



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 12, 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, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

1. Approval of the agenda for the September 12, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the August 8, 2022, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (PP 22-05) Consideration with possible action to update the Planning Division Fee Schedule.
2. ZP (22-29) Public Hearing on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald W. Morgan, District 3).
3. ZP (22-29) Consideration with possible action on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald B. Morgan, District 3).

4. (ZP 22-30) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted by Sherrelle Schmidt, Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).
5. (ZP 22-30) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted, Sherrelle Schmidt of Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).
6. (ZP 22-28) Public Hearing on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).
7. (ZP 22- 28) Consideration with possible action on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).
8. (SV 22-01) Consideration with possible action on a request to vacate streets of East Shore Drive: Kalick Street, Kentucky Avenue, Raphael Street, Florida Avenue, California Avenue, Minnesota Avenue, and Wisconsin Avenue. Submitted by the City of Green Bay. (Ald. S. Campbell, District 6)

F. Informational.

1. Director's Report.
2. Annual Update on Land Divisions
3. Date of the next meeting: September 26, 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

September 12, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.1

(PP 22-05) Consideration with possible action to update the Planning Division Fee Schedule.

BACKGROUND

As a part of the 2023 budget process, staff has reviewed the City's fee schedule and is recommending several updates to the schedule. The last update of these fees appears to be in 2006.

The primary criteria used to review these fees were as follows:

- Determining a reasonable amount that would cover a fair portion of the cost of staff time related to processing the various applications reviewed by the Department, costs of publication of required notices (\$50) for appropriate applications, and cost of posting of notice signs at project locations (\$25).
- Evaluating the fee by comparing the fee amount to immediately neighboring municipalities as well as those more similar to Green Bay in size. Depending on the specific fees, comparable communities include Appleton, Ashwaubenon, De Pere, Howard, Manitowoc, and Oshkosh. The objective was to remain at or near the average fee of this group if feasible.
- Identifying any statutory or other legal limits for establishing a particular fee.

The following table of fees is being provided to the Plan Commission for their review and comment. Proposed changes are highlighted and will be discussed at the meeting. Any comments will be included as part of the overall update to the City's fee schedule.

Specific changes are highlighted in the attached memo.

RECOMMENDATION

Approval of the amendments to the City fee schedule for planning and zoning items as presented.

FISCAL IMPACT

The increase in fees will generally cover the costs of public notice requirements and signage, while largely remaining in the same fee level as comparable communities.

ATTACHMENTS

- I. 081822 PC Memo on Fee Changes



City of Green Bay
Department of Community and Economic Development

MEMORANDUM

TO: City of Green Bay Plan Commission

CC: Logan Wood, Attorney
Cheryl Renier-Wigg, Deputy Director
David Buck, Principal Planner
Jon LeRoy, Zoning Administrator
Stephanie Hummel, Planner II
Madison Smith, Planner I

FROM: Neil Stechschulte, Community & Economic Development Director

RE: Recommended Planning and Zoning Fee Changes

DATE: August 18, 2022

As a part of the 2023 budget process, staff has reviewed the City's fee schedule and is recommending several updates to the schedule. The last update of these fees appears to be in 2006.

The primary criteria used to review these fees were as follows:

- Determining a reasonable amount that would cover a fair portion of the cost of staff time related to processing the various applications reviewed by the Department, costs of publication of required notices (\$50) for appropriate applications, and cost of posting of notice signs at project locations (\$25).
- Evaluating the fee by comparing the fee amount to immediately neighboring municipalities as well as those more similar to Green Bay in size. Depending on the specific fees, comparable communities included Appleton, Ashwaubenon, DePere, Howard, Manitowoc, and Oshkosh. The objective was to remain at or near the average fee of this group if feasible.
- Identifying any statutory or other legal limits to establishing a particular fee.

The following table of fees is being provided to the Plan Commission for their review and comment. Proposed changes are highlighted and will be discussed at the meeting. Any comments will be included as part of the overall update to the City's fee schedule. Please let staff know if you have any questions or concerns regarding the proposed changes.

**CITY OF GREEN BAY DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING FEE UPDATE PROPOSAL 2022**

The following are a list of collected fees by the city for various actions and permits of city actions performed by planning staff. Staff was asked to review existing fees and compare them to neighboring communities and other larger cities in northeastern Wisconsin, workload, and publication fees.

<u>Action/Permit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Rezone property	\$300.00	\$375.00
Conditional Use and CUP Amendment	\$300.00	\$375.00
PUD and PUD Amendments	\$350.00	\$425.00
Subdivision Plat – Preliminary	\$150.00 + 35.00 per Lot/Outlot	\$150.00 + 35.00 per Lot/Outlot
Subdivision Plat – Final	\$100.00	\$150.00
Condominium Plat – Preliminary	\$150.00 + 35.00 per Lot/Outlot	\$250.00 + 35.00 per Lot/Outlot
Condominium Plat – Final	\$100.00	\$150.00
Certified Survey Map	\$150.00	\$250.00
Subdivision/CSM Variance	\$150.00	\$150.00
Postponement of Development Fees	\$100.00	\$100.00
Development District Map Amendment	\$200.00	\$200.00
Official Map Amendment	\$200.00	\$200.00
Discontinue a Public Utility Easement	\$200.00	\$200.00
Declare City Property “City Surplus”	\$200.00	\$200.00
Street Name Change	\$200.00	\$200.00
Vacate a Street/Alley/Pedestrian Way	\$200.00	\$300.00
Comprehensive Plan Amendment	\$200.00	\$275.00
Sign (Permanent)	\$30 plus \$0.30/ sq. ft.	\$40 plus \$0.50/ sq. ft.
Sign (Temporary)	\$30 each period of time	\$40 each period of time
Floodplain Determination Letter/Certificate	\$10.00	\$50.00
Zoning Certificate – Initial	\$50.00	\$50.00
Zoning Certificate – Reprint	\$10.00	\$0.00

(Continued)

<u>Action/Permit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Board of Appeals	\$75 Residential \$150 All Other	\$125 Residential \$250 All Other
Land Use Permit	\$0.00	\$50.00
Short Term Rental	\$100.00 Initial \$100.00 Annual Renewal	\$500.00 Initial \$250.00 Annual Renewal
Temporary Use Permit	\$0.00	\$25.00
Home Occupation	\$0.00	\$25.00 Initial \$10.00 Annual Renewal
Cell Tower	\$300.00	\$500.00 Buildings and Colocations \$1000.00 New Towers
Annexation	\$0.00	\$150.00



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

ZP (22-29) Public Hearing on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald W. Morgan, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

ZP (22-29) Consideration with possible action on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Chevrolet, Inc., owner (Ald B. Morgan, District 3).

BACKGROUND

Primary Address: 919-1001 Auto Plaza Drive

Aldersperson/District: Ald. Bill Morgan / District 3

Reason for Request: To create a single property zoning for three Gandrud parcels on the east side of Auto Plaza Drive for the purpose of allowing C2 permitted uses upon the entire property.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) - Auto sales and repair
Highway Commercial (C2)
Low-Density Residential District (R-1)

NORTH: General Commercial (C1) - Retail shopping center

SOUTH: Office/Residential (OR) - Conservancy

EAST: Office/Residential (OR) - Residential

WEST: Office/Residential (OR) - Auto sales and repair

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial land uses, which includes businesses providing retail trade or services for individuals or businesses.

Consistency Analysis: A rezone request to change the lands to all commercial uses is applicable within the comprehensive plan. The request would eliminate split-zoning of the three lots to combine a single zoning designation consistent with the comprehensive plan. Staff prefers parcels having a singular zoning designation.

Report: The subject property, consisting of 3 parcels located along 919-1001 Auto Plaza Way are currently zoned C1, C2, and R1. Applicant requests to change the parcels to a single C2 District. The majority of the site is zoned C2 currently.

Gandrud Ivan Chevrolet Inc. owns all three (3) parcels. The property is used for auto sales and automotive repair. The eastern portion of the property is an open field. Gandrud is seeking a rezone to allow for further development of its 21.63 acre property. If a rezone is granted, Gandrud can pursue development under the principal uses set forth in the C2 district and will be held to the Site Plan Review. Gandrud would be permitted to build any building improvements which must be a minimum of 25 ft. from the neighboring residential properties.

In the past, a process termed ‘split/spite-zoning’ was used as a way to separate residential from commercial uses due to a lack of defined minimum buffering between commercial and residential spaces. This would create more than one zoning for a parcel. Recently, regulations set forth in Article XIX alleviate the lack of defined minimum buffering between commercial and residential uses. Properties, such as Gandrud, with multiple zoning districts are a relic of the spite zoning past. The comprehensive plan calls for commercial use throughout the Gandrud properties. Staff believes a single commercial zone is appropriate for the parcel. The majority of the site is C2.

Staff is in support of the rezone for the eastern portion of the parcels from C1 and R1 to C2. This will bring the entire property and use under a single C2 District. A conceptual site plan is included with the request to show the intention of Gandrud for future redevelopment of the site.

Ald. Bill Morgan and property owners within 400 ft. have been notified of the request. As of the drafting of this report, staff has fielded a handful of questions from over 175 notices which were mailed to the public. Additionally, a neighborhood meeting was held on August 22, 2022, regarding the request. Representatives from Gandrud met with neighbors. About seven (7) neighbors attended. A general overview was presented by the Gandrud team. Most conversations were one on one discussions amongst neighbors and Gandrud staff. Staff has not received support or objection to the request.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

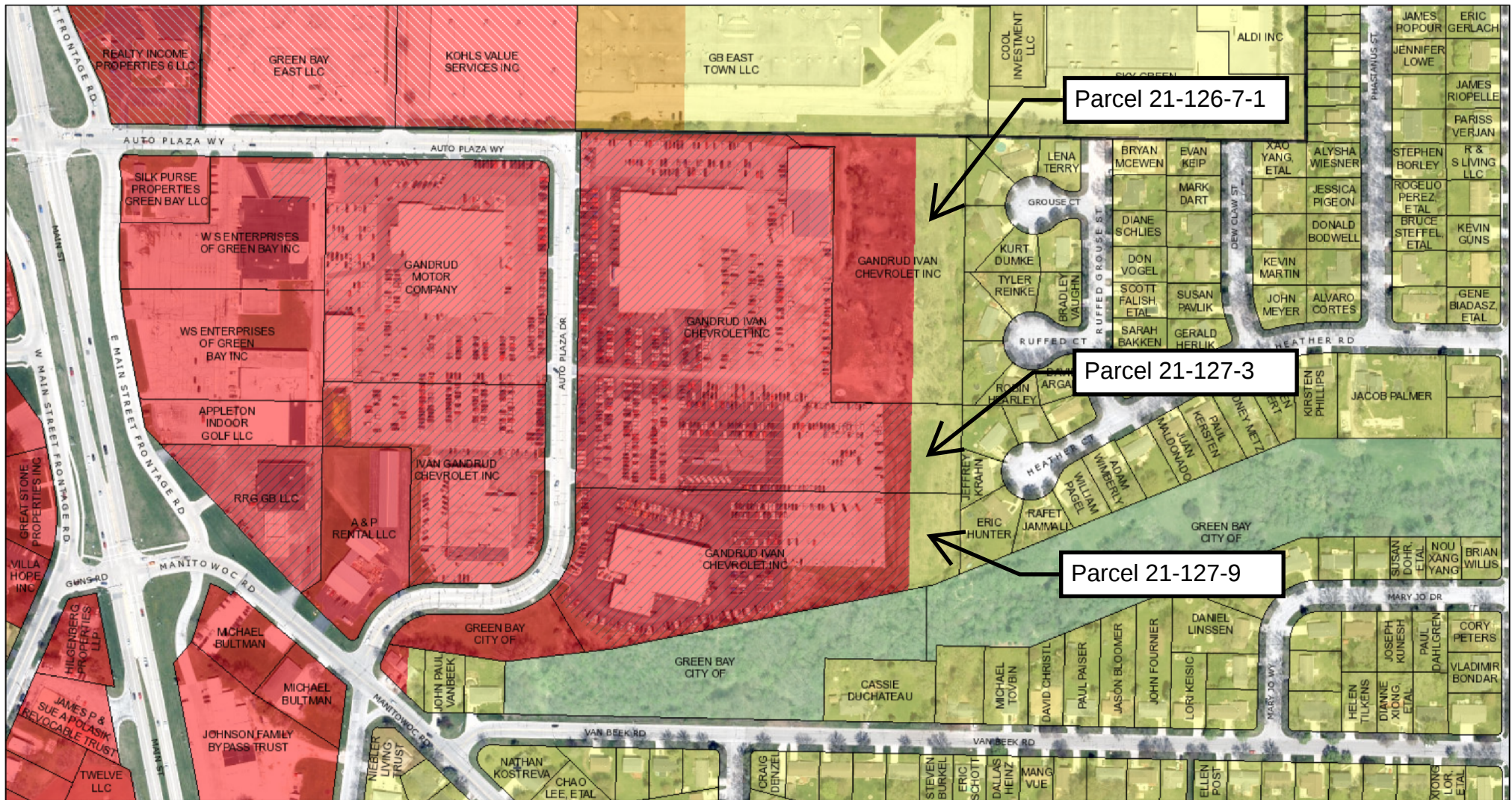
ATTACHMENTS

1. ZP 22-29 PROJECT NARRATIVE
2. ZP 22-29 Rezone Map
3. ZP 22-29 Map Color
4. ZP 22-29 Site Layout Concept
5. ZP 22-29 Legal Description

PROJECT NARRATIVE

Gandrud Ivan Chevrolet, Inc. is proposing to rezone a portion of their property on Parcels 21-126-7-1, 21-127-3, and 21-127-9 to C-2. The proposed zoning abuts a residential district, and the proper buffer zone will be constructed to meet all City of Green Bay requirements. A neighborhood meeting will be held on 8/22/22 for the surrounding neighbors within 400' of the rezone request to introduce the concept plan and receive feedback on the best way to keep neighbors supportive of the proposed project. Maps and legal descriptions of the proposed rezoned area are attached.

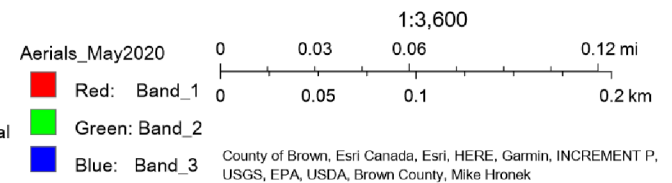
City of Green Bay Web Map

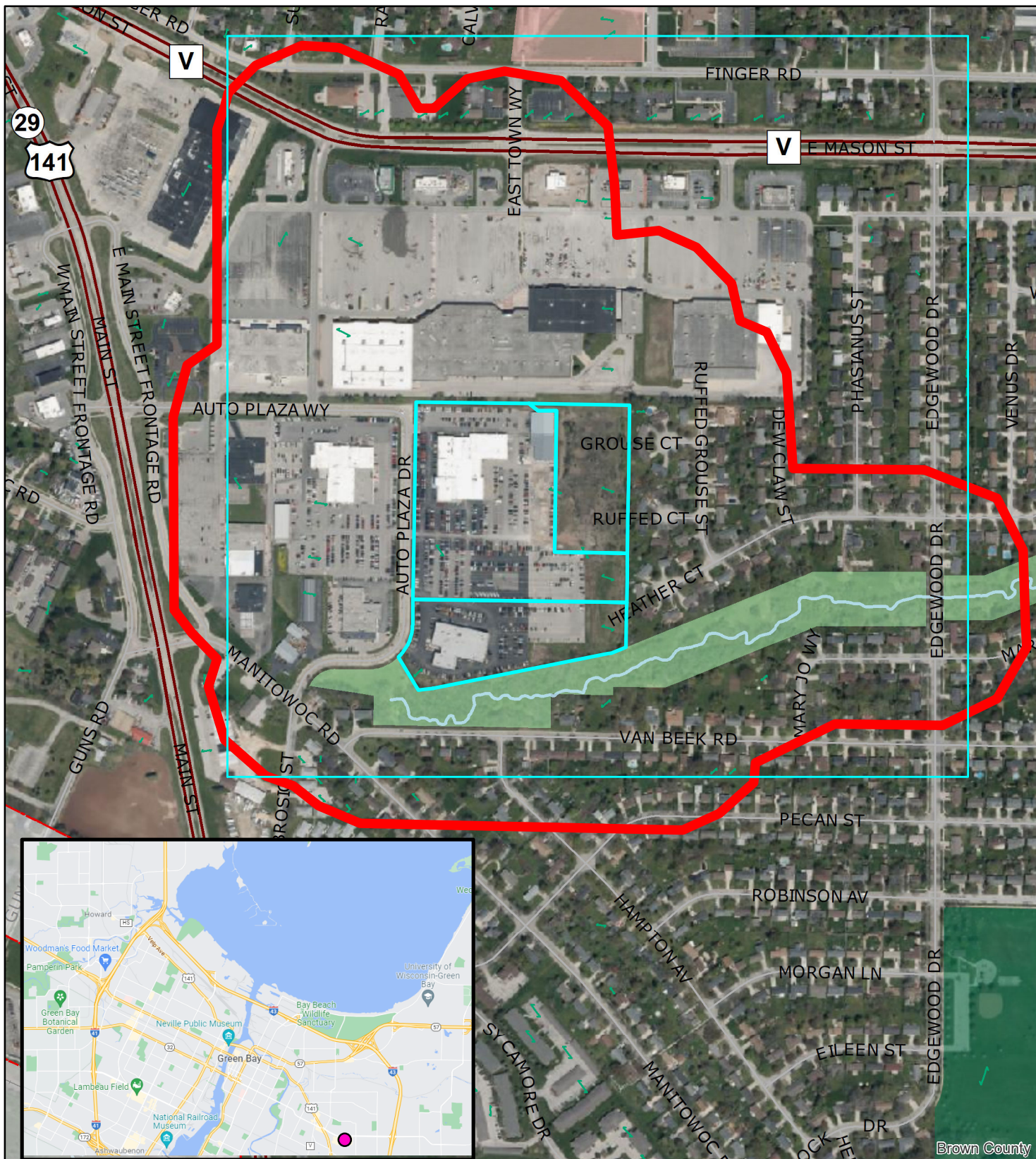


8/17/2021, 3:01:11 PM

- | | | |
|------------------------|---------------------------------------|---|
| parcels | R1 - Low Density Residential-New Lots | C2 - Commercial Two |
| Green Bay | R2 - Medium Density Residential | C3 - Commercial Three |
| Green Bay | R3 - Varied Density Residential | D1 - Downtown One |
| Owner Names | OR - Office Residential | D2 - Downtown Two |
| Zoning | NC - Neighborhood Commercial | G1 - General Industry |
| RR - Rural Residential | C1 - Commercial One | S-RLI - Special District Light Industry |

- | |
|--------------------------------------|
| LI - Light Industry |
| BP - Business Park |
| PI - Public Property / Institutional |
| CON - Conservancy |
| Overlay Zoning |
| Conditional Uses |





**(ZP 22-29) Zoning Petition
Rezone
919 Auto Plaza Drive**

0 155 310 620 Feet

 Parcel

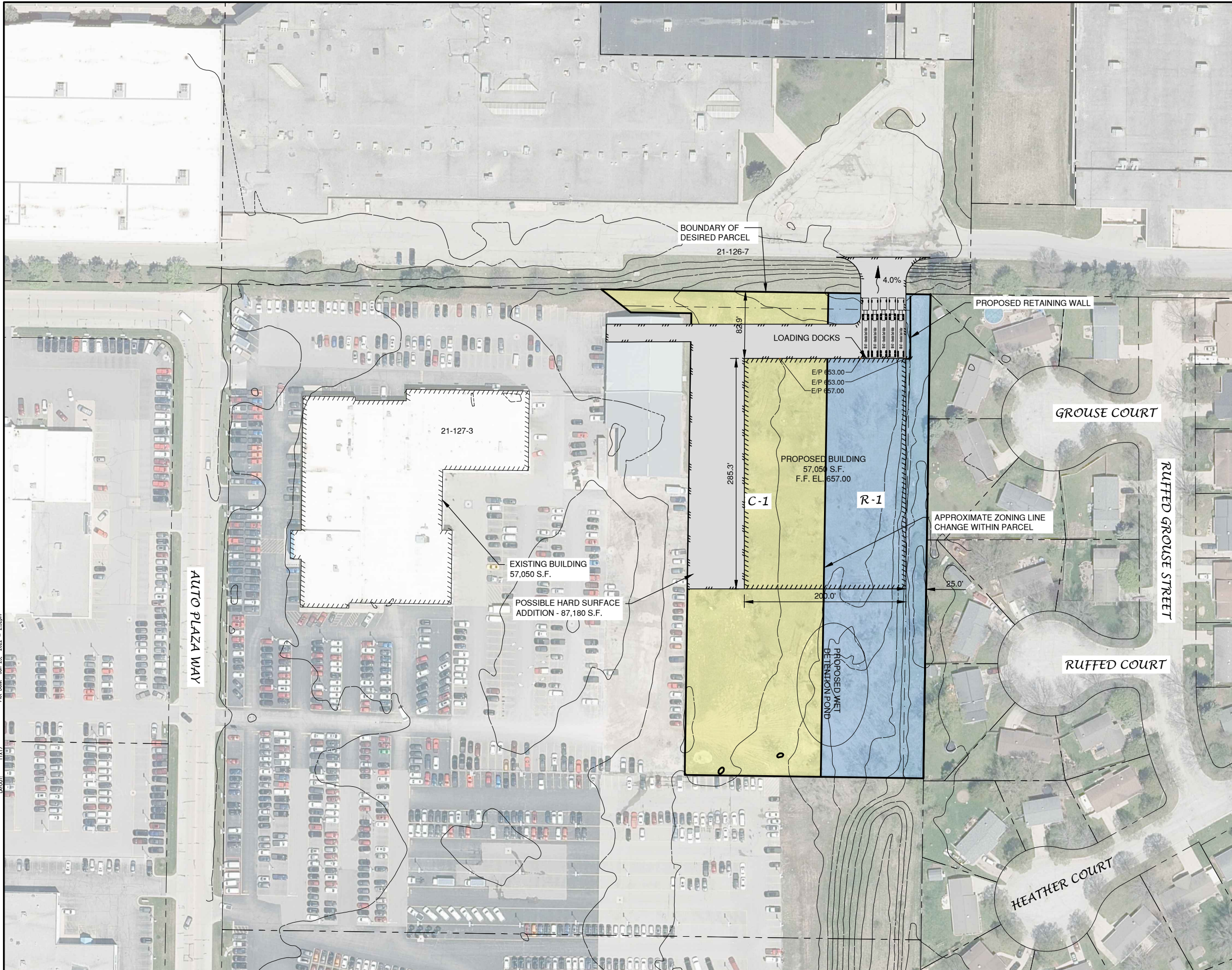
 Notification Area
400'

Parcel Number(s):
21-126-7-1
21-127-3
21-127-9

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. JL

File: R:\2000\2023\20230329\20230329_Visit_Site_Option_1.dwg
Plot Date: Sun 23, 2023 - 2:58pm

11x17
LAYOUT



PARCEL NO.

21-126-7

ZONING

PARCEL IS A MIX OF ZONING

WEST HALF = C1 COMMERCIAL ONE

EAST HALF = R-1 LOW DENSITY RESIDENTIAL - NEW LOTS

C-1

80% MAX IMP. COVERAGE

FRONT- 15'

SIDE- 6'

REAR- 6'

R-1

FRONT- 15'

SIDE- 6' OR 8' (6' SINGLE STORY, 8' TWO STORY)

REAR- 25'



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED JGS
								DESIGNED BLT

SITE REVIEW FOR
BAYLAND BUILDINGS, INC
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

PRELIMINARY SITE - OPTION 1

DATE
09/20/2020
FILE
SITE OPTION 1
JOB NO.
2023000



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
1

LEGAL DESCRIPTIONS

Parcel 21-127-9

The east 116.00 feet of Lot 2, Volume 12 of Certified Survey Maps, Page 341, Map Number 2907, Document Number 1049138, being part of Government Lot 2 and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin.

Parcel 21-127-3

The east 116.00 feet of Lot 3, Volume 12 of Certified Survey Maps, Page 341, Map Number 2907, Document Number 1049138, being part of Government Lot 2 and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin.

Parcel 21-126-7-1

Part of Parcel 2, Volume 4 of Certified Survey Maps, Page 523, Map Number 1253, Document Number 783549, being part of Government Lot 2 and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin more fully described as follows:

Commencing at the Northeast corner of said Parcel 2, Volume 4 of Certified Survey Maps, page 523, being the point of beginning; thence North $89^{\circ}24'00''$ West, 407.50 feet on the North line of said Parcel 2; thence South $52^{\circ}16'59''$ East, 46.40 feet; thence South $89^{\circ}24'00''$ East, 75.00 feet; thence South $00^{\circ}36'00''$ West, 572.00 feet; thence South $89^{\circ}24'00''$ East, 295.50 feet to the East line of said Parcel 2; thence North $00^{\circ}36'00''$ East along said East line, 600.00 feet to the point of beginning.



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 22-30) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted by Sherrelle Schmidt, Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(ZP 22-30) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted, Sherrelle Schmidt of Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 1308 E. Walnut Street

Aldersperson/District: Ald. Bill Galvin / District 4

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) - A single-family and two-family dwelling

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

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

WEST: Office/Residential (OR) - A single-family and two-family dwelling

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Housing. The Low Density Housing category includes single-family housing.

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

Report: The subject property, 1308 E. Walnut Street, is an infill lot located at the southeast corner of East Walnut and Irwin Avenue. The parcel is in total 0.21 acres / 9,030 sq. ft. The approval of the request would allow for the construction of a single-family dwelling.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven 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.

This parcel has changed over the past decade. The 0.21 acre corner lot was two parcels, with two different homes. Each of the former homes was razed and the parcels were combined to form one larger parcel for redevelopment. Sherrelle Schmidt is proposing a single-family development on the parcel. This proposal would move an existing home from 1020 Chicago Street which will become displaced as the Saint Paul Lutheran Church commences its expansion on their campus. This proposal meets the Comprehensive Plan future land uses and fits within the collage of varied-density residential homes along E. Walnut east of Webster Avenue.

A basic site plan has been submitted with this request for the property. Any new construction is subject to existing zoning standards. In particular, Zoning Ordinance Section 44-620 requires front yard setbacks within infill lots to be equal to the average of the existing structures, except that any structure which is setback 20 percent more or less than the average may be discounted. Additionally, with corner properties, the side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property. A formal site plan submitted to the Department of Community and Economic Development will need to reflect such setbacks and meet code.

The property is currently owned by the Green Bay Redevelopment Authority (RDA). As such, the RDA and Sherelle Schmidt of Freedom Enterprises must agree upon terms enacted by the RDA to continue the transaction and building of a home on the site. Along with this CUP and the standard site plan review, staff requested the following conditions for approval of this request:

- 1) The Green Bay Redevelopment Authority approved the sale of parcel 14-244 to Sherrelle Schmidt of Freedom Enterprises for the purpose of building a single-family residence.

Planning staff recommends approval of the request and believes this request meets the above standards in keeping with surrounding land uses. Ald. B. Galvin 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

Approval of the request, subject to the following conditions of the draft Conditional Use Permit (CUP) amendment:

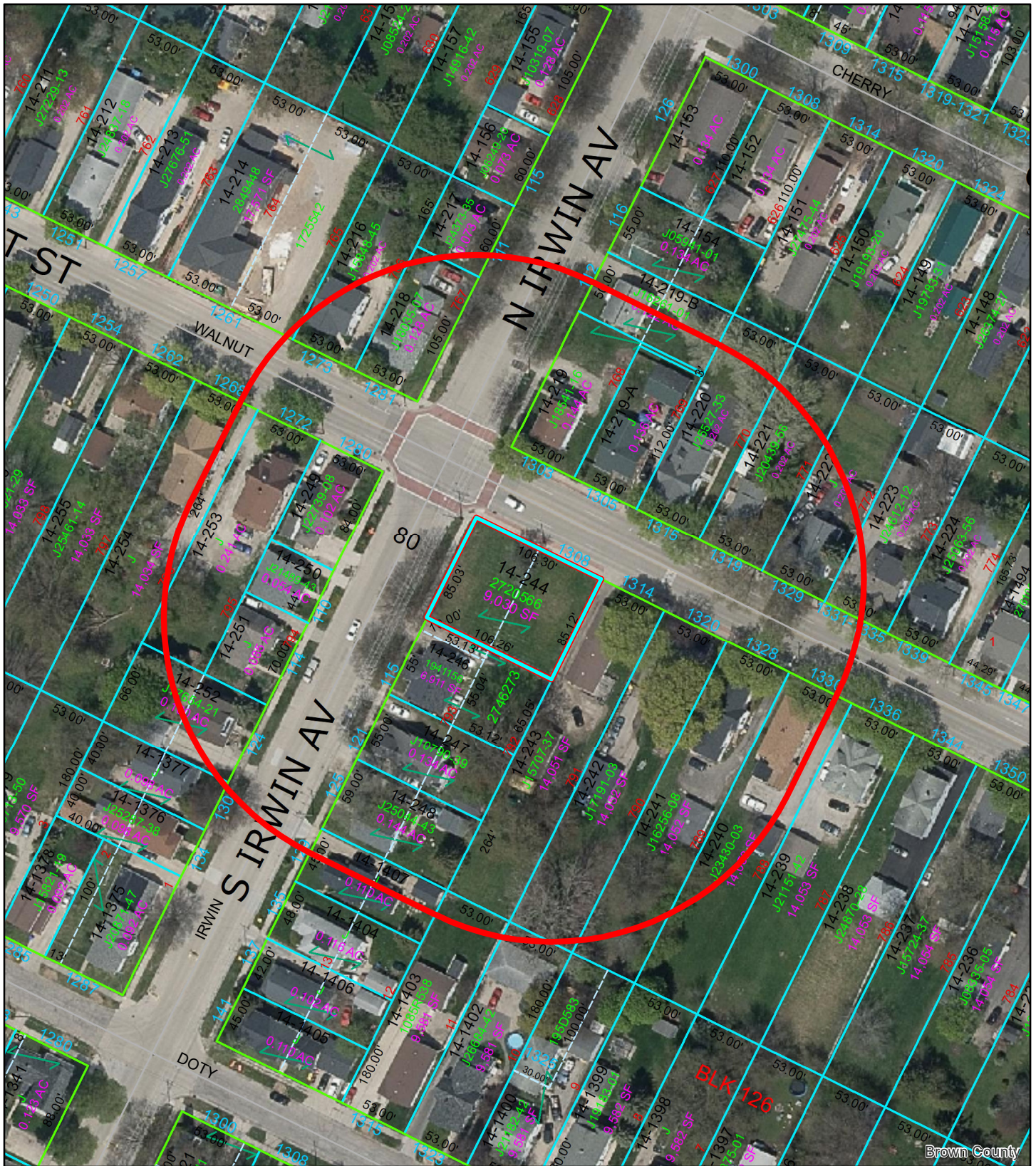
- 1) The Green Bay Redevelopment Authority approved the sale of parcel 14-244 to Sherrelle Schmidt of Freedom Enterprises for the purpose of building a single-family residence.
- 2) Subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-30 Map
2. ZP 22-30 Project Narrative
3. ZP 22-30 Front of House Image
4. ZP 22-30 Garage Image
5. ZP 22-30 Conceptual Layout

6. ZP 22-30 Provided Legal Description



(ZP 22-30) Conditional Use Permit 1308 East Walnut St

0 25 50 100 Feet



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 1308 E Walnut Street

 200-ft. Notification Area

August 16, 2022

To: Green Bay Planning Commission

From: Freedom Enterprises
Sherrelle Schmidt, Owner
1216 Crooks St
Green Bay, WI 54301

Re: Property Narrative for 1308 E. Walnut St. Green Bay

This narrative is concerning the vacant lot, which is overseen by the Redevelopment Authority, located at 1308 E. Walnut St., in the city of Green Bay.

The intention for this lot is to construct a basement, and flatwork for a driveway, and a pad for a garage. Then there will be a stone house moved to the site and placed on the constructed foundation. The house is currently located at 1020 Chicago St, and will be moved by a professional house mover and relocated to the Walnut St. lot. A professional site plan will be drawn up and presented at the proper time. Photos are also enclosed.

The timeline will be approximately 6-12 months from approval.







55'-0"

55'-0"

49'-10³/₁₆"

24'-0"

4'-5⁷/₁₆"

24'-0"

34'-0"

14'-9¹⁵/₁₆"

85'-0"

1308 E Walnut St



August 16, 2022

1308 E. Walnut St.
Green Bay, WI 54301

Legal Description:

**0.207 AC M/L PLAT OF NAVARINO N 150 FT OF LOT 792 & N 95 FT OF LOT 793 EX
2746273**



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.6

(ZP 22-28) Public Hearing on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

N/A

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.7

(ZP 22- 28) Consideration with possible action on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (C1), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Address of Request: 2560 University Ave

Aldersperson/District: Ald. Craig Stevens / District 5

Reason for Request: The intent to rezone Neighborhood Commercial District (NC) to General Commercial (C1) to allow Gentle Vet to expand.

Surrounding Zoning and Land Uses:

SUBJECT: Neighborhood Commercial (NC)

NORTH: Residential (R3) - Varied Residential

SOUTH: Residential (R3) - Varied Residential

EAST: Residential (R3) - Varied Residential

WEST: Neighborhood Commercial (NC) - Mixed-Use

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area/parcel as commercial. The intent of the Neighborhood Commercial (NC) District is to establish and preserve areas suitable for transitional uses between more intensive commercial activities and residential uses. The Neighborhood Center (NC) District is intended to apply to small neighborhood commercial nodes and to encourage development that is transit-oriented, which is supportive of and supported by public transit. Permitted uses include limited-sized retail, office, service uses, attached and multifamily housing, and supportive civic uses, such as daycare. While the future land use for this parcel illustrates General Commercial (C).

Report: 30KFT LLC is seeking a rezone request from Neighborhood Commercial (NC) to General Commercial (C) at 2560 University Avenue. The purpose of the request is to allow for the new Gentle Vet Animal Hospital located at parcel 21-14249-1. In conjunction with this request, the two smaller parcels to the west of the property (21-1247-1) and (21-1249-1-3) are also zoned commercial.

Gentle Vet Animal Hospital is seeking to create a new clinic on 1.23 acres of the western part of the existing property and the remaining 1.08 acres will be split to create a parcel for further commercial development along University Avenue. Gentle Vet Animal Hospital will create new operations at the University Ave site to continue providing their broad spectrum of diagnostic procedures in a Low-Stress Handling Silver Certified environment. A new, up to date, larger facility will ensure high quality veterinary care for the east side.

The parcels were rezoned to NC during the University Avenue Corridor Redevelopment Plan (UACRP) in conjunction with plans for the old Packerland Packaging site. University Heights at Baird Creek (UHBC) has

begun its redevelopment phasing. The UACRP brought forward ideas to have an entrance to the large apartment redevelopment site coming from the intersection of Liebman and University and continuing southeast to the heart of the new University Heights at Baird Creek.

Neighborhood Commercial land design requirements do not interact well with the size of the lots and the built environment. The FAR for Neighborhood Commercial is 0.5. This works very well in traditional neighborhood design or potentially in corner lots and nodes. The building size proposed for this site is about 7700 sq. ft. To make that footprint work with FAR on this site, the building would need to be 13 stories tall. Even if this building were located on the smallest parcel of the three requested to be rezoned, the building would need to be five (5) stories tall to meet code. NC works on smaller lots. These lots do not work well amongst the built environment of the far eastern University Avenue corridor.

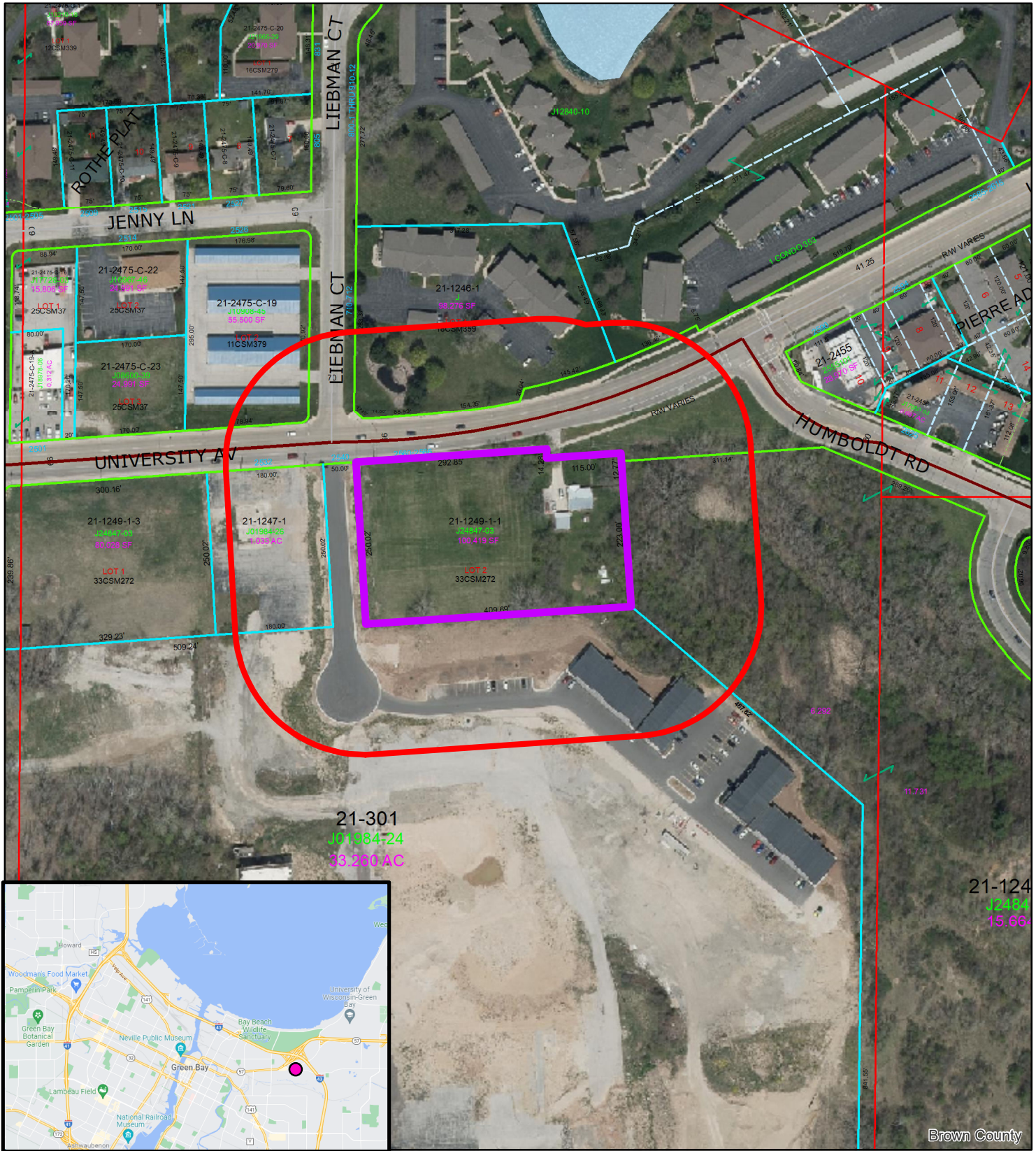
RECOMMENDATION

Staff is recommending approval with the condition that the two (2) other adjacent parcels be included in the rezone.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-28 Color Map
2. ZP 22-28 Future Landuse Map
3. ZP 22-28 Zoning Map



(ZP 22-28) Zoning Petition
Rezone 2560 University Ave
Green Bay, WI, 54302

0 55 110 220 Feet

- Parcel
- Notification Area 200'

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Parcel Number(s):
21-1249-1-1

Future Landuse – 2560 University 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

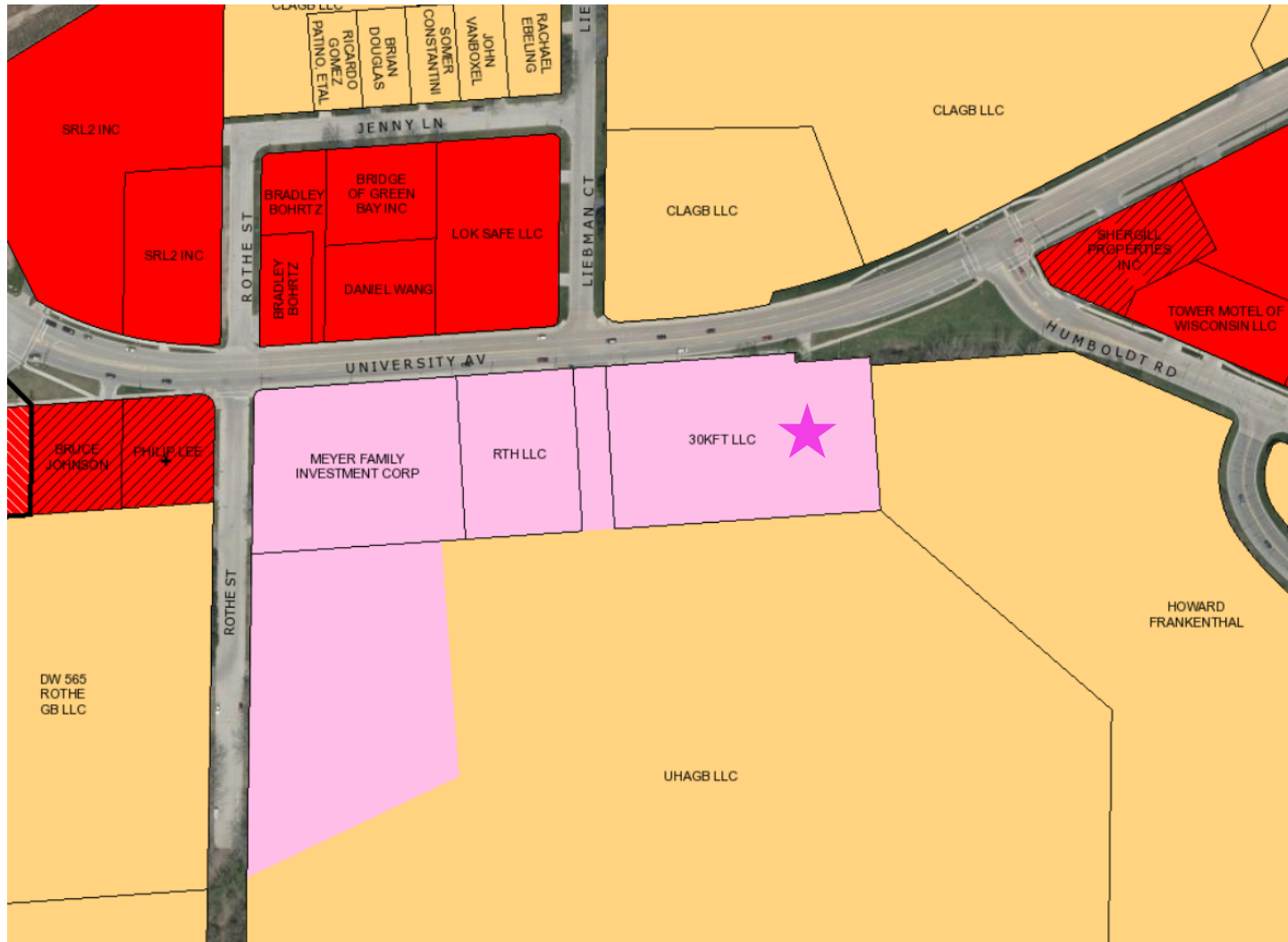
Downtown

Private Open Space

Wetlands



Current Zoning – 2560 University 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





Report to the Green Bay Plan Commission

MEETING DATE

September 12, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.8

(SV 22-01) Consideration with possible action on a request to vacate streets of East Shore Drive: Kalick Street, Kentucky Avenue, Raphael Street, Florida Avenue, California Avenue, Minnesota Avenue, and Wisconsin Avenue. Submitted by the City of Green Bay. (Ald. S. Campbell, District 6)

BACKGROUND

Surrounding Zoning and Land Uses:

SUBJECT Parks (PI) Green Bay Wildlife Sanctuary, undeveloped
NORTH Residential (RI) Low-Density Residential
SOUTH Parks (PI) Green Bay Wildlife Sanctuary, undeveloped
EAST Parks (PI) Green Bay Wildlife Sanctuary, undeveloped
WEST Parks (PI) Green Bay Wildlife Sanctuary, undeveloped

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends the surrounding area remain a part of the parks department.

Report: The adjacent parcels are owned by the City of Green Bay and the Bay Beach Wildlife Sanctuary. The listed streets are unimproved and at this time there is no planned infrastructure. The Parks Department and Wildlife Sanctuary will absorb the unimproved land. The vacated portions would be removed from public right-of-way and be transferred to the adjoining parcels. A vacation is when a public right-of-way or a public service easement is “abandoned” by the city. Once the subject right-of-way or easement is abandoned, the public use of the land or easement area is relinquished without restrictions to the property owner.

Ald. S. Campbell, adjacent property owners and reviewing agencies have been notified of this request. There are no objections at this time. An adjacent property owner has reached out to staff.

RECOMMENDATION

Approval.

FISCAL IMPACT

ATTACHMENTS

- I. WLS STREETS GENERAL LOCATION



 = STREET R/W TO BE VACATED

