



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 22, 2023, 6:00 PM
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 May 22, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 8, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 23-15) Public Hearing on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)
2. (ZP 23-15) Consideration with possible action on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)
3. (CPA 23-04) Public hearing on the request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner.

(Ald. C. Stevens, District 5)

4. (CPA 23-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)
5. (ZP 23-16) Public hearing on the request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)
6. (ZP 23-16) Consideration with possible action on a request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

F. Informational.

1. Director's Report.
2. Date of next meeting: June 12, 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.

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/kc8xd2MWP>

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

May 22, 2023

PREPARED BY

AGENDA ITEM # E.I

(ZP 23-15) Public Hearing on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 22, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.2

(ZP 23-15) Consideration with possible action on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)

BACKGROUND

Primary Address: 1500 Grignon Street

Aldersperson /District: Alder. Galvin / District 4

Reason for Request: The proposed CUP would allow for a covered porch to extend 1.5 feet into the front yard setback.

Surrounding Zoning and Land Uses:

SUBJECT Low Density Residential (R1) Single-Family Residential

NORTH Low Density Residential (R1) Single and Two-Family Residential

SOUTH Village of Allouez Single-Family Residential

EAST Low Density Residential (R1) Single and Two-Family Residential

WEST Low Density Residential (R1) Single-Family Residential

Surrounding Zoning and Land Uses: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low Density Residential. A single-family home is on the property, which is compatible with the Comprehensive Plan.

Report: Rafael Santos, property owner, requests to add a 5'x30' covered porch on the front of his home. Based on lot averaging, the front yard setback is 25.5 feet. The home is currently setback 29 feet in the front. With the addition of the covered porch, the front yard setback would be 24 feet putting the porch 1.5 feet into the front yard setback.

Article VI Residential Districts, Division I General Provisions Section 44-554 Table 44-2 notes that "covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83."

The applicant is remodeling the home, which includes the addition of a 5'x30' covered porch. The applicant has provided building elevations. In addition to the covered porch, the applicant is adding an addition and attached garage to the rear of the home.

Section 44-83(e) of the Zoning Ordinance 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.

Staff believes the extension of the covered front porch 1.5 feet into the front yard setback is acceptable and meets the standards for CUP approval. Alder Galvin and adjacent property owners within 200-feet have been notified of the request. As of the drafting of this report, staff has received one call from a neighbor questioning if the covered porch would block their view.

RECOMMENDATION

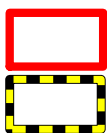
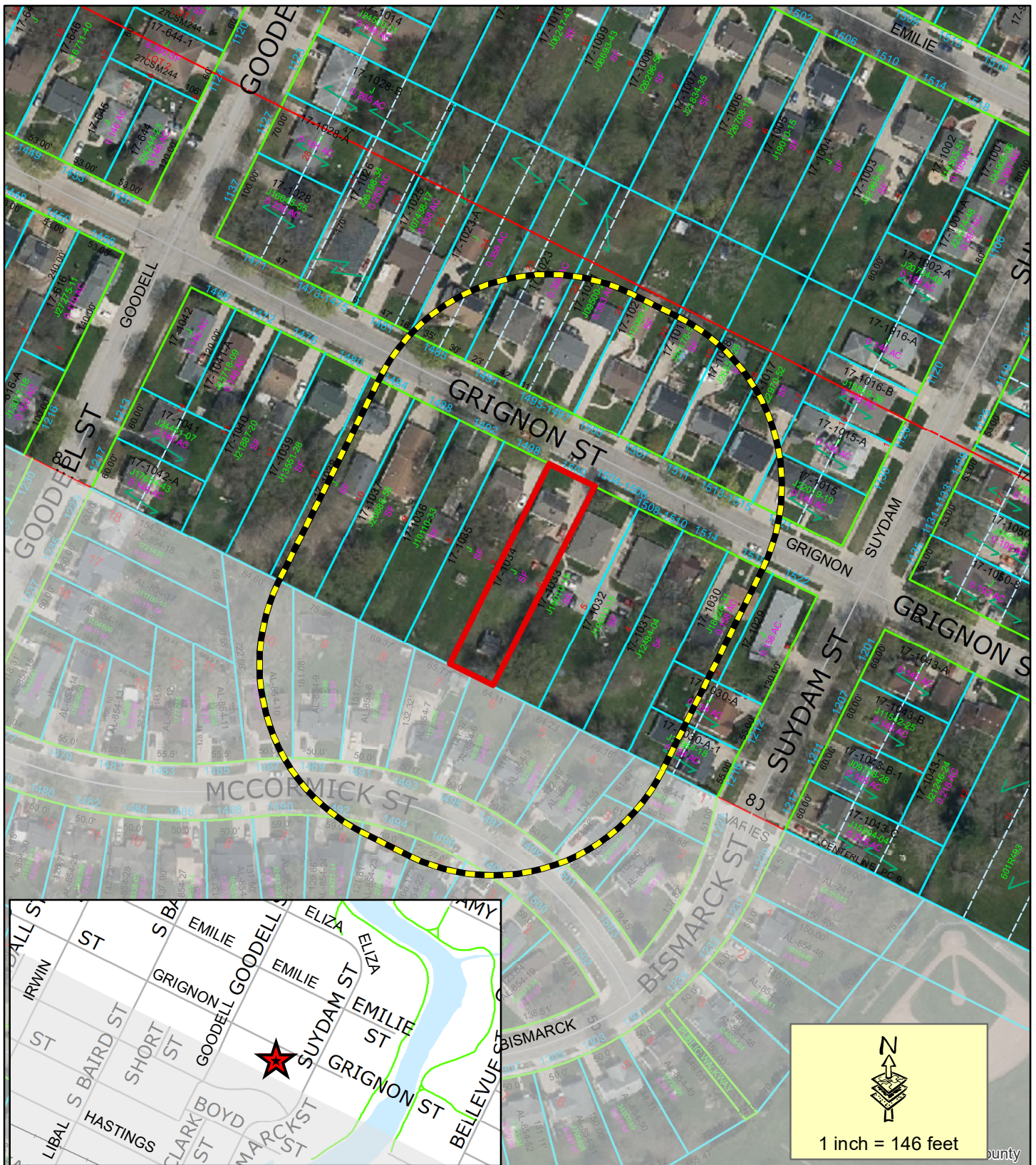
Approval of the request, subject to:

- a. Site plan approval by the Office of Community and Economic Development.
- b. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-15 Location Map
2. ZP 23-15 Application
3. ZP 23-15 Narrative
4. ZP 23-15 Concept Building Plans
5. ZP 23-15 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 DM.

Zoning Petition (ZP 23-15) Proposed Conditional Use Permit (CUP) at 1500 Grignon Street





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: 1500 Grignon St Green Bay Wisconsin 54301
Parcel Number(s): 17-1034
Petitioner(s): Rafael Santos Date: 4-17-2023
Email: Rafael 3919705 @ Gmail -com Phone Number: 920 391 9705
Address: 1500 Grignon St City: Green Bay State: WI Zip: 54301
Property Owner: Rafael Santos Phone Number: 920 391 9705

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, Rafael Santos, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: [Signature] Date: 4-17-2023

Petitioner Signature(s): _____

Checklist of required attachments:

- Map ☒
- Legal Description Plat of Distr Lot 6 Blk 155
- Applicant Narrative Describing Project ☒
- All Other Pertinent Information

For office use only:
Review Fee: 375.00

Receipt No.: 2763236-17 Zoning Petition No.: 2P 23-15

We want to extend our front porch
of our house. Currently has a small 2x3 ft
porch.

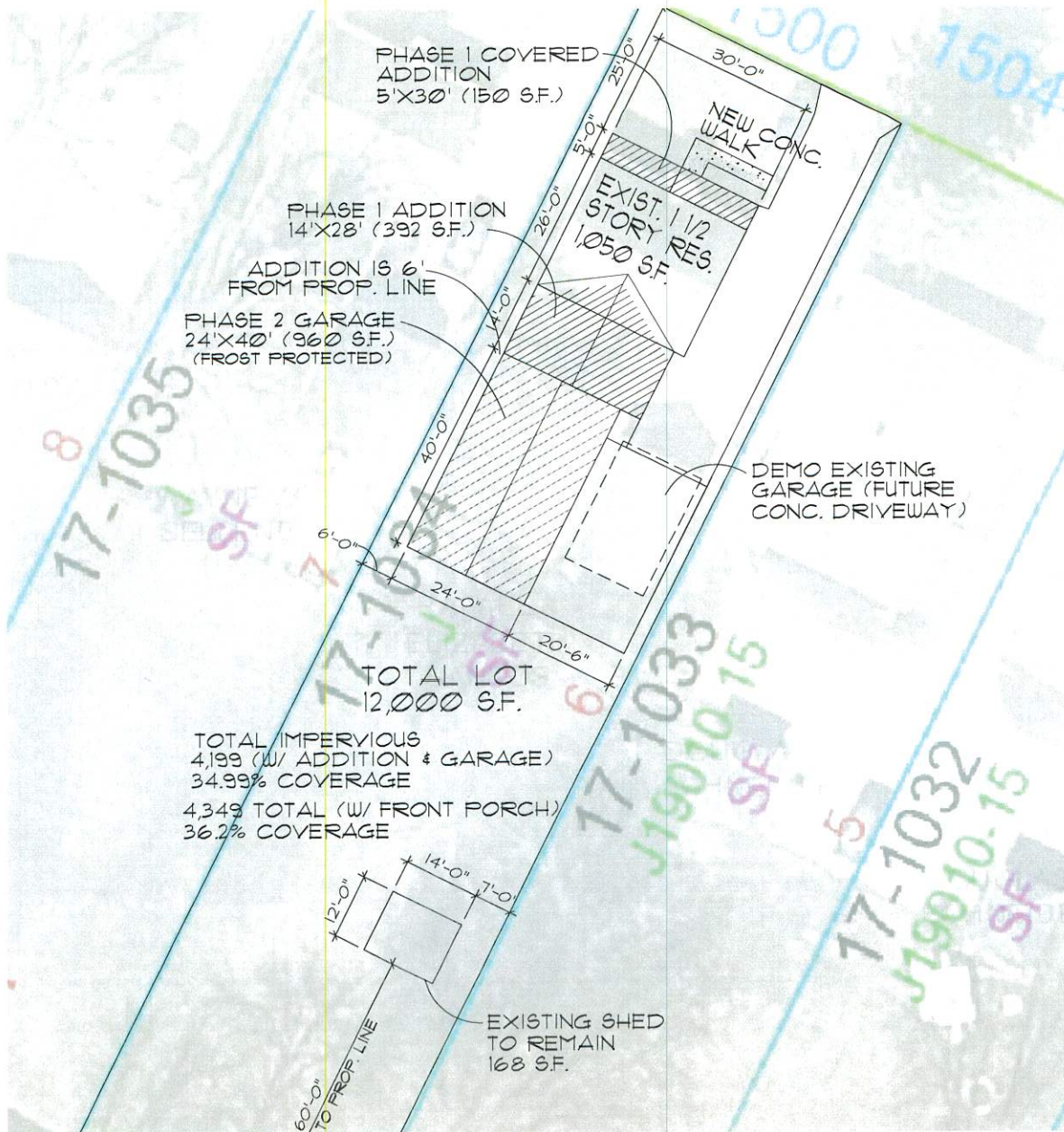
What we want is a 30x5 ft porch.

Because we want to enjoy the front
of our house (home) and also make
our home look even nicer.

We want to complete this project
using the best materials there is
need it for making our home look
even nicer than its current look.

How we want to do it is having
a concrete slab 30x5 on the front
4 columns on front section of the
porch covering the siding with white
soffit and fascia.

When we finish with our project
our house is going to look 100 better
and our town too.



DRAWING INDEX

- A1.0A FUTURE PROPOSED FLOOR PLAN
- A1.0 EXISTING FLOOR PLAN
- A1.1 PROPOSED FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 ELEVATIONS
- A3.1 SECTIONS & DETAILS
- S1.1 FOUNDATION PLAN

REV. NO.	DATE	DESCRIPTION

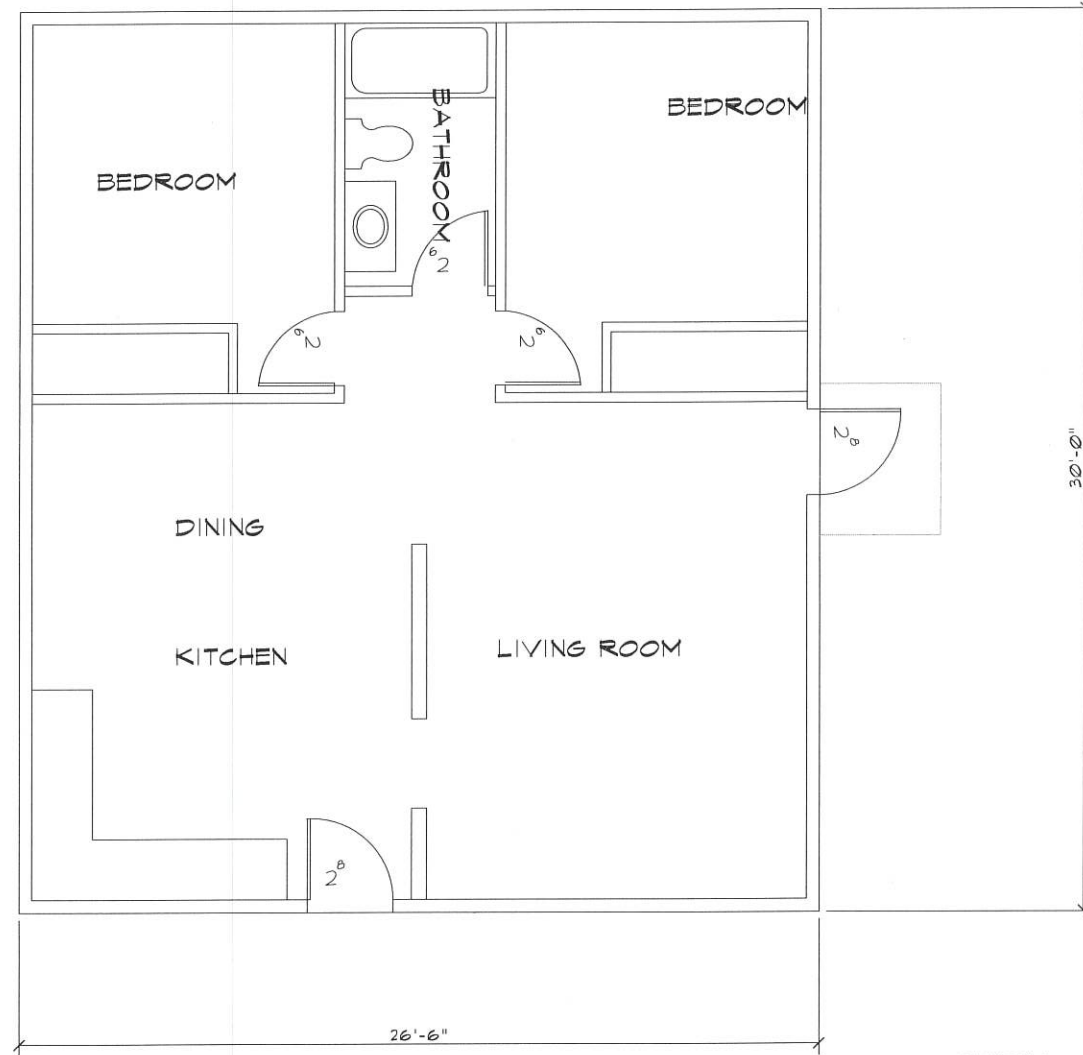
Design Associate:

RAFAEL SANTOS
GREEN BAY, WISCONSIN
781.184.8800
rsantos@concept-one.com

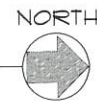
Concept One Design & Development

PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE 1/26/22
SHEET C1.1
PROJECT NUMBER 22201



EXISTING FLOOR PLAN
1/4" = 1'-0"



REV. NO.	DATE	DESCRIPTION

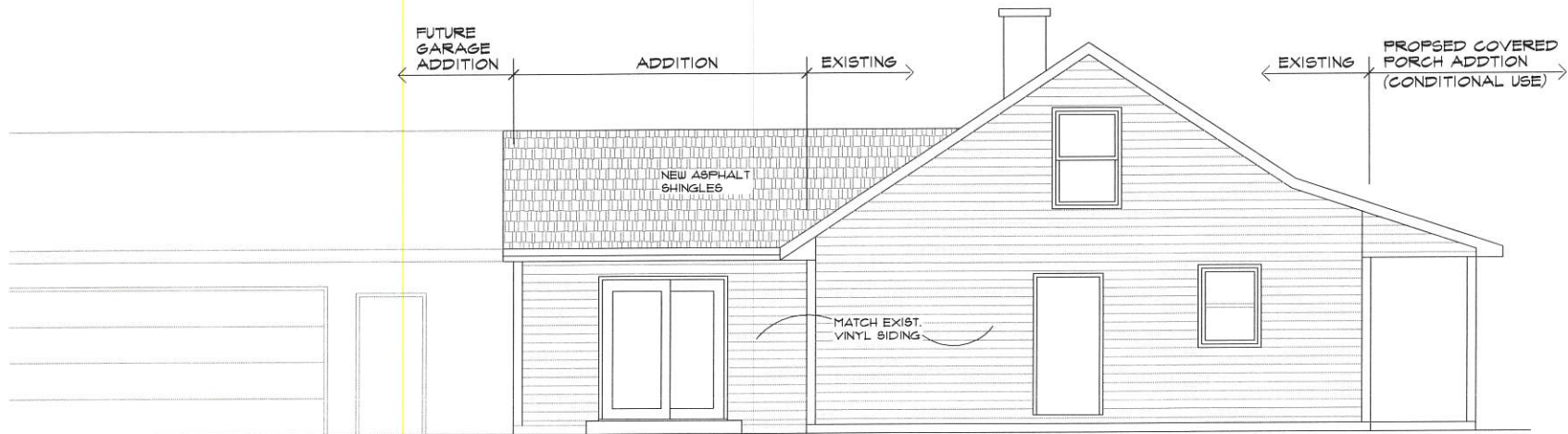
Design Associate:

Concept One Design & Development

22201 AVE.
GREEN BAY, WI 54303
920.836.0000
info@conceptone.com

PROPOSED ADDITIONS FOR
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE 5/13/22
SHEET A1.0
PROJECT NUMBER 22201



PROPOSED EAST ELEVATION
3/16" = 1'-0"



EXISTING EAST ELEVATION
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION

Design Associate:
JESSICA E. ELLIS
3000 N. WISCONSIN
GREEN BAY, WI 54303
jessica.ellis@oneconcept.com

One Concept
Design & Development

PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE
5/13/22
SHEET
A2.1
PROJECT NUMBER
22201



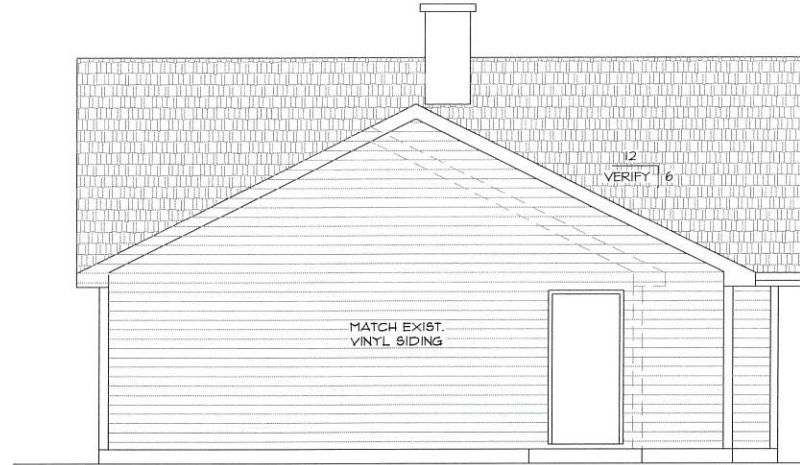
EXISTING NORTH ELEVATION
3/16" = 1'-0"



PROPOSED NORTH ELEVATION
3/16" = 1'-0"



EXISTING SOUTH ELEVATION
3/16" = 1'-0"



PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

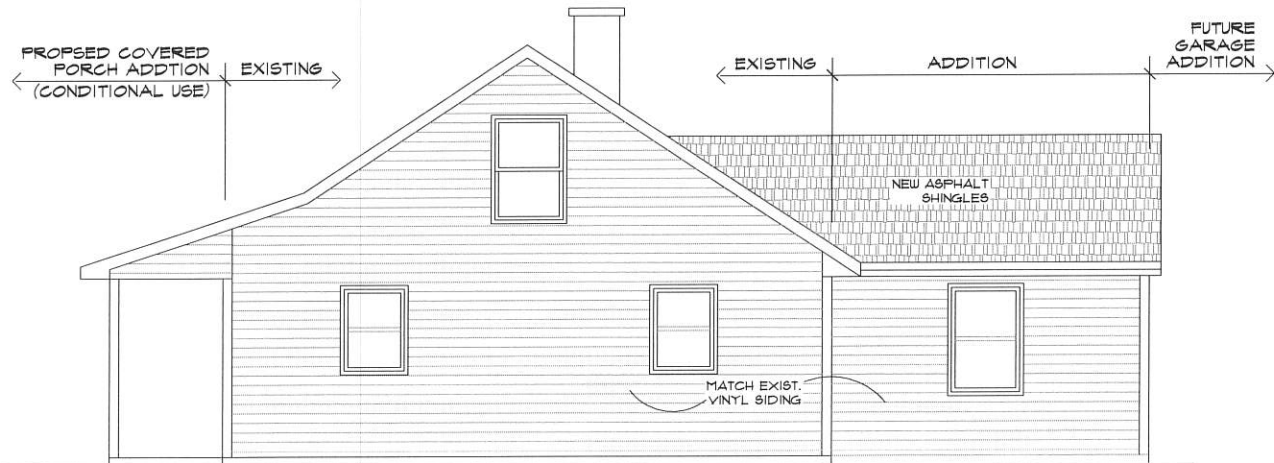
REV	NO.	DATE	DESCRIPTION

Design Associate:
JOSIE J. JAMES
GREEN BAY, WISCONSIN
info@oneconcept.com

One Concept
Design & Development

PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE
6/24/22
SHEET
A2.2
PROJECT NUMBER
22201



PROPOSED WEST ELEVATION
3/16" = 1'-0"



EXISTING WEST ELEVATION
3/16" = 1'-0"

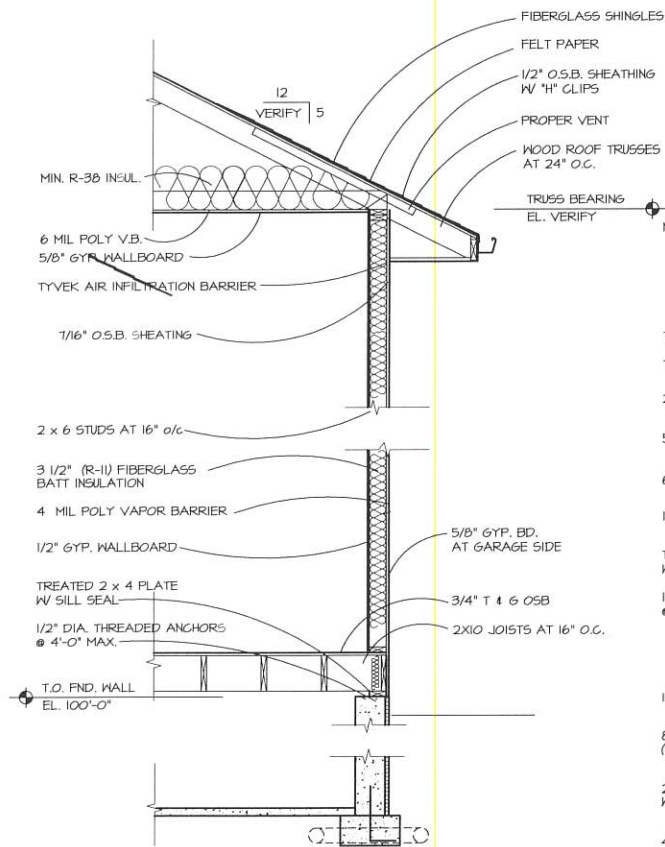
REV. NO.	DATE	DESCRIPTION

Design Associate:
 JACOB M. B. S. E.
 GREEN BAY, WISCONSIN
 920 833-1111
 jacob@conceptone.com

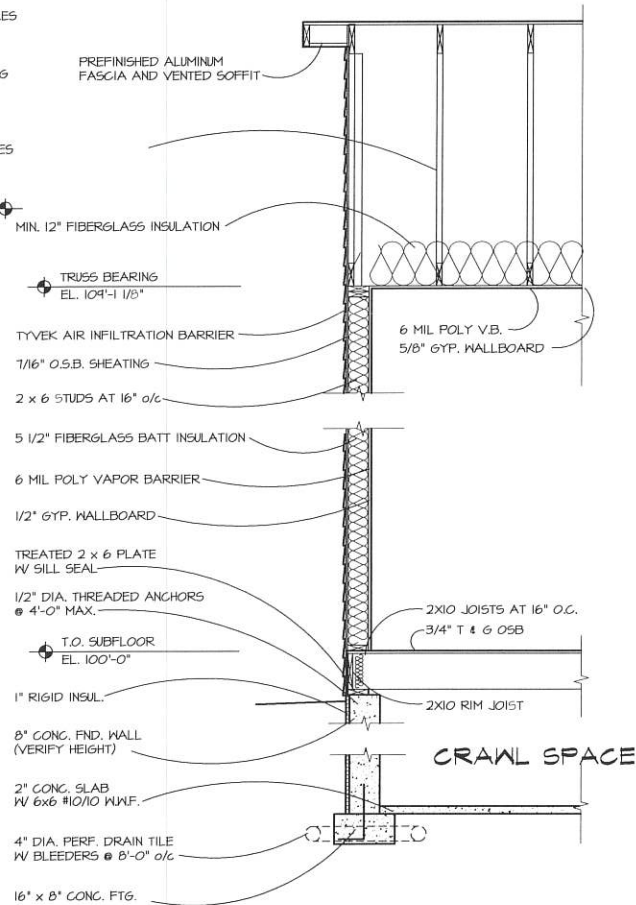
Concept **One** Design & Development

PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
 1500 GRIGNON STREET
 GREEN BAY, WISCONSIN

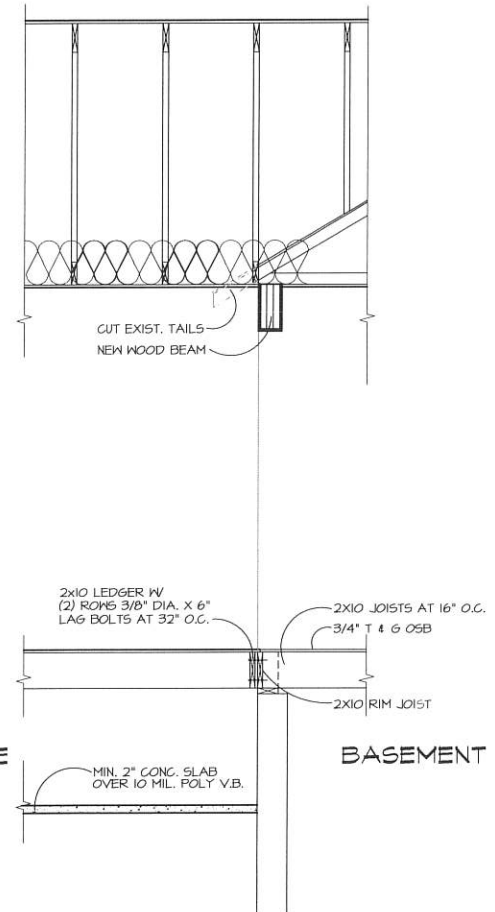
DATE
5/13/22
 SHEET
A2.3
 PROJECT NUMBER
22201



1 WALL SECTION
A3.1 3/16" = 1'-0"



2 WALL SECTION
A1.2 NOT TO SCALE



BASEMENT

REV	NO	DATE	DESCRIPTION

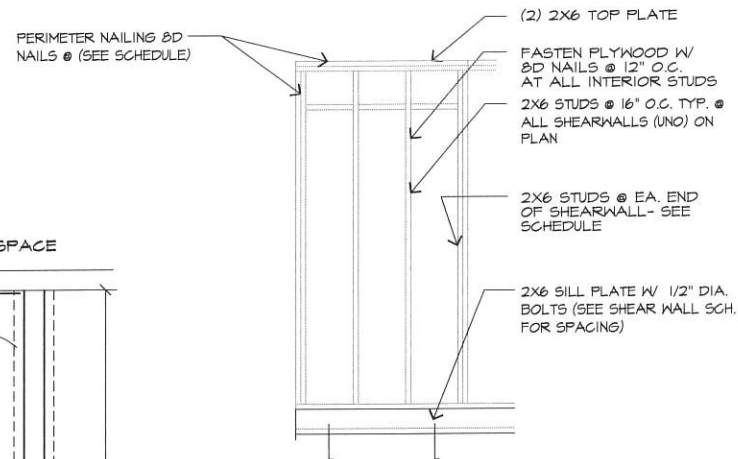
Design Associate:
335 E. 44th Ave.
GREEN BAY, WISCONSIN
920.833.4444
info@conceptone.com

Concept One Design & Development

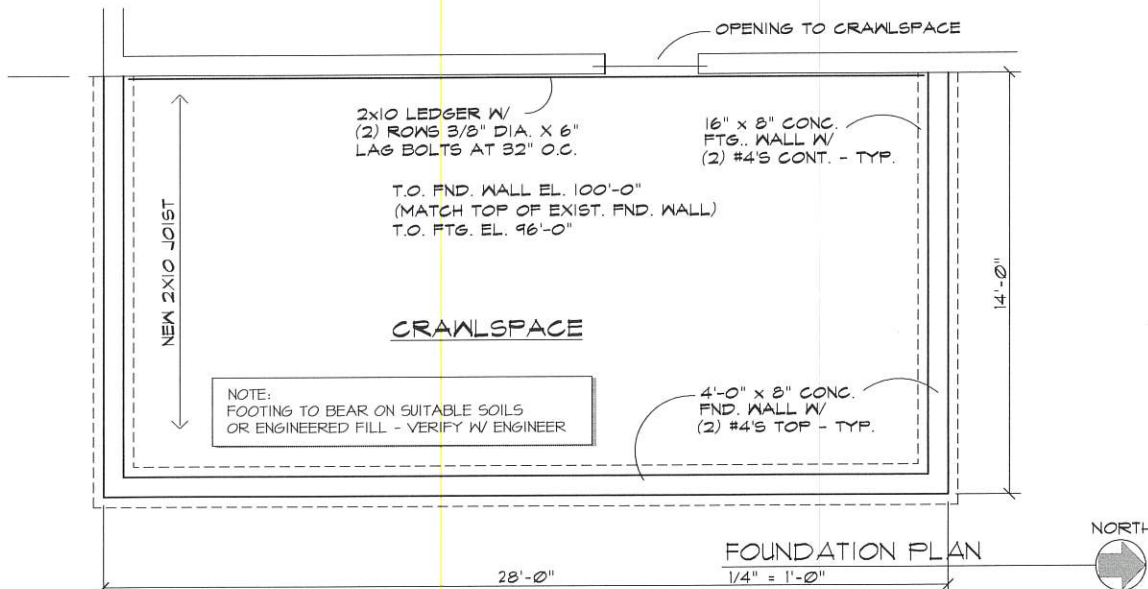
PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE	6/24/22
SHEET	A3.1
PROJECT NUMBER	22201

NAILING SCHEDULE				
CONNECTION		NAILING (COMMON NAILS-UNLESS OTHER CONNECTION IS REQUIRED)		
TRUSS TO TOP PLATE		SIMPSON HI U.N.O.		
TRUSS GIRDER TO TOP PLATE		SIMPSON H15-2		
BRIDGING TO TRUSSES, FACE NAIL EACH END		2-8D		
TOP PLATE TO STUD, END NAIL		3-16D		
STUD TO SOLE PLATE		6-8D, TOENAIL OR 3-16D, END NAIL		
BUILT-UP STUDS, FACE NAIL		16D AT 12" O.C.		
DOUBLE TOP PLATES, FACE NAIL		16D AT 12" O.C.		
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL		4-16D		
CONTINUOUS HEADER, MULTIPLE PIECES		16D AT 12" O.C. ALONG EACH EDGE		
CONTINUOUS HEADER TO STUD, TOENAIL		4-8D		
BUILT-UP CORNER STUDS		16D AT 24" O.C.		
19/32" OSB ROOF SHEATHING		10D AT 6" O.C. AT SUPPORTED EDGES 10D AT 12" O.C. AT INTERMEDIATE MEMBERS		
7/16 OR 15/32 OSB WALL SHEATHING		8D AT 6" O.C. AT SUPPORTED EDGES 8D AT 12" O.C. AT INTERMEDIATE MEMBERS		
SHEAR WALL SCHEDULE				
SHEATHING & ATTACHMENT				
MARK	LOCATION	SHEATHING	ATTACHMENT	SILL BOLT
SW-1	SEE PLAN	MIN. 7/16" APA RATED SHEATHING	8D NAILS 6" O.C. AT EDGES & 12" O.C. IN FIELD	1/2" DIA. BOLTS AT EACH CORNER OF PANEL W/ 2 1/2" X 2 1/2" X 3/16" PLATE WASHER
ALL OTHER WALLS - 7/16" OSB SAME NAILING PATTERN				1/2" DIA. BOLTS AT 32" O.C.



SW-1 SHEAR WALL PANEL
NOT TO SCALE



REV. NO.	DATE	DESCRIPTION

Design Associate:
328 E. 44th St.
GREEN BAY, WISCONSIN 54301
www.conceptone.com
info@conceptone.com

Concept One Design & Development

PROPOSED ADDITIONS FOR:
RAFAEL SANTOS
1500 GRIGNON STREET
GREEN BAY, WISCONSIN

DATE 6/24/22
SHEET S.I.1
PROJECT NUMBER 22201

1500 Grignon Street





Report to the Green Bay Plan Commission

MEETING DATE

May 22, 2023

PREPARED BY

AGENDA ITEM # E.3

(CPA 23-04) Public hearing on the request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 22, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(CPA 23-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

BACKGROUND

Reason for Request: To allow land transfer and establishment of outdoor recreation use for Preble High School track and field program.

Surrounding Zoning and Land Uses:

Subject Property: Varied-Density Residential (R3) | Religious Institution

North: Office Residential (OR) | Medical and Office

South: Public Institutional (PI) | Public School Athletic Field

East: Public Institutional (PI) | Public School

West: Varied-Density Residential (R3) | Multiple Family Residential

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends low density residential uses.

Report: The proposed amendment will allow a zone change to allow a 0.22 acre/9,608 sq ft portion of the property to be attached to the School Districts property and utilized by the School District/Preble High School for outdoor sporting facility placement.

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

1. The change is consistent with the goals and objectives or other elements of Smart Growth 2022. Staff contends the proposed amendment is consistent.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.
The proposed area is located within the Urban Service Area and there are no significant issues relative to services or facilities.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
The change will allow minor expansion of public school facilities already in place and should not have a

negative impact on the surrounding neighborhood.

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

The proposed change in land use does not affect the transition of uses from its current condition.

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

There are no known environmental impacts.

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

Not applicable.

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

Though not an error, the proposed land-use changes allow for orderly redevelopment and program changes for the School District.

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

Not applicable.

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

Not applicable.

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

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

This land-use designation change will allow the area to be utilized for Public School outdoor recreation and sports programs, which are hindered at this time by a lack of necessary area. A request is contained within this meeting packet for rezoning (ZP 23-16) the property.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. C. Stevens, Olde Preble Neighborhood Association, and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

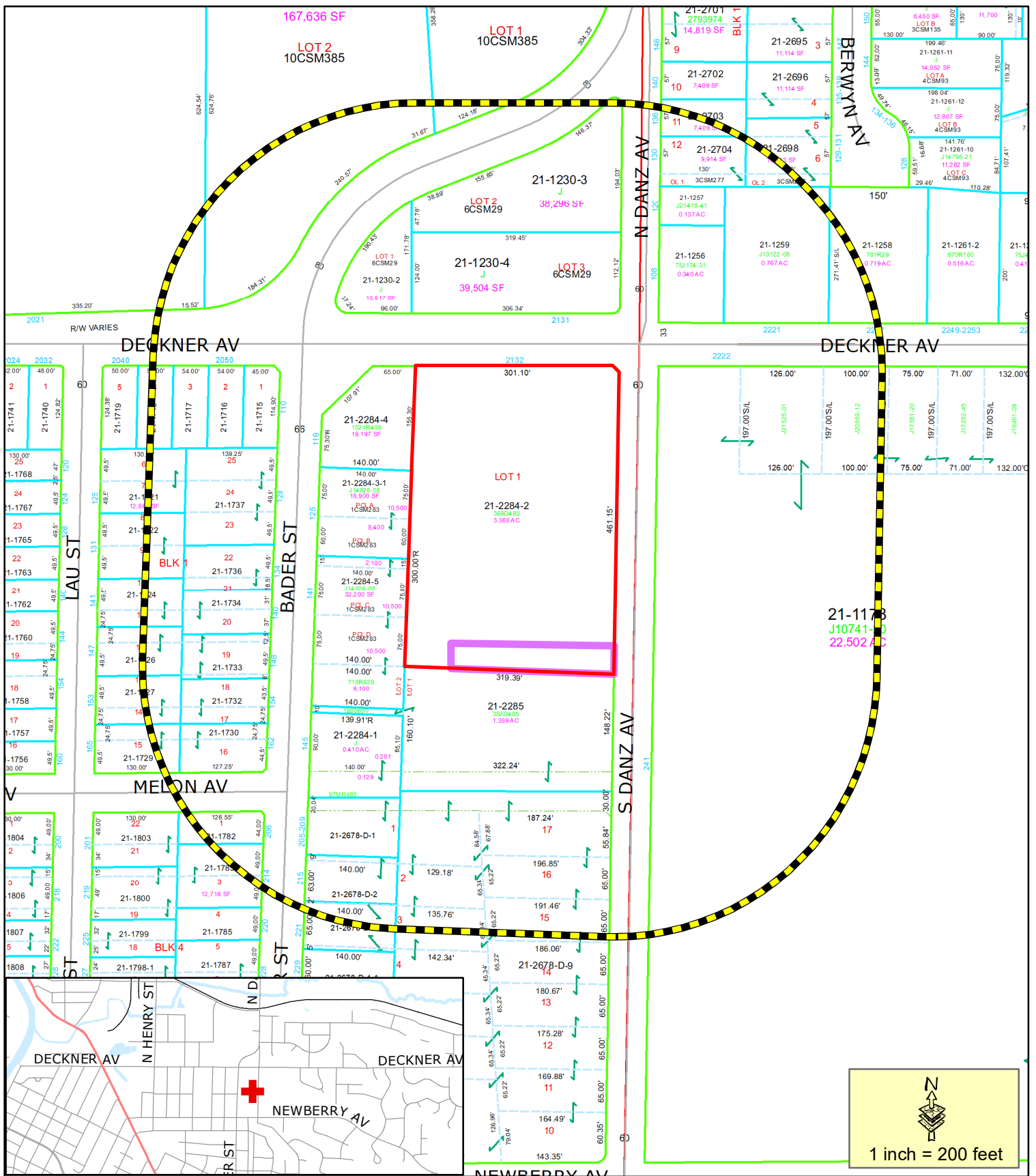
RECOMMENDATION

Approval of the request to amend the City's Comprehensive Plan from a split of Low Density Residential and Public/Semi-Public to Public/Semi-Public.

FISCAL IMPACT

ATTACHMENTS

1. CPA 23-04, ZP 23-16 Map
2. CPA 23-04 and ZP 23-16 Application



 Proposed CPA & Zone Change

 400' Property Owner Notice

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Map prepared by DB

(CPA 23-04 & ZP 23-16)
Proposed Comprehensive Plan
Amendment & Zone Change at
2132 Deckner Avenue





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: Atonement Lutheran Church of Green Bay / Green Bay Preble High School
Parcel Number(s): Part of 21-2284-2
Petitioner(s): Green Bay Area Public Schools Date: 4/2/2023
Email: jjdepouw@gbaps.org Phone Number: 920-448-2180
Address: 2132 Deckner Ave City: Green Bay State: WI Zip: 54302
Property Owner: Atonement Lutheran Church of Green Bay Phone Number: 920-468-0713

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

I, Josh Depouw, respectfully request that the City of Green Bay take the following action:

Rezone Property (\$375.00 Review Fee)

- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- PUD and PUD Amendments (\$425.00 Review Fee)
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Other (\$200.00 Administration Fee): _____

Owner Signature: Robert Heyer - Council President Date: 4-3-23

Petitioner Signature(s): Josh Depouw

Checklist of required attachments:

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

For office use only:

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

REQUEST FOR CITY ACTION PLAN COMMISSION

**PLEASE FILL OUT FOR:
VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY**

Per WI State Statue 66.1003:

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If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

[illegible]

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.

GREEN BAY PREBLE HIGH SCHOOL – REZONING REQUEST

For:

GREEN BAY PREBLE HIGH SCHOOL – STADIUM REDEVELOPMENT PROJECT

Located:

222 DECKNER AVE, GREEN BAY, WI 54302

Date Prepared:

APRIL 3, 2023

Prepared for:

**GREEN BAY AREA PUBLIC SCHOOLS
200 SOUTH BROADWAY
GREEN BAY, WI 54303**

Prepared by:

**RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
Tel: 715.341.2633**

Rettler Project No.: **23.014**



1.0 OVERVIEW OF REZONING REQUEST

1.1 Project Description

The Green Bay Area Public School District is redeveloping their existing stadium facility at Green Bay Preble High School. The project will involve a renovated running track, synthetic turf athletic field playing surface for multi-sport use and associated improvements for grandstand seating, plaza spaces and buildings.

1.3 Rezoning Purpose

The purpose of the rezoning request is that as part of the renovated running track the current long jump and triple jump facilities are on the inside of the track and with converting the inside of the track to synthetic turf, the placement of the long jump and triple jump facility will be placed to the north of the running track on lands currently owned by the Atonement Lutheran Church of Green Bay. This proposed jumping facility location will allow for the runways to meet WIAA length recommendations and not have the sand from the jumping pits migrating into the synthetic turf playing surface. The Green Bay Area Public School District and Atonement Lutheran Church of Green Bay are in agreement to sell a portion of the Church's property to the District to allow for this improvement to occur. Attached is an email from the Church with their support of the proposed land transfer.

Respectfully submitted,
RETTLER CORPORATION



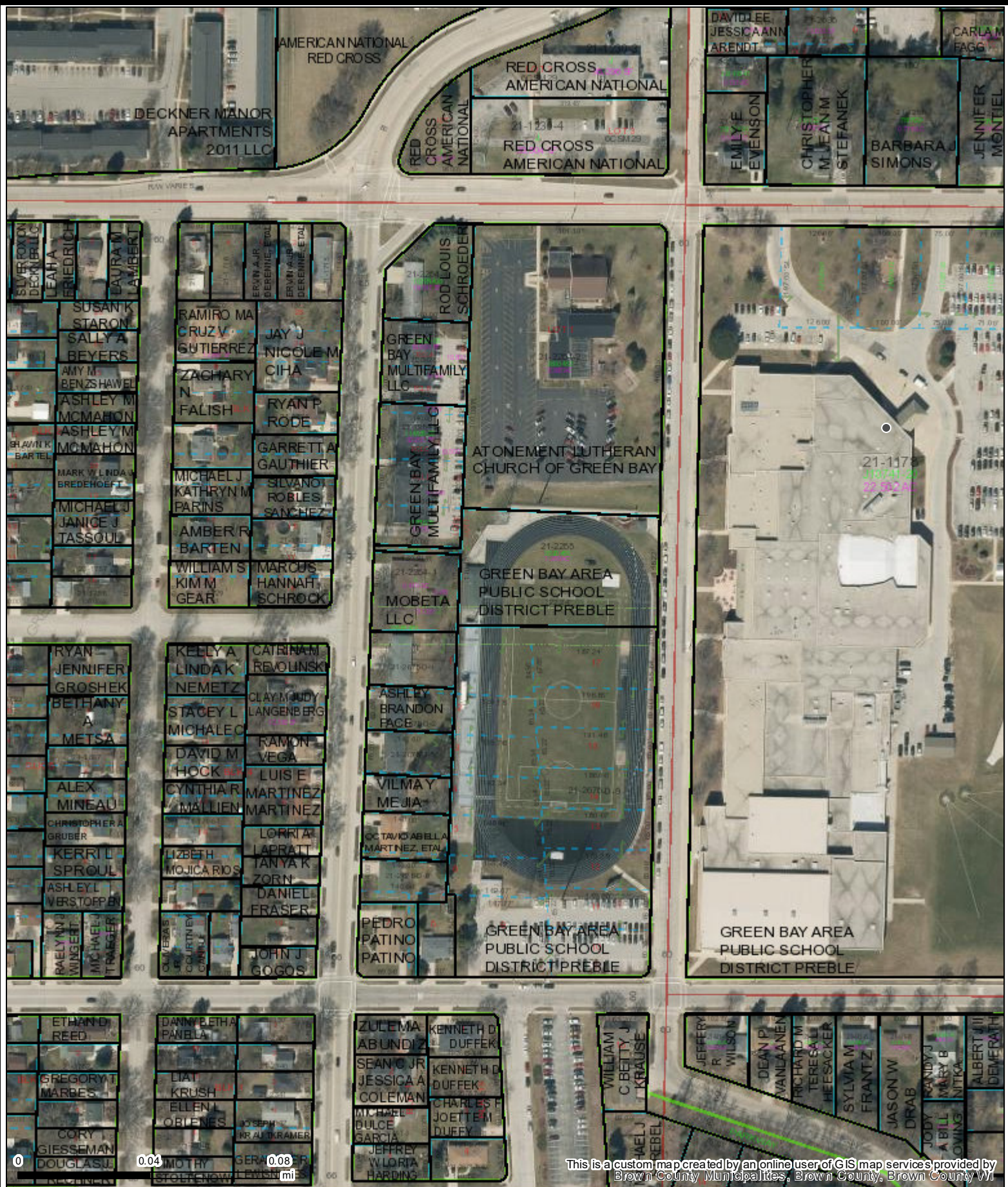
Michael K. Helmrick, PLA
Project Manager

Rettler Corporation
3317 Business Park Drive
Stevens Point, WI 54482
Tel: 715.341.2633
mhelmrick@rettler.com

EXHIBITS

1. PARCEL MAP
2. PROJECT PLAN W/ EXISTING AND PROPOSED PROPERTY LINES AND PARCEL AREA
3. EMAIL OF SUPPORT FROM CURRENT PROPERTY OWNER

1. PARCEL MAP



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 4/3/2023

1:2,400
1 inch = 200 feet*
1 inch = 0.0379 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

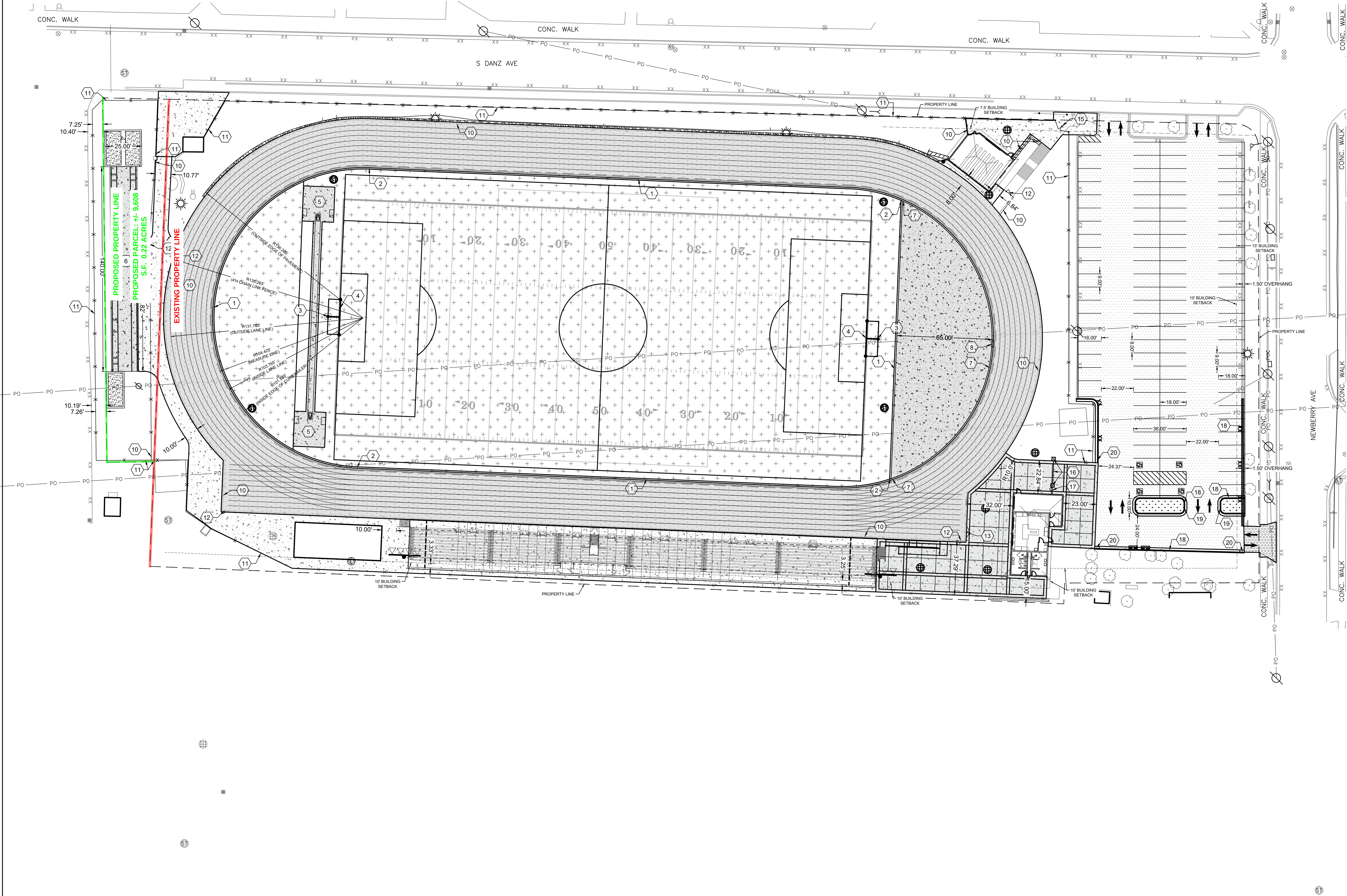
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- Right of Way line
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- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov

**2. PROJECT PLAN W/ EXISTING AND PROPOSED PROPERTY LINES AND
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SITE LAYOUT - GENERAL NOTES

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- 18 24" ACCEPTING CURB AND GUTTER
- 19 24" REJECTING CURB AND GUTTER
- 20 3' CURB TERMINUS

3. EMAIL OF SUPPORT FROM THE CURRENT PROPERTY OWNER

Via email 4/3/2023 12:02 PM:

The Atonement Lutheran Church of Green Bay is in support of the proposed running track and long jump/triple jump facility redevelopment project on lands currently owned by the Church. The Church is in agreement to transfer the property via a land sale to the Green Bay Area Public School District to allow for the proposed track facility improvements to be on District owned property.

Robert Geyer

Atonement Lutheran Church Council President



Report to the Green Bay Plan Commission

MEETING DATE

May 22, 2023

PREPARED BY

AGENDA ITEM # E.5

(ZP 23-16) Public hearing on the request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 22, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 23-16) Consideration with possible action on a request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

BACKGROUND

Reason for Request: The proposed rezoning will allow land transfer and establishment of outdoor recreation use for Preble High School track and field program.

Surrounding Zoning and Land Uses:

Subject Property: Varied-Density Residential (R3) | Religious Institution

North: Office Residential (OR) | Medical and Office

South: Public Institutional (PI) | Public School Athletic Field

East: Public Institutional (PI) | Public School

West: Varied-Density Residential (R3) | Multiple Family Residential

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends low density residential uses. However, application CPA 23-04 recommends a change to Public/Semi-Public (PUB). This rezoning is compliant with the PUB future land use designation.

Report: This zone change application involves a 0.22 acre/9,608 sq ft portion of the property (roughly 34-38 ft by 245 ft) located on the southern property line of Atonement Lutheran Church's property. It includes approximately 38 feet of frontage on South Danz Avenue and is currently an unutilized greenspace/setback area for Atonement Lutheran Church parking facilities.

The petitioner states that the School District is redeveloping the existing Preble High School stadium facilities and the current long jump and triple jump facilities need to be placed to the north of the running track. The land area needed for this relocation is currently owned by the Atonement Lutheran Church. The Green Bay Area Public School District and Atonement Lutheran Church have agreed to transfer the subject land area to allow for this improvement to occur. However, there are inconsistencies in future land-use and zoning prohibiting the transfer. The property and the subject area are currently zoned Varied-Density Residential (R3), which allows religious institutions but does not permit outdoor recreation by-right. Just as important is that the zoning designation does not match the Public Institutional (PI) zoning designation of the adjacent Public School District property to which it is intended to be attached. This change in zoning will allow the property transfer to take place and continued improvement to the school facilities to take place.

Ald. C. Stevens, Olde Preble Neighborhood Association, and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any inquiries about the request as of

the drafting of this report.

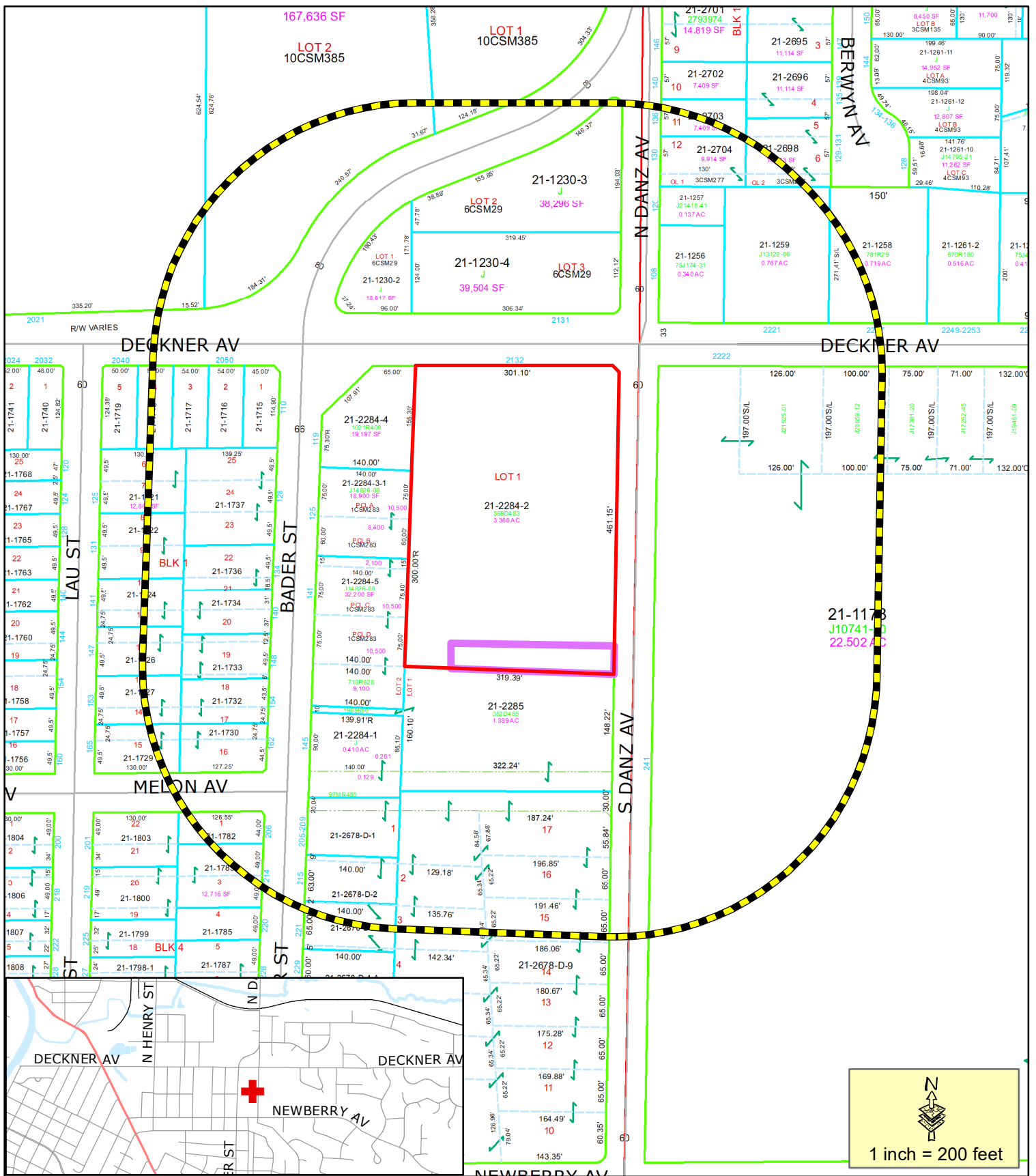
RECOMMENDATION

Approval of the request to rezone the property from Varied-Density Residential (R3) to Public Institutional (PI).

FISCAL IMPACT

ATTACHMENTS

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2. CPA 23-04 and ZP 23-16 Application



 Proposed CPA & Zone Change

 400' Property Owner Notice

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Map prepared by DB

(CPA 23-04 & ZP 23-16)
Proposed Comprehensive Plan
Amendment & Zone Change at
2132 Deckner Avenue





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: Atonement Lutheran Church of Green Bay / Green Bay Preble High School
Parcel Number(s): Part of 21-2284-2
Petitioner(s): Green Bay Area Public Schools Date: 4/2/2023
Email: jjdepouw@gbaps.org Phone Number: 920-448-2180
Address: 2132 Deckner Ave City: Green Bay State: WI Zip: 54302
Property Owner: Atonement Lutheran Church of Green Bay Phone Number: 920-468-0713

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

I, Josh Depouw, respectfully request that the City of Green Bay take the following action:

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Other (\$200.00 Administration Fee): _____

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Petitioner Signature(s): Josh Depouw

Checklist of required attachments:

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GREEN BAY PREBLE HIGH SCHOOL – REZONING REQUEST

For:

GREEN BAY PREBLE HIGH SCHOOL – STADIUM REDEVELOPMENT PROJECT

Located:

222 DECKNER AVE, GREEN BAY, WI 54302

Date Prepared:

APRIL 3, 2023

Prepared for:

**GREEN BAY AREA PUBLIC SCHOOLS
200 SOUTH BROADWAY
GREEN BAY, WI 54303**

Prepared by:

**RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
Tel: 715.341.2633**

Rettler Project No.: **23.014**



1.0 OVERVIEW OF REZONING REQUEST

1.1 Project Description

The Green Bay Area Public School District is redeveloping their existing stadium facility at Green Bay Preble High School. The project will involve a renovated running track, synthetic turf athletic field playing surface for multi-sport use and associated improvements for grandstand seating, plaza spaces and buildings.

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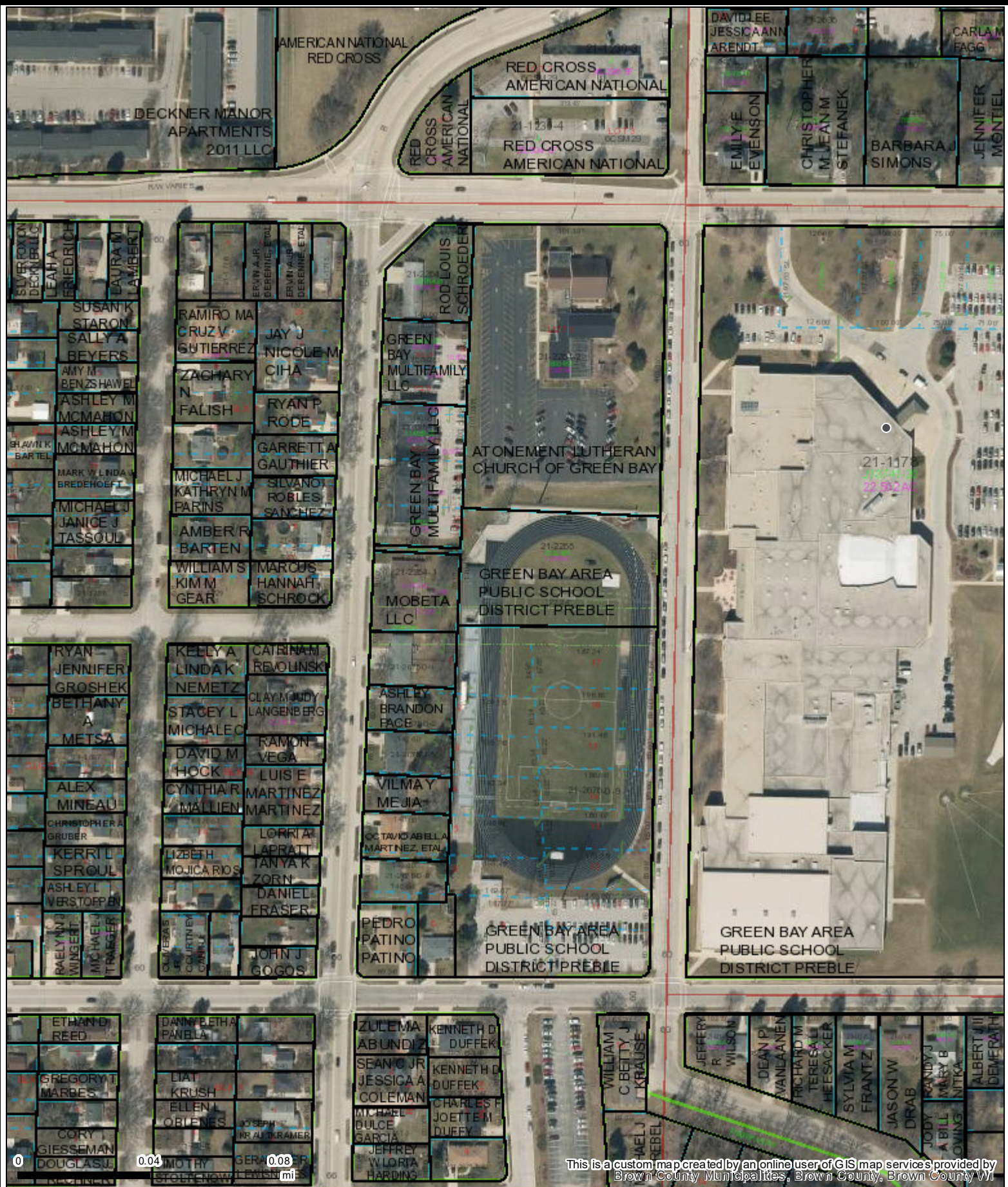
Michael K. Helmrick, PLA
Project Manager

Rettler Corporation
3317 Business Park Drive
Stevens Point, WI 54482
Tel: 715.341.2633
mhelmrick@rettler.com

EXHIBITS

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Part of Brown County WI

Map printed on 4/3/2023

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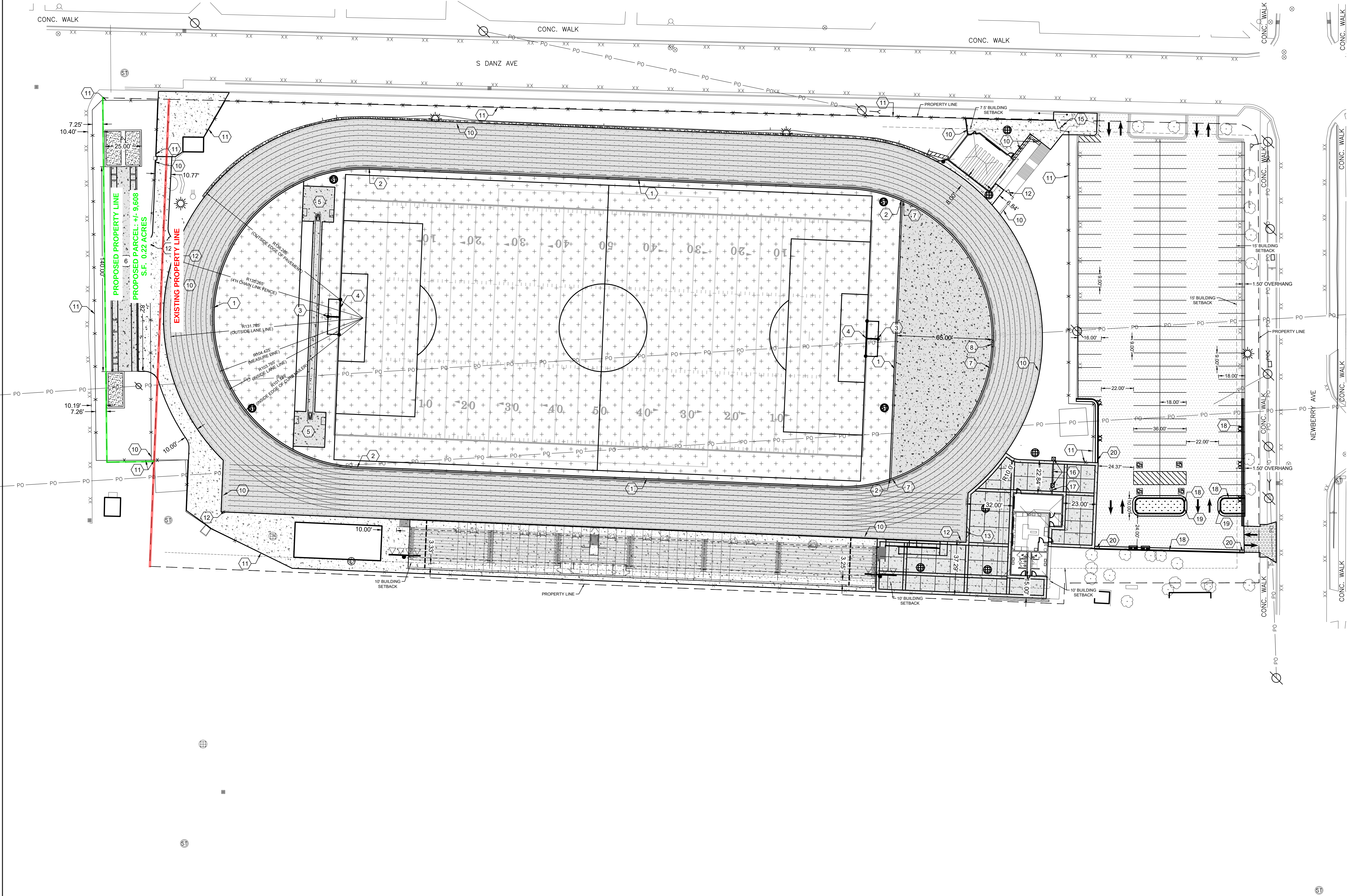
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REV	DATE	ISSUED FOR
03/24/23	REVIEW	
DRAWN:	R. PETZKE	
CHECKED:	R. BARZ	
DOCUMENT NO.	23.014	

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2555, Fax: 715-341-0511
email: info@rettlr.com, website: www.rettler.com

GREEN BAY PREBLE HIGH SCHOOL
ATHLETIC FIELD REDEVELOPMENT PROJECT

GREEN BAY AREA PUBLIC SCHOOL DISTRICT
200 SOUTH BROADWAY
GREEN BAY
WISCONSIN 54303

SITE LAYOUT PLAN

3. EMAIL OF SUPPORT FROM THE CURRENT PROPERTY OWNER

Via email 4/3/2023 12:02 PM:

The Atonement Lutheran Church of Green Bay is in support of the proposed running track and long jump/triple jump facility redevelopment project on lands currently owned by the Church. The Church is in agreement to transfer the property via a land sale to the Green Bay Area Public School District to allow for the proposed track facility improvements to be on District owned property.

Robert Geyer

Atonement Lutheran Church Council President