



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 27, 2023, 6:00 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.**

A. Zoom Meeting Information.

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

B. Roll Call.

- I. 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.

- I. Approval of the agenda for the February 27, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the January 23, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 22-31) Reconsideration with possible action on request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).
2. (ZP 22-41) Reconsideration with possible action on request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD, submitted by Mau & Associates, applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).
3. Consideration with possible action on the Downtown Green Bay, Inc. Business Improvement

District's (BID) year-end reporting for 2022.

4. Consideration with possible action on the Military Avenue Business Improvement District's (BID) year-end reporting for 2022.
5. Consideration with possible action on Olde Main Street Inc. Business Improvement District's (BID) year-end reporting for 2022.
6. (ED 23-01) Consideration with possible action on request to vacate utility easements on vacated Motor Street and vacated portion of State Street at 1919 S. Broadway (Parcel #s 1-1407 & 1-1415), submitted by the Green Bay Department of Public Works on behalf of Georgia Pacific Consumer Products, LP, property owner (Ald. Johnson, District 9).
7. (CPA 22-04) Public hearing on request to amend the City's Comprehensive Plan for the portion of properties located at 815 - 821 S. Chestnut Avenue (2-178-A & 2-178) and 414-418 4th Street (2-177, 2-176 & 2-175) from Commercial land use to Medium Intensity Retail, Office & Housing (Ald. B. Johnson, District 9).
8. (CPA 22-04) Consideration with possible action on request to amend the City's Comprehensive Plan for the portion of properties located at 815 - 821 S. Chestnut Avenue (2-178-A & 2-178) and 414-418 4th Street (2-177, 2-176 & 2-175) from Commercial land use to Medium Intensity Retail, Office & Housing (Ald. B. Johnson, District 9).
9. (ZP 22-44) Public hearing on request to rezone properties at 815 - 821 S. Chestnut Avenue (Parcels 2-178-A & 2-178) and 414-418 4th Street (Parcels 2-177, 2-176 & 2-175) from General Commercial (C1) to Office Residential (OR) (Ald. B. Johnson, District 9).
10. (ZP 22-44) Consideration with possible action on request to rezone properties at 815 - 821 S. Chestnut Avenue (Parcels 2-178-A & 2-178) and 414-418 4th Street (Parcels 2-177, 2-176 & 2-175) from General Commercial (C1) to Office Residential (OR) (Ald. B. Johnson, District 9).
11. (ZP 23-03) Public hearing on request to establish a Planned Unit Development at the 1100 Block of E. Walnut Street (parcels 14-195, 14-196, 14-197, 14-198, 14-199, 14-200, 14-201 & 14-202) to permit a mixed-use office & multiple-family residential development, submitted by MF Housing Partners, LLC, applicant, City of Green Bay Redevelopment Authority, property owner (Ald. R. Scannell, District 7).
12. (ZP 23-03) Consideration with possible action on request to establish a Planned Unit Development at the 1100 Block of E. Walnut Street (Parcels 14-195, 14-196, 14-197, 14-198, 14-199, 14-200, 14-201 & 14-202) to permit a mixed-use office and multiple-family residential development, submitted by MF Housing Partners, LLC, applicant, City of Green Bay Redevelopment Authority, property owner (Ald. R. Scannell, District 7).
13. (TA 23-01) Public Hearing on request to create a text amendment to Chapter 44-1075, Floodplain Overlay District, submitted by Department of Community and Economic Development
14. (TA 23-01) Consideration with possible action to update Chapter 44-1075 Article XIII of the Green Bay Municipal Code, Floodplain Overlay District Ordinance, submitted by Community and Economic Development.

F. Informational.

1. Director's Report.
2. Date of next meeting: March 13, 2023

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.