage	School-Middle	Edison		
Water Features - Others?	No	Source-Water Frontage	School-High	Preble		
Delayed Showings?	No					
Showings Begin Date						

Directions Main Street, east on Deckner to property

Remarks-Public 2325 Deckner is a Rare, sensational spot for your new dream home! High & dry, 100x200' wooded lot has all utilities ready @ street. Conveniently located for schools, shopping and recreation! Near Baird Creek and Preble Park. Duplex possible with plan commission approval. Great Deal! Almost a half-acre....Here it is!!!!

Remarks-Private

Showing Info-Private Call/text listing agent at 920-330-0100

ZONING Residential

UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, Some Underground, High Speed Internet Avail

WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail

WASTE DISPOSAL SYSTEM Municipal Sewer Avail, Sewer Lateral to Lot Line

LOT DESCRIPTION Rectangular, Sloping, Suburban, Wooded

IMPROVEMENTS (ON SITE) None

ROADS Paved

ListVisbl Confirmed Agent - License 94-86471
 Input Date 7/9/2021 9:26 AM List Ofc 1 - CorpLin 91-700983
 List Date 7/8/2021 Selling Price
 Accepted Offer Date Close Date
 Pending Date Financing Type
 Expiration Date 8/5/2022 SellConAmt
 Off Market Date Type Of Sale
 Days On Market 357 Misc Closed Info

Electronic Consent N Board Entered No
 Ad Code
 VOW Include Y Comm-Sub Agent 2.1 %
 Internet/IDX w/address Y Comm-Buyer Broker 2.1 %
 Variable Rate Comm No
 VOW w/AVM Y Licnt No
 Contract Type Exclusive Right to Sell
 VOW w/Comment Y Limited Service No

Cooperative compensation offered in MLS can be in addition to, or replaced by, compensation paid by the buyer or money paid by the seller as established in the purchase agreement. Because cooperating brokers are not a party to a purchase agreement, such agreement cannot be used to modify the listing broker's offer of compensation in MLS. Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2020 COPYRIGHT RANW MLS



2332

DESCRIPTION OF 2325 DECKNER AVENUE –
TAX PARCEL NUMBER 21-1261-1
(ZP 22-26)

The East 100 feet of the West 939.64 feet of the South 233 feet of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$), Section Thirty-three (33), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, Brown County, Wisconsin, excepting that part thereof used for road purposes.



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Jon LeRoy

AGENDA ITEM # E.11

(ZP 22-27) Public Hearing on request for a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Galvin, District 4).

PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 8, 2022

PREPARED BY

Jon LeRoy

AGENDA ITEM # E.12

(ZP 22-27) Consideration with possible action on request a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. Galvin, District 4). **PLEASE NOTE:** THIS ITEM HAS BEEN PULLED BY APPLICANT.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None