



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 12, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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 June 12, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 22, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. Election of Officers.
2. (ZP 23-17) Public hearing on the request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., on behalf of City of Green Bay, property owner (Ald. C. Wery, District 8).
3. (ZP 23-17) Consideration with possible action on a request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., petitioner, City of Green Bay, property owner (Ald. C. Wery, District 8).
4. (ZP 23-18) Public hearing on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).

5. (ZP 23-18) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).
6. (ZP 23-19) Public hearing on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).
7. (ZP 23-19) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).
8. (ZP 23-20) Public hearing on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).
9. (ZP 23-20) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (RI) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).
10. Consideration with possible action on request from Alder Grant to amend the RI Zoning single family home definition of unrelated and family adult limitations to limit define family as ___ and limit the number of unrelated adults to ___.
11. Consideration with possible action on request from Alder Steuer to look at zoning along Velp Avenue to coincide with the Velp Avenue Plan.

F. Informational.

1. Director's Report.
2. Date of next meeting: July 24, 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/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

June 12, 2023

PREPARED BY

AGENDA ITEM # E.I

Election of Officers.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.2

(ZP 23-17) Public hearing on the request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., on behalf of City of Green Bay, property owner (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(ZP 23-17) Consideration with possible action on a request for a Planned Unit Development (PUD) at 1265 Lombardi Avenue for campus signage package, submitted by Green Bay Packers, Inc., petitioner, City of Green Bay, property owner (Ald. C. Wery, District 8).

BACKGROUND

Reason for Request: To approve a Lambeau Field campus signage plan.

Surrounding Zoning and Land Uses:

SUBJECT: Public Institutional (PI); Lambeau Field and Sporting/Event Campus

NORTH: Low Density Residential (R-1) & Office Residential (OR); Single-family dwellings & Short-Term Rentals

SOUTH: Village of Ashwaubenon; Single-family dwellings & Short-Term Rentals

EAST: Village of Ashwaubenon; Event Center and Sporting/Event Campus

WEST: Village of Ashwaubenon; Commercial and Sporting/Event Campus

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Other Public or Semi-Public uses. Proposed and current uses are compatible and complimentary with the future land use map.

Report: The subject property includes the Lambeau field and associated sports campus including atrium, retail, museum, restaurants, tailgate venue, etc. The campus is located on a single 60 acre parcel located on the south side of Lombardi Avenue between South Ridge Road on the west, South Oneida Street on the east, and Valley View Dr on the south.

Lambeau Field was established and has been operating at 1265 Lombardi Avenue since 1957 and has always included a variety of identity and directional signage over the past 66 years. The Green Bay Packers, Inc. management of the property has steadily increased signage at the site as the Packer football franchise improved the site, raised activity levels at the stadium and made available higher levels of sponsorship opportunities. The Lambeau Field campus had frankly not been addressed by City zoning until the 1990s when the zoning code was rewritten and the stadium parcel rezoned to the Public institutional (PI) District. Campus signage was then regulated and signage in excess of allowances were addressed by the request of Zoning Code variances. As the campus has continued to develop, sponsorship and directional signage has increased at an arguably aggressive rate at much larger sizes making it increasingly difficult to prove hardship, which is the criteria for which variances are granted leading to the need for this signage package PUD.

This request is to create a PUD for campus signage. Discussion between the Green Bay Packers, Inc. and city staff took place culminating in an inventory of all exterior signage on-site. Staff asked the Packers representative to determine future needs as well so they could be included in the PUD allowing permits for installation of new or amended signage with a simple sign permit rather than having to amend the PUD, which can take an extended period of time. The applicant provided an exterior signage audit for existing signs and

stated that these are all the permanent signage envisioned for property at this moment, but are requesting that the sizes be increased by 10% each. The referenced sign audit is included in the packet.

Identity, sponsorship and directional/informational signage can be summarized as follows with requested increases:

Sign Type	Count	Existing Square Footage	Proposed Square footage
Building mounted signs:	58 signs	14,164 square feet	15,580 square feet
Banner/pole mount signs:	188 signs	10,964 square feet	12,060 square feet
Ground signs:	77 signs	5,409 square feet	5,950 square feet
Totals:	323 signs	30,537 square feet	33,590 square feet

The campus is large at 60 acres and the existing signage on-site does not appear to be excessive. The staff recognizes that the standards associated with signs in the zoning ordinance are not equipped to address the unique needs of a major league sports facility and believes the 10% area increase of the proposed sign package is not inconsistent with the intent of city sign regulations and will not be a harm to the public interest. Should additional signage be proposed, it will require amendment to the PUD, other than that signage which is exempt in the existing sign code (Muni Code, Chapter 30, Article I, Section 30-6: https://library.municode.com/wi/green_bay/codes/code_of_ordinances?nodeId=COOR_CH30SI_ARTIINGE_S30-6EXSI).

Alderperson Wery, the Lombardi Neighborhood Association, the Village of Ashwaubenon, and property owners located within 400' from the campus have been notified of the request. The staff has received no inquiries regarding the proposed PUD as of the drafting of this report.

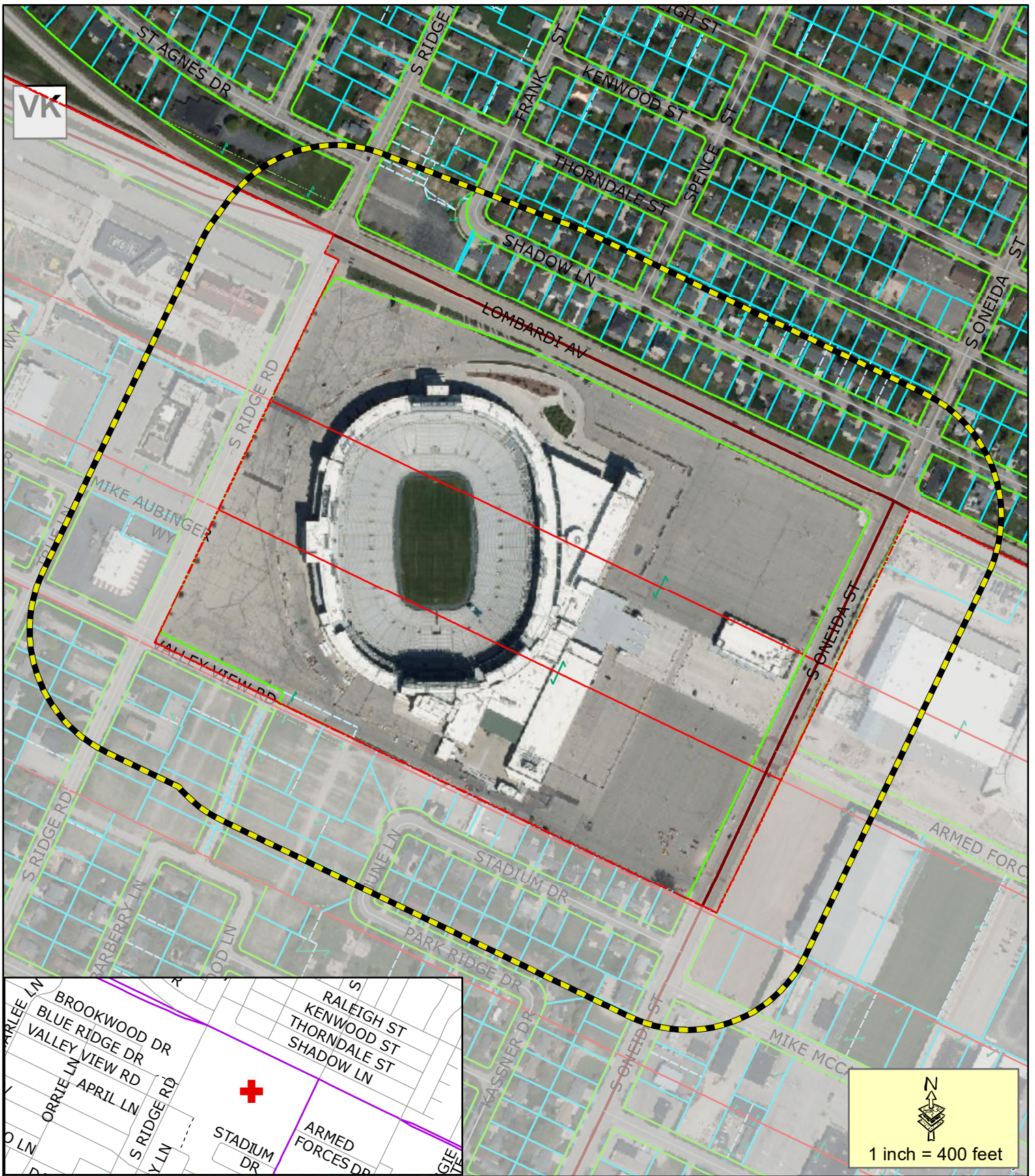
RECOMMENDATION

Approval of the request, subject to the Planned Unit Development District Ordinance (PUD)

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-17 Map
2. Plan Commission Request
3. ZO XX-23 Draft PUD for 1265 Lombardi-Lambeau Signage with attachment



- Proposed PUD
- 200' Property Owner Notice

Zoning Petition (ZP 23-17)
Proposed Planned Unit
Development (PUD) at
1265 Lombardi Ave

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





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: Lambeau Field

Parcel Number(s): 1-1841-A

Petitioner(s): Green Bay Packers, Inc. ("GBP") Date: 5/1/23

Email: hansonj@packers.com Phone Number: (920) 569-7306

Address: 1265 Lombardi Avenue City: Green Bay State: WI Zip: 54304

Property Owner: City of Green Bay (Lease - with GBP) Phone Number: _____

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, Jerry Hanson, GBP Staff Counsel, 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): Existing Signage Review

Owner Signature: _____ Date: _____

Petitioner Signature(s): Jerry H Hanson GBP staff counsel

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.: _____

ZONING ORDINANCE NO. XX-23

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT RELATED TO SIGNAGE FOR PROPERTY AT 1265 LOMBARDI AVENUE (ZP 23-17)

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

SECTION 1. Section 44-30, 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 below:

Parcel Identification and Legal Description:

Parcel No.	Address	Legal Description
1-1841-A	1265 Lombardi Ave., Green Bay, WI 54304	LOT 1 OF 14 CSM 109 MAP 2826 IN 1037667 BNG PRT OF LOT 10 OF MORRIS & BROMLEY SUBD OF S1/2 OF PC 13 WSFR & BNG PRT OF PCS 14 & 15 WSFR EX RD IN 2259844 & PRT VAC VALLEY VIEW RD DESC IN 2629904 BNG PRT OF PC 15 WSFR

Land Area comprises approximately 59.928 acres

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

- A. The City recognizes that the standards associated with signs in the Municipal Code are not equipped to address the unique needs and special circumstances related to a major league sports facility. Therefore, a Planned Unit Development (PUD) is being utilized to create a Lambeau Field campus master sign plan regulating identity, sponsorship and directional/informational signage. All signage at the Lambeau Field campus addressed as 1265 Lombardi Avenue shall be in conformance with attached Exhibit A, and as regulated within this PUD, other than that signage which is exempt in the existing Sign Code (Municipal Code, Chapter 30, Article I, Section 30-6)
- B. Compliance with all the regulations of the Green Bay Municipal Code not otherwise addressed within 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 _____, 2023.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

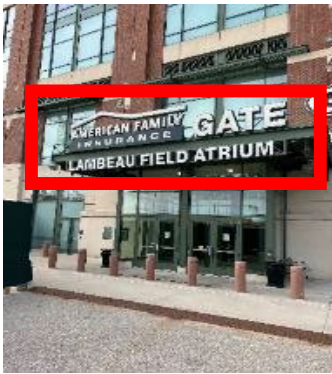
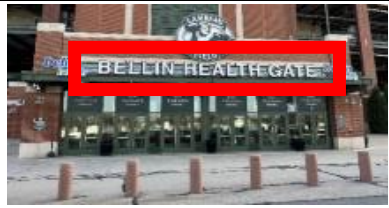
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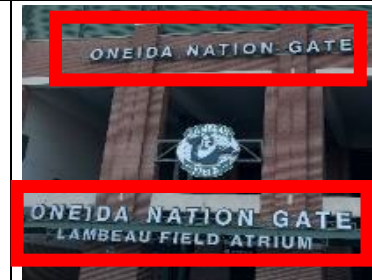
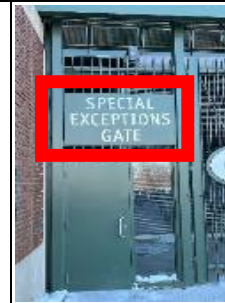
Attachments:

Exhibit A – Permitted Signage Inventory

EXHIBIT A - PERMITTED SIGNAGE INVENTORY-LAMBEAU

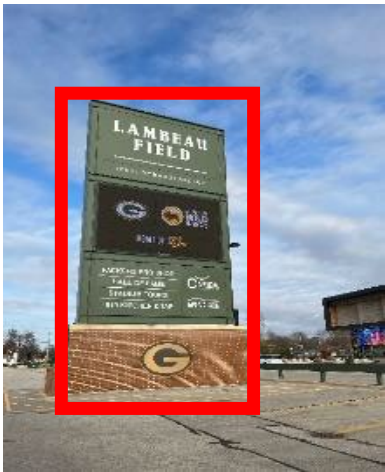
Location	Photos	Requested Area	Sign Type
      			
Scoreboards			
North endzone LF		Scoreboard: 14036 sq ft LF Letters: 951 sq ft	Building mounted
South endzone G		2650 sq ft	Building mounted
Gates			
Invisalign Gate		530 sq ft	Building mounted
Invisalign Gate side signs (X2) 2 signs, one-sided		85 sq ft each or 170 sq ft total	Building mounted

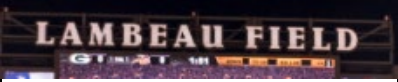
American Family Insurance gate (x2) 2 signs, one-sided		265 sq ft each or 530 sq ft total	Building mounted
Miller Lite Gate		156 sq ft	Building mounted
Bellin Health Gate		230 sq ft	Building mounted
Bellin gate side signs (x4) 4 signs, one-sided		27 sq ft each or 108 sq ft total	Building mounted
Kwik Trip Gate		110 sq ft	Building mounted
Kwik Trip Gate side signs (x2) 2 signs, one-sided		30 sq ft each or 60 sq ft total	Building mounted

Associated Bank Gate		200 sq ft	Building mounted
Fleet Farm Gate		92 sq ft	Building mounted
Fleet Farm Gate side signs (x2) 2 signs, one-sided		60 sq ft each or 120 sq ft total	Building mounted
Oneida Nation Gate (x2) 2 signs, one-sided		230 sq ft each or 460 sq ft total	Building mounted
Oneida Nation Gate side signs (x2) 2 signs, one-sided		22 sq ft each or 44 sq ft total	Building mounted
Special Exceptions Gate		18 sq ft	Building mounted
Other			
Lambeau Field sign above gates (x5) 5 signs, one-sided		182 sq ft each or 910 Sq ft total	Building mounted

Green Bay Packers on tower (x3) 3 signs, one-sided		293 sq ft each or 879 sq ft total	Building mounted
Lambeau Field Atrium w/ Miller logos		1850 sq ft	Building mounted
Packers Pro Shop sign		223 sq ft	Building mounted
AFI and ON left arrow sign		13 sq ft	Ground

Pro shop outdoor directional sign		36 sq ft	Building mounted
Ramp directional sign #1		6 sq ft	Ground
Ramp directional sign #2		18 sq ft	Ground
Directional sign by statues		18sq ft	Ground
JTV Signs (x2) 2 Signs, 1 on each side of the building		280 sq ft each or 560 sq ft total	Building mounted

Marquee (x4) 2 Signs, both are double-sided		795 sq ft each or 3180 sq ft total	Ground
Parking lot signs (x24) 12 signs, all double-sided		29 sq ft each or 696 sq ft total	Ground
Lot 4 sign (x2) 1 sign, double-sided		47 sq ft each or 94 sq ft total	Ground
Fan code of conduct sign (x13) 13 signs, one-sided		22 sq ft each or 286 sq ft total	Ground

Wayfinding signage (x2) west side 2 signs, one-sided		7.5 sq ft each or 15 sq ft total	Building mounted
Wayfinding signage #1 by Ticket Office		17 sq ft	Ground
Wayfinding signage #2 by Ticket Office		8.5 sq ft	Ground
Second Ticket office		7 sq ft	Building mounted
Media Workroom Entrance Sign		9.2 sq ft	Building mounted
Miller Lite Lounge and Deck Entrance		15.5 sq ft	Building mounted
LF on front of South End Zone Scoreboard		1875.5 sq ft	Building mounted
LF on front of North End Zone Scoreboard		832 sq ft	Building mounted

Main Ticket Office Future: Addition of ticketmaster sign		1590 sq ft	Building mounted
Club Entrance signs Bellin gate (x6) 6 signs, one-sided		32 sq ft each or 192 sq ft total	Building mounted
Club Entrance signs Associated Bank gate (x6) 6 signs, one-sided		18 sq ft each or 108 sq ft total	Building mounted
Gameday Pro Shop Timing Sign (x2) 2 signs, one-sided		31 sq ft or 62 sq ft	Building mounted
Large Light pole Banners (x88) 44 sets, double-sided		14 sq ft each or 1232 sq ft total	Banner/pole mount

Small Light Pole Banners (x92) 46 sets, double-sided		9 sq ft each or 828 sq ft total	Banner/pole mount
Dream Drive Feather flags (x28) 14 flags, double-sided		39 sq ft each or 1092 sq ft total	Banner/pole mount
Dream Drive Bike Rack Signage (x168) 84 banners, double-sided		53 sq ft each or 8904 sq ft total	Banner/pole mount
Carry-in Policy Signs (x58) 29 signs, double-sided		24.5 sq ft each or 1421 sq ft total	Ground
Dumpster signs (x12) 12 signs, one-sided		14 sq ft each or 168 sq ft total	Ground



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.4

(ZP 23-18) Public hearing on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 23-18) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 644 S Quincy Street for Personal Service/Office Use in the Low-Density Residential District (R-1), submitted by Family Services of Northeast Wisconsin on behalf of Ethan House Inc, property owner (Ald. W. Galvin, District 4).

BACKGROUND

Reason for Request: To allow the use of the property for office and service use.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R-1); Former group home

NORTH: Low Density Residential (R-1); Single & two-family Residential

SOUTH: Low Density Residential (R-1); Single & two-family Residential

EAST: Low Density Residential (R-1); Single & two-family Residential

WEST: Office/Residential (OR); Single & two-family, Bed & Breakfast

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Low-Density Residential uses (LDR).

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 as limited service and retail uses are permitted in low-density residential zoning districts.

Report: The subject property is located on the northwest corner of South Quincy Street and Cass Street, currently owned by Ethan House Inc. The site is a single lot (Parcel number 14-359) containing a total of 0.227 acres or approx. 9,900 square feet with approximately 60 feet of frontage on South Quincy and 165 feet of frontage on Cass. The property is improved with a two-story 3,000 sq ft frame house building constructed in 1892 and a two-stall garage with two associated driveway parking stalls. It was listed on the National Register of Historic Places in 1980, State Register of Historic Places in 1989, and is a contributing structure in the Astor Historic District.

The conditional use permit request is to allow the property and structure to be used as an office for the Family Services of Northeast Wisconsin "SELF House". The SELF (Support, Education, Life Skills & Family) Program provides mentoring, life skills and support for families and children both off-site and within the proposed facility. The "SELF House" is proposing hours of operation from 8 a.m. to 6 p.m. weekdays with unspecified limited hours on the weekends and will always be staffed by Family Services when open. Parking for use will be included within the 4 stalls on-site as well as 3 virtual parking pass stalls on the street.

In the review of the Conditional Use Permit (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.

Personal service use is permitted in the R-I District with the approval of a CUP and must meet minimum criteria within the Code. The Zoning Ordinance Section 44-1584 (t) includes development standards for personal service business in residential districts, as follows:

- (1) The maximum gross floor area devoted to the use shall not exceed 2,500 square feet.
- (2) The use shall occupy a corner of property.
- (3) No retail or service business shall be constructed, and no residential building shall be wholly or partially converted to such a use within a distance of 300 feet from any other retail or service business. No more than one retail or service business shall be located within the same block.
- (4) Two off-street parking spaces shall be provided in addition to those required for any residential use.

This proposed use follows the development standards and staff believe the proposed use is not contrary to existing land uses in the immediate neighborhood and meets the standards for CUP approval. However, staff are recommending additional conditions based on the historic nature of the structure and change from residential to commercial use.

Ald. Galvin, the Astor Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

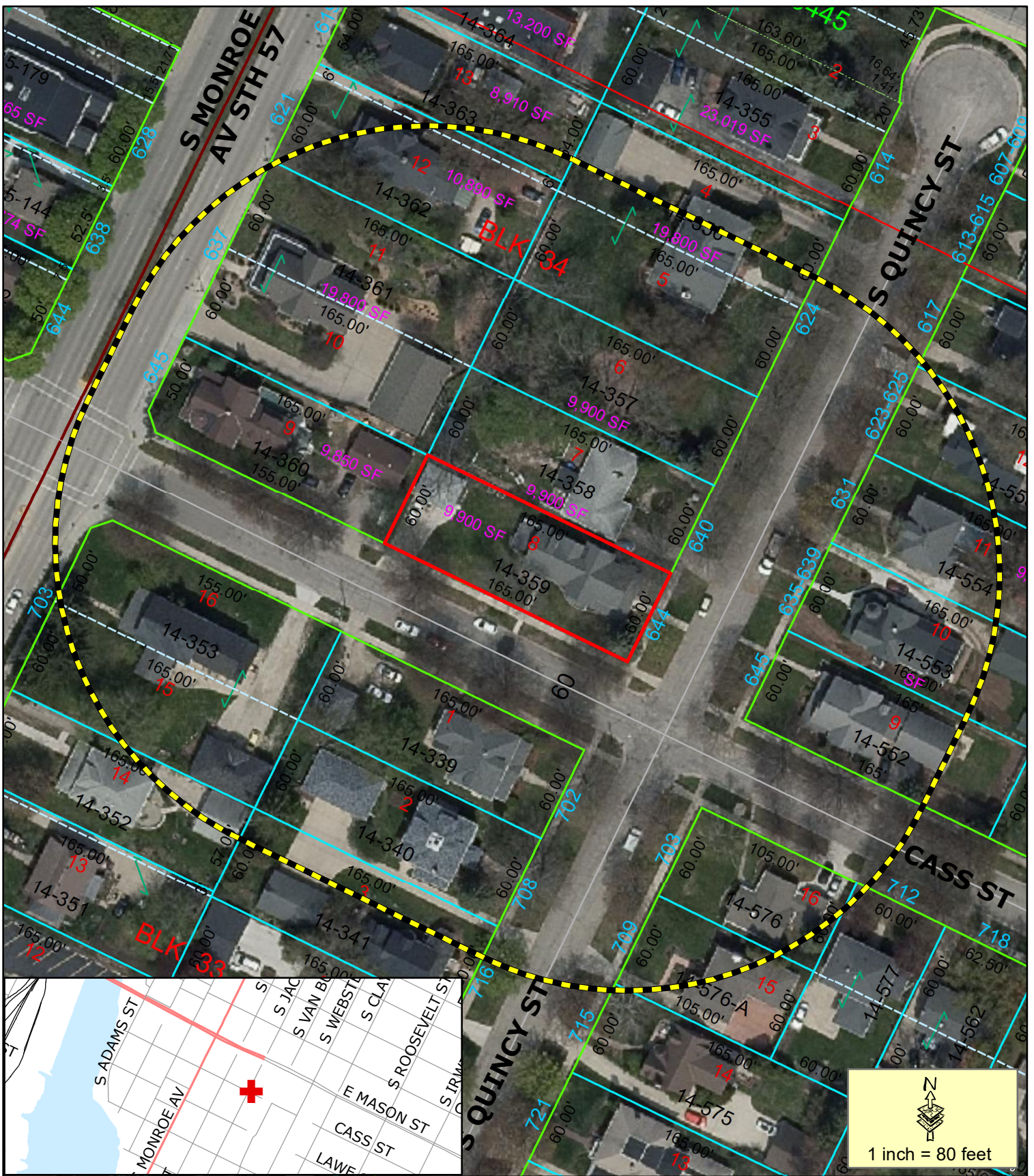
Approval of request, subject to:

- a. Any modifications to the building necessary to establish commercial use (per building code) shall be approved by the Green Bay Landmarks Commission.
- b. If the "SELF House" use (as applied for) is discontinued, the operation is dissolved, or if Family Services of Northeast WI no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be reestablished without the Plan Commission and City Council review and approval.
- c. Hours of operation for the office use shall be limited to between 8 a.m. and 6 p.m.
- d. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-18 Map
2. ZP 23-18 Application



- 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 23-18) Proposed Conditional Use Permit (CUP) at 644 South Quincy 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: 644 S Quincy, Green Bay, WI

Parcel Number(s): 14-359

Petitioner(s): Angela Steuck

Date: 4/28/2023

Email: tgillespie@familyservicesnew.org

Phone Number: 920-436-4360 x 1321

Address: 644 S Quincy St

City: Green Bay

State: WI

Zip: 54301

Property Owner: Family Services of Northeast Wisconsin

Phone Number: 920-436-4360 x 1321

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, Family Services, 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: _____

Date: 5/3/2023

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

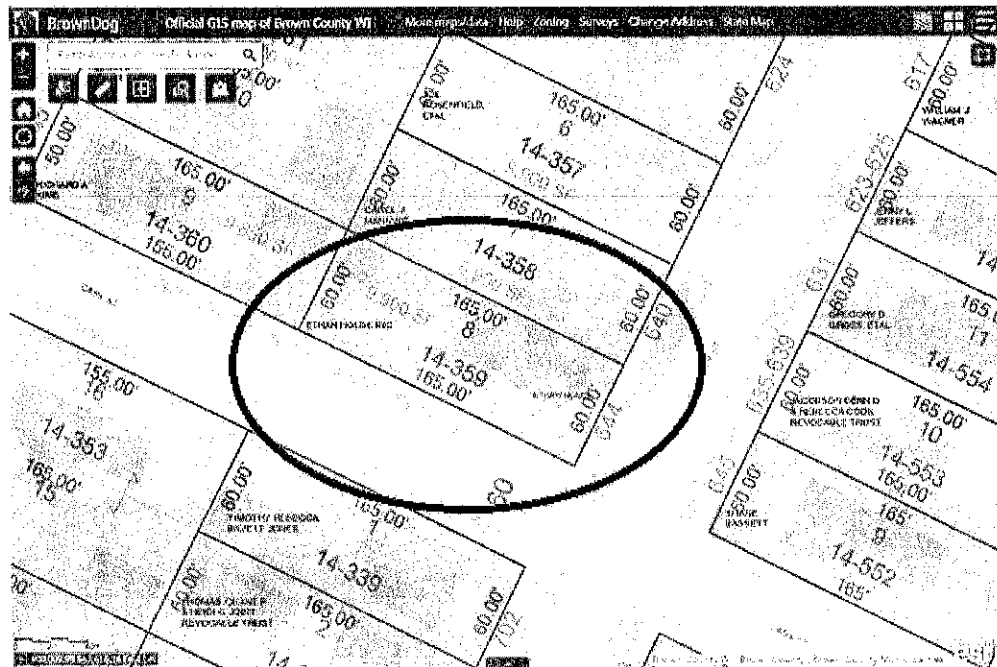
Review Fee: \$375.-

Receipt No.: _____

Zoning Petition No.: 2P 23-18

Checklist of required attachments:

Map



Legal Description – Family Services of Northeast Wisconsin, Inc. (formerly Ethan House, Inc.) owns the “SELF House”, located at 644 S Quincy Street in Green Bay, parcel #14-359. The “SELF House” is a 9000 sq. ft. lot in the Astor Park Neighborhood, Lot 8, Block 34, East side of the Fox River, Brown County, Wisconsin; this home was built in 1892 and is on the historic registry. Ethan House Inc. purchased this home, their third home, in March of 1980. Ethan House, Inc. merged with Family Services on 12/31/2013. Family Services took over ownership of Ethan House, Inc. and all their property at that time. This home is on the historic registry, 1892.

Applicant Narrative Describing Project – Family Services of Northeast Wisconsin was established in 1899 and is a 501c (3) non-profit, human services agency offering more than 35 programs that support the people of Northeast Wisconsin during challenges and transitions in their lives. Our staff uses a trauma-informed approach to help struggling children, teens, and adults reconnect to their family and community.

The SELF (Support, Education, Life Skills & Family) Program specializes in serving children and families who need mentoring, life skills and support in a home like setting.

Our goal is to strengthen, empower and improve the life circumstances of each child and their family. Our staff provide customized services to each youth within their own home, school and community settings as well as our home-based location, "SELF House" at 644 S. Quincy.

Prior to the "SELF House," 644 S Quincy Street was licensed by the State of Wisconsin as a group home for struggling, adolescent males that resided at the property. In 2017, Family Services discontinued Ethan House programming as it was no longer fiscally viable.

All Other Pertinent Information – Family Services has three virtual parking passes with the City of Green Bay to park up to three cars on Cass Street.

We have followed the Historic Preservation approval process with home renovations.

The "SELF House" is staffed from about 8:00 am - 6:00 pm, Monday-Friday with limited hours on weekends. The SELF kids at our home, under the guidance of their adult mentor, who is an employed staff member of Family Services. After school hours tend to be the busiest time at the SELF house. The youth are always under adult supervision while at the house.

We strive to be good neighbors and have often cut the neighbor's lawn, delivered baked goods, raked lawns, did snow removal, teaching the youth how to give back to their community.

We have taken additional steps to beautify the property. Our goal is for our SELF home to be part of the neighborhood and to be a welcoming, home like setting for the kids that we serve.

We are requesting that we are granted the Conditional Use and CPU Amendment to continue this important support to youth and families to help them reach their full potential.



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.6

(ZP 23-19) Public hearing on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(ZP 23-19) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1809 Deckner Avenue for a Community Living Arrangement serving 9 or more persons in an Office Residential (OR) zoning district, submitted by Paula Jolly of Mandolin Foundation, on behalf of Old Number 5 LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Reason for Request: To permit the development of a community living arrangement facility for 9 or more individuals serving women and their children.

Surrounding Zoning and Land Uses:

SUBJECT: Office/Residential (OR); Former Fire Station, Office Space, Vacant

NORTH: Office/Residential (OR); City of Green Bay Municipal Garage

SOUTH: Low Density Residential (R1); Single and Two Family Residential

EAST: Office/Residential (OR); City of Green Bay Municipal Garage

WEST: Office/Residential (OR); Medical Center

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area for commercial use.

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is not fully consistent with the comprehensive plan. The proposed use of the subject property requests using part of the existing two-story complex for community living arrangements, while the remaining unused portion of the building is available for other office-residential uses or potential future expansion of community living arrangement living.

Report: The subject property is located on the northeast corner of Deckner Avenue and North Henry Street, currently owned by Olde Number 5 LLC. The site is comprised of a single lot (Parcel number 21-1224) containing a total of 1.117 acres. The approval of the request would allow the redevelopment of the existing building for a community living arrangement for more than 9 persons (for up to 20) for women and their children who have been affected by substance abuse or mental health disorders seeking to be in a structured, sober environment. Community living arrangements with more than 9 individuals are a conditional use within the Office-Residential Zoning District. The Mandolin Foundation is seeking to operate Amanda's House; a community living arrangement with a projected space for 20 individuals living in a single building. A narrative and operational plan from the applicant are attached within this agenda.

A community living arrangement is defined as the following:

"Community-based residential facility" means a place where 5 or more adults who are not related to the operator or administrator and who do not require care above intermediate level nursing care reside and receive care, treatment or services that are above the level of room and board, but that includes no more than 3 hours of nursing care per week per resident.

As noted from the attached business plan, the services provided do not go beyond intermediate level nursing care, but offer weekly meetings with staff and volunteers and a structured environment with other women/families who are seeking a community living arrangement to help support substance abuse or mental health disorders. The Mandolin Foundation requires applicants to agree to a resident participation contract (attached in the packet.) Mandolin Foundation anticipates one staff member or volunteer to provide support for every five residents. Staff will provide programming such as life skills training, educational opportunities, and peer support connections. Residents pay monthly rent. Projected rates are \$425 per month for adults and \$125 per month for children.

The applicant's intent is to lease the property and redevelop the old firehouse and office space into a community living arrangement. The site is projected to be renovated with at least nine (9) bedrooms, two (2) full bathrooms, two (2) half bathrooms, two (2) living rooms, a group dining room, a large kitchen space with two (2) separate kitchen prep areas, one (1) laundry room and office spaces. The Mandolin Foundation is in the process of creating enough private financial backing to support renovations to approximately half of the existing two-story building. The preliminary plans must meet bulk requirement standards and they will be examined later in this report.

A neighborhood meeting was held on Wednesday May 31 at Atonement Lutheran Church for one hour. Staff, volunteers, and Amy Griffin of Griffin Builders were present. Zero neighbors attended.

In the review of the Conditional Use Permit (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.

The use of communal living arrangements for four or more people is permitted with a CUP and must meet the minimum bulk requirement criteria within the Code. The Zoning Ordinance Section 44-158I related to congregate living uses, includes development standards for dormitory uses in all districts as follows:

- (1) On-site services shall be for residents of the facility only.
- (2) The maximum number of persons occupying the building shall not exceed four per bedroom with 50 square feet of sleeping area per resident, except that more than four individuals may be allowed per room if all said individuals are related by blood, marriage, or adoption. Rooms shall consist of enclosed spaces having walls that extend from the ceiling to the floor and an entry door.
- (3) One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual is required to pass through a sleeping room other than their own in order to access the bath and restroom facility.
- (4) One kitchen and dining area for every ten individuals residing in the dormitory.
- (5) One laundry facility consisting of a minimum of one clothes washer, one clothes dryer, and a washbasin for every ten individuals residing in the dormitory.
- (6) One common use area/lounge of at least 600 square feet in size for relaxation and recreation of the

occupants for every ten individuals residing in the dormitory.

(7) If the dormitory use ceases for a period of 12 months or more, the conditional use approval will no longer be in effect. If construction and occupancy has not been completed and established within 12 months of the date of approval, the conditional use status of the property shall no longer be in effect. In the event of a natural disaster or emergency situation, as determined by the City of Green Bay, these regulations may be suspended for a term of not more than 12 months.

Specific Notes on the Development Standards:

3. Preliminary plans show 2 full baths. If the final site plans cannot accommodate a third full bathroom, the capacity of the residents will be limited to 16 individuals.

4. The kitchen and dining area are noted on the second floor. The dining space can accommodate 20 individuals. The kitchen space is large, but one full room. The applicant is working with building inspection to accommodate the space for the functionality of two full kitchens (2 sets of appliances, 2 sink areas, etc.) within the common space. If the final plans can meet the functionality of two full kitchens within one space, the site could accommodate 20 individuals. If final plans cannot accommodate two full kitchens, the facility will be limited to 10 individuals.

5. The current plans indicate one washer, dryer, and wash basin with a laundry room. A second washer, dryer, and wash basin are required to accommodate 20 individuals.

RECOMMENDATION

Recommendation: Approval of request, subject to:

- a. A maximum capacity of 20 individual residents within the western, renovated area of the facility (as noted by preliminary plans) if the final plans can meet the minimum standards required by Zoning Ordinance 44-1581. If the final approved plans do not meet all bulk requirement standards for 44-1581, the capacity must be reduced to the maximum required individuals based on capacity standards of 44-1581. Any increase in residents beyond 20 individuals will require Plan Commission and Common Council approval.
- b. If the community living arrangement use is discontinued, the operation is dissolved, or if Mandolin Foundation no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Director of Community Development, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the dormitory, including but not limited to:
 - i. Police service calls.
 - ii. Documented safety concerns.
 - iii. Inadequate facilities.
 - iv. Zoning and property maintenance compliance.
- d. Conformance with the submitted operating plan submitted by the applicant.
- e. Sex offenders are required to register under §301.45, Wis. Stats., are prohibited from staying in the dormitory.
- f. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-19 Application

2. ZP 23-19 Property Map
3. ZP 23-19 Narrative
4. 23-19 Copy of Original Business Plan
5. 23-19 Mandolin Program Use and Operation for 1809 Deckner Avenue
6. Demolition First Floor Plan
7. Demolition Second Floor Plan
8. Renovated First Floor Plan
9. Renovated Second Floor Plan
10. 23-19 Resident Participation Contract



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: 1809 Deckner Ave

Parcel Number(s): 21-1224

Petitioner(s): Paula Jolly, Mandolin Foundation LLC

Date: 5/10/23

Email: mandolinfoundation@gmail.com

Phone Number: 920-737-1884

Address: 825 N Webster Ave

City: Green Bay

State: WI

Zip: 54302

Property Owner: Old No 5 LLC

Phone Number: _____

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, Paula Jolly, 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: _____

Date: 5-11-23

Petitioner Signature(s): _____

5/11/23

Checklist of required attachments:

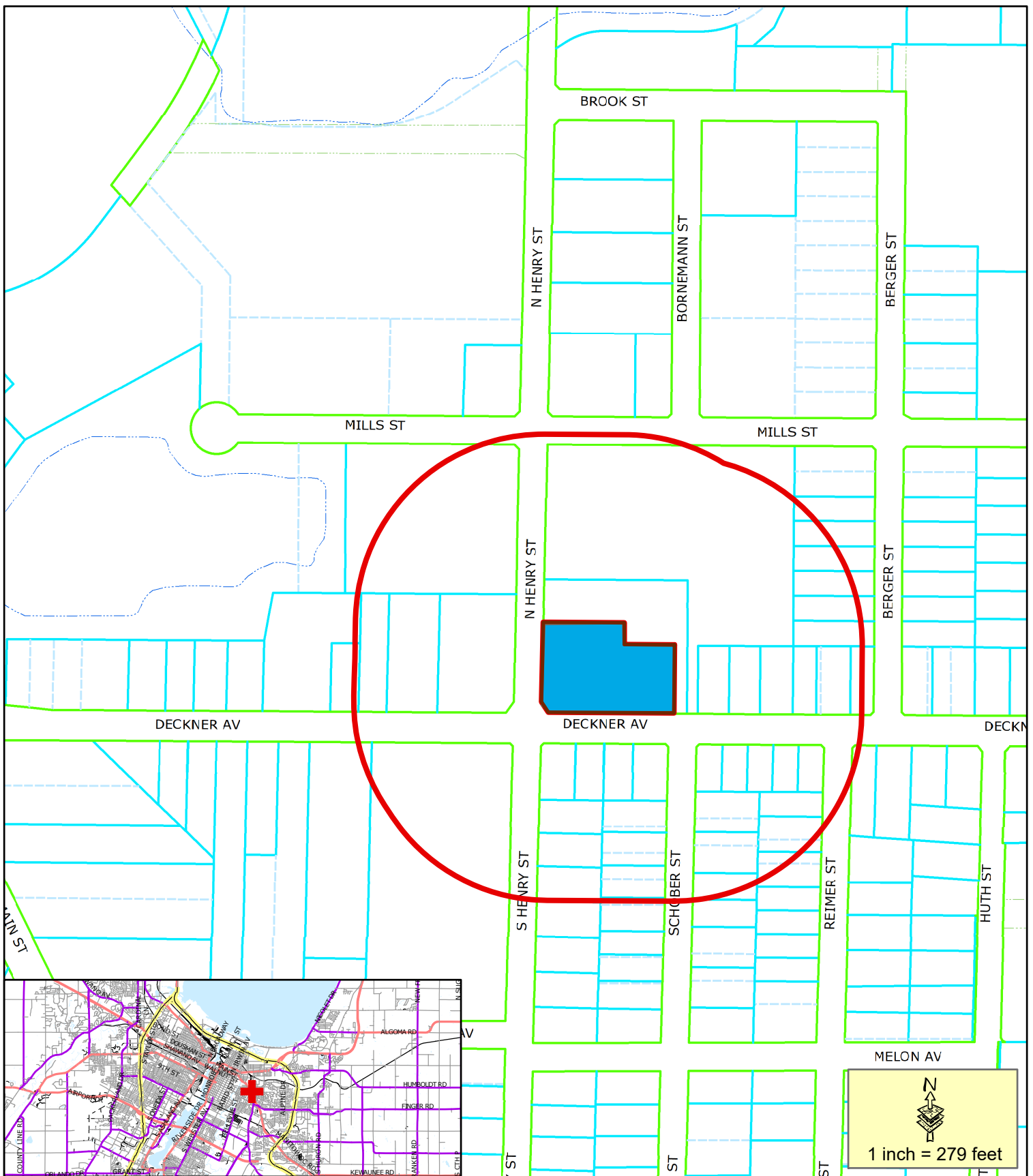
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: 2763417-20

Zoning Petition No.: _____



Proposed Conditional Use Permit

400' 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 JL

Conditional Use Permit Request (ZP 23-19)

**Request for Community Living Arrangement
Serving 9 or More Persons
1809 Deckner Avenue**

To: Green Bay Community and Economic
Development Department

May 10, 2023

RE: Mandolin Foundation's Request for Conditional Use
1809 Deckner Ave, Green Bay

The Mandolin Foundation was established on January 1, 2020, by Paula Jolly and her daughter Amanda. Amanda had struggled with opioid use disorder for ten years leading her and Paula to recognize the need for family-based recovery services for women and their children experiencing substance use disorders (SUD) in the Green Bay Area. Tragically, on February 10, 2020, Amanda died of an opioid overdose. She didn't live to see her dream come to fruition.

It is, therefore, in her name and in her honor that the Mandolin Foundation now operates Amanda's House, a sober living environment where women *and their children* dealing with SUD or mental health struggles could stay for up to two years while learning vital life skills (parenting, budgeting, etc) as well as mental health management and addiction coping skills. *(Currently there is only one other program in the state where women in recovery can live-in with their children, a practice found to have a significantly positive impact on recovery. That facility is in Milwaukee.)*

Paula and Amanda were also keen on the notion that providing a hand up is better than a hand out so it is important to note that this is not a free 'shelter'. Each tenant currently pays \$400/mo (plus \$100/child) for program fees, which includes the cost of their room, as a way to foster a true sense of investment in their recovery in a way that most closely resembles future life on their own. Details of programming offered are attached.

Amanda's House is currently operated out of a leased church property at 825 N Webster and has capacity for only 10-12 women depending upon how many have children. The Mandolin Foundation, however, has received applications from 113 women and 150 children since opening Amanda's House on March 16, 2022 so there is documented need to expand the program beyond the physical limitations of the church property. The current waitlist for an up to two year residency is at 54 women and 69 children. While they wait for their shot, most of these women are living in cars, on the street or in garages of generous souls willing to offer what little they can.

Well aware of the grave need to expand Amanda's House, the Mandolin Foundation endeavored to find a larger, more sustainable facility that would allow them to house at least 20 women and their children. To this end, we have identified the property at 1809 Deckner Ave and have been working with the current building owner to assess the feasibility of this potential move.

Deckner is a unique property in that it is 1809 and 1817 joined by a garage/office midsection. At this time, Amanda's House is looking to lease and occupy 1809 and the midsection. The long term goal of Mandolin Foundation is to eventually update and move into 1817 as well and ultimately purchase the property for long term program security.

Attached you will also find site maps of the property as well as a preliminary architectural DRAFT starting point for what we are trying to do. This last piece is being provided more for explanation of the building split than anything.

Of note as you consider this petition is one important clarification...this is NOT a *shelter*. It is an affordable housing facility focused on providing a sober living environment. (When a CUP was sought for the current property at 825 N Webster, this became a sticking point and required clarification to keep the process moving. It is our recollection that it ended up falling within the dormitory category if any of that helps.)

Thank you in advance for your time and consideration!



Mandolin Foundation, LLC

Business Plan

Paula Jolly, Founder, and Executive Director

Created on January 1, 2020

Executive Summary

Service

To provide safe, supportive transitional housing in order to rebuild families affected by substance use and mental health disorder.

Customers

The target audience for Mandolin Foundation, Inc. will be families affected by substance use and mental health challenges. The residents will be referred from a variety of community resources, including the court system, probation and parole, and treatment centers,

Future of the Company

Many people are affected by substance abuse and mental health issues in our community. The lack of transitional housing for families further hampers this vulnerable population. We believe that this population will continue to grow over the next decades.

Company Description

Mission Statement

To provide a safe, supportive living environment for women and children affected by substance use and mental health disorders.

Principal Members

Paula Jolly – Founder and CEO
Jon Jolly – Co-founder
Amanda Marcouiller – Co-founder

Legal Structure

Mandolin Foundation is a 501c3 non-profit organization in Green Bay, Wisconsin

Market Research

Industry

Mandolin Foundation runs Amanda's House. A supportive transitional living for families affected by substance use and mental health disorders. At this time, Amanda's House is the only family program in NorthEast Wisconsin. We provide support by providing a safe living environment with education, advocacy, and connection to community resources. The residents can stay up to two years while following all program rules and requirements. Requirements include a curfew, daily chores, and attending mandatory programming. There are weekly one-on-one meetings with a Peer; other programming includes parenting, budgeting, mindfulness, cooking, and nutrition.

Detailed Description of Program

Our facility is located on a bus line and is accessible to grocery stores, food pantries, employment opportunities, schools, and daycare. Many in our community struggle to regain custody of their children due to not having a safe and supported place to live. We provide a safe place for visitation even if reunification has yet to occur. Residents are screened by staff after being referred by community partners, including Treatment Courts, Probation and Parole, and Treatment Centers.

Program Advantages

The executive director has extensive experience dealing with substance abuse and mental health challenges, both in her personal and professional life. Below are some of her qualifications.

- CCAR Recovery Coach since January 2017
- Certified Peer Support Specialist since July 2019
- Ten years of personal experience as a parent of someone in substance use disorder recovery
- Associate Degree in Human Services with an AODA education certificate from NWTC December 2021

Regulations

Mandolin Foundation is a member of the Wisconsin Association of Sober Living (WASH) and is in good standing. We follow all Federal, State, and Local laws.

Service Line

Product/Service

Services Include:

- A furnished bedroom
- Weekly meeting with a peer specialist or recovery coach
- Basic hygiene items
- Access to wash and dryer
- Furnished community areas, including a playroom
- Weekly house meetings
- Follow up after discharge as needed
- Weekly life skill education
- Connection to community resources

Pricing Structure

- Adults are charged monthly program fees of \$425. Children are \$125
- At this time, there is no security deposit

Development

The company is planning to conduct the following research and development:

- Continually look to community partners for the improvement of our programming
- Attending ongoing educational opportunities
- Continuing to be an active participant in committees that affect our resident population, such as homelessness, substance use, mental health disorders

Marketing & Sales

Growth Strategy

To grow the foundation, Mandolin Foundation will continue to do the following:

- Attend pertinent County and Community Meetings
- Attend Community and State events to spread awareness
- Continue to make improvements and seek feedback from residents and community

partners



City of Green Bay Planning Department:

When we met with Jon LeRoy, he asked for more details on our operations. I have summed up our program below. I have also attached a copy of our participation contract and business plan.

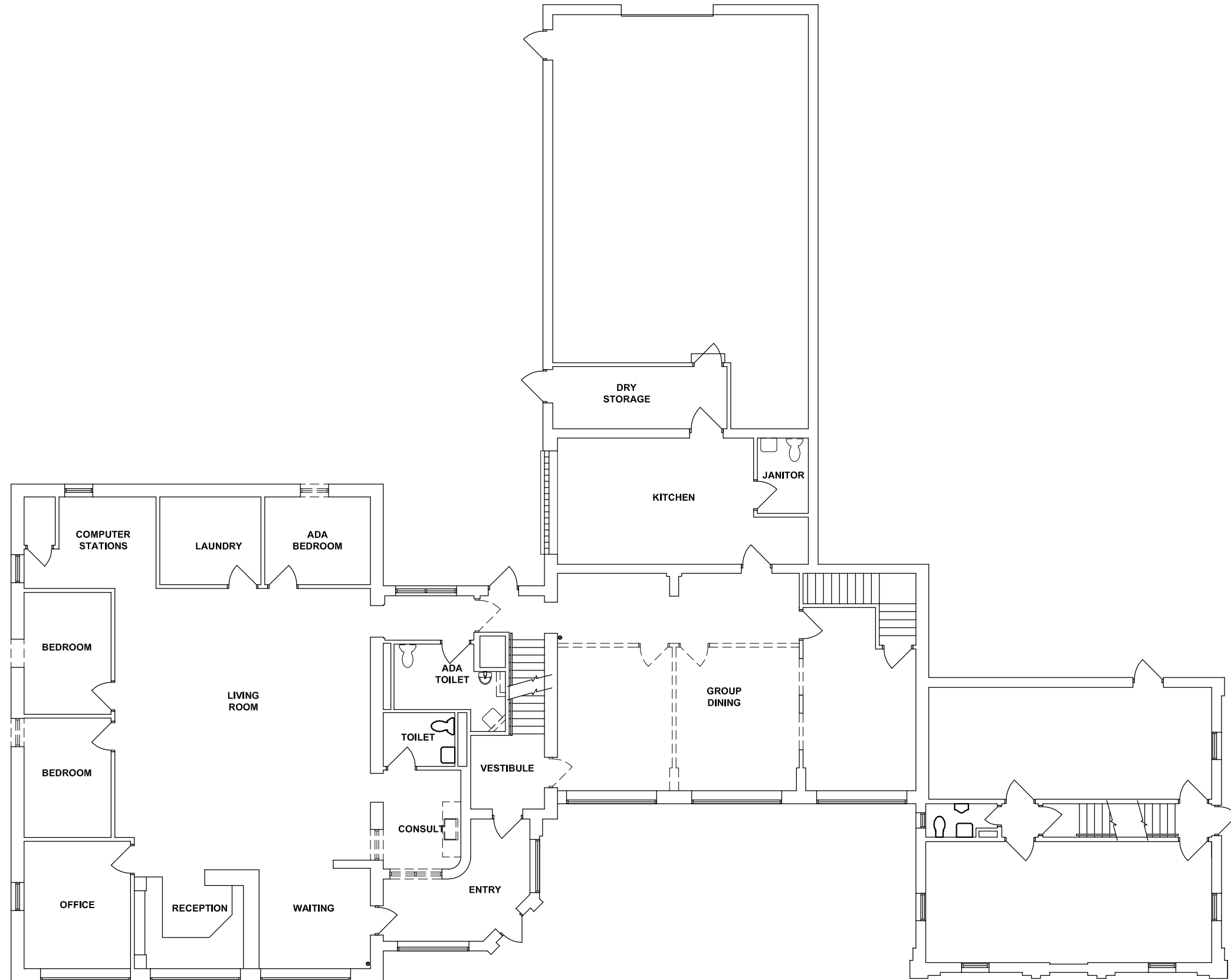
Mandolin Foundation was founded on 1/1/2020. Our mission is to provide a safe, supportive living environment for women and children affected by substance use and mental health disorders. We do this by creating a structured program that enables our residents to learn how to live in complete sobriety.

Programming includes life skill training, weekly meetings with a case manager, educational opportunities, daily chores, and paying monthly program fees. Staff support residents by upholding program rules, house meetings, peer support, weekly house meetings, connection to community resources, and coordination with treatment providers, probation, the courts, and the Department of Corrections.

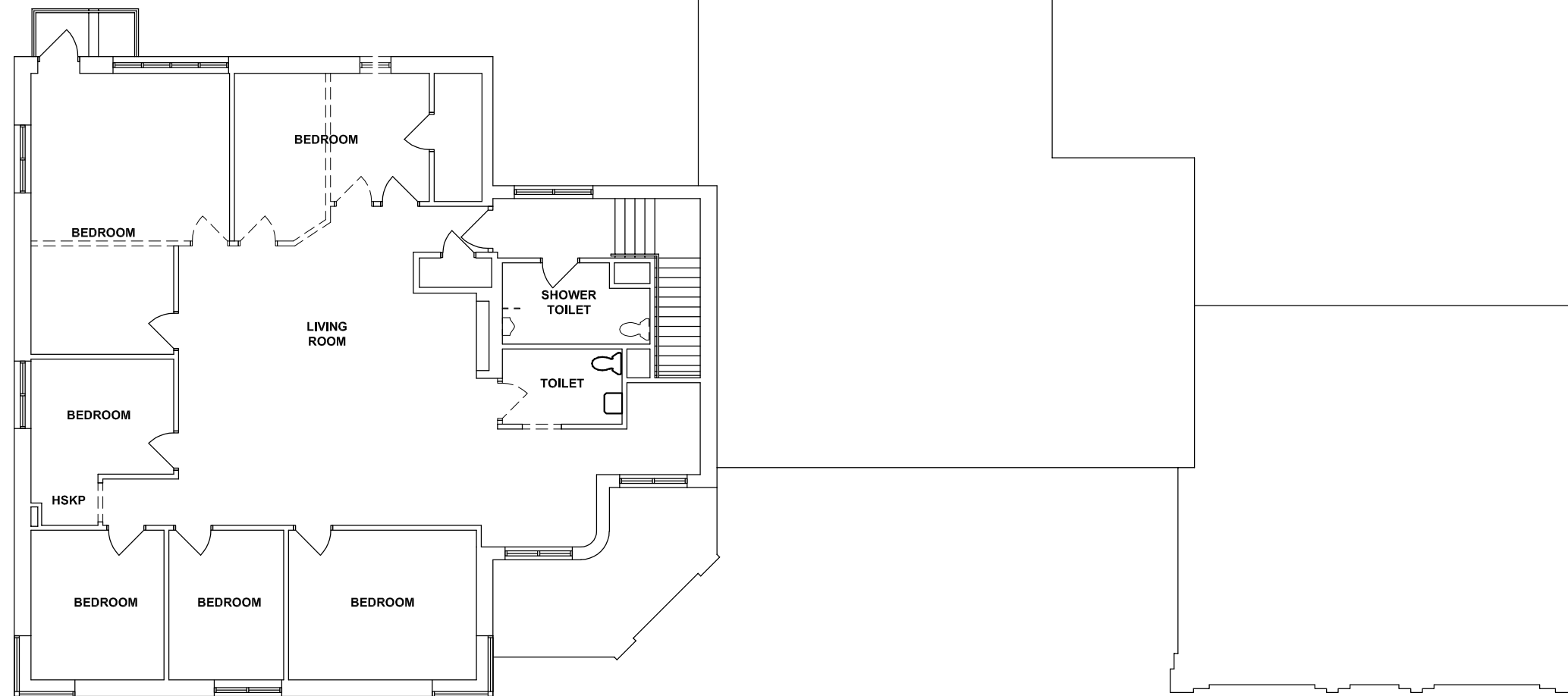
Currently, we have one staff member or volunteer for every five residents. We will continue to have this same ratio at the new location. Staff and volunteers have relevant lived experience and education. Staff and volunteers' education includes human services, substance use counselors, peer specialists, and recovery coaches. Their lived experience includes their own or a family member's substance use and mental health disorders. This education and lived experience allow staff to empathize with and support the residents and their challenges. The Executive Director has experience as a parent of a child who struggled with substance use and mental health disorders. She also has work experience as a sober living house manager and has a degree in Human Services with an AODA education certificate.

We have thirteen months of data to give a snapshot of our residents. Since we opened on 3/16/2022, we have received one hundred eighty-four applications. We have thirty-five adult residents and eight children. The average length of stay is ninety-six days, with sixty percent that were able to start reunification with their children and find employment. Less than twenty-five percent of residents have a car parked on the property. If they do have a car, they need to have a valid license and show proof of registration and car insurance.

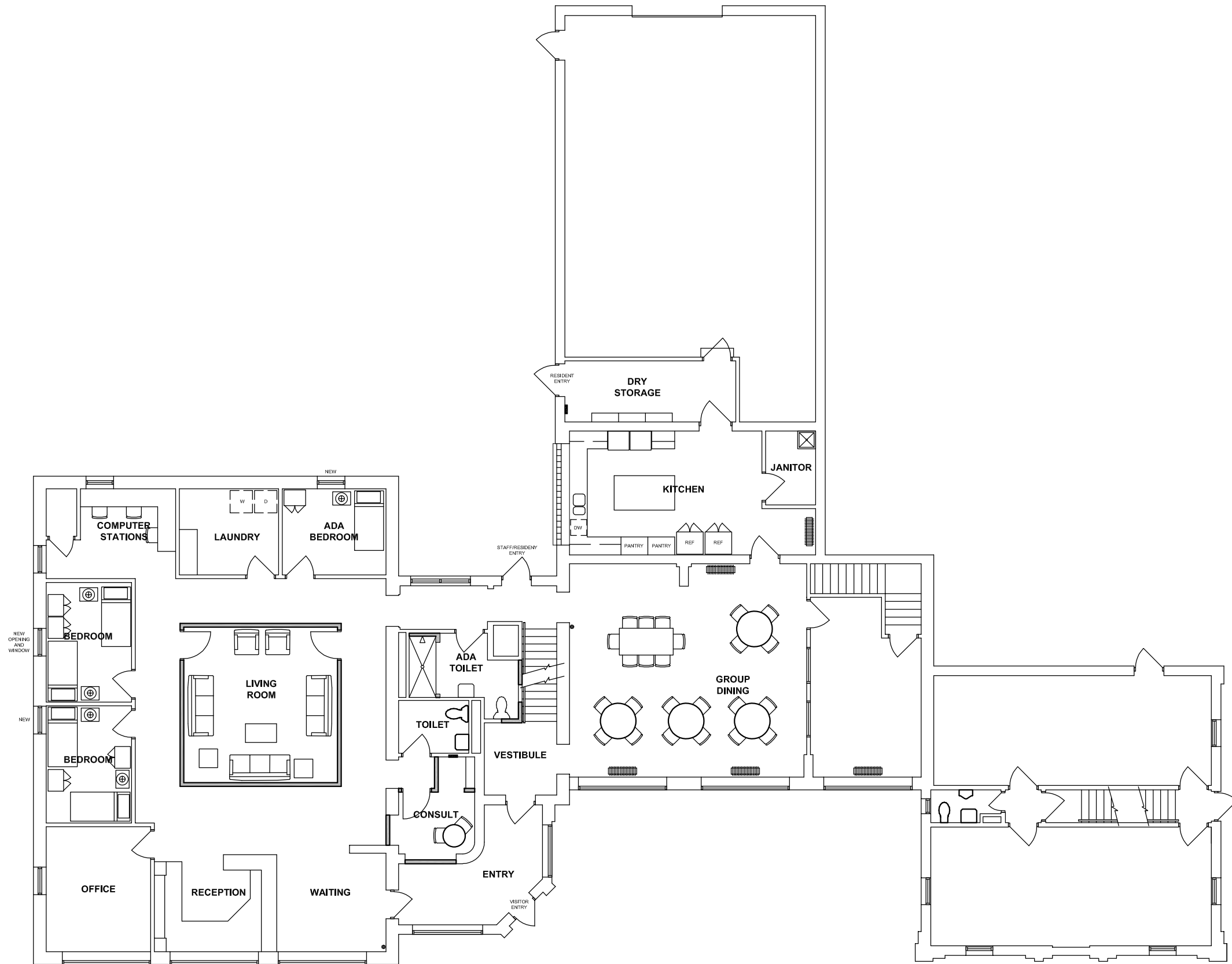
Please feel free to reach out to Paula Jolly at 920-737-1884 or mandolinfoundation@gmail.com. Thank you for your time and consideration.



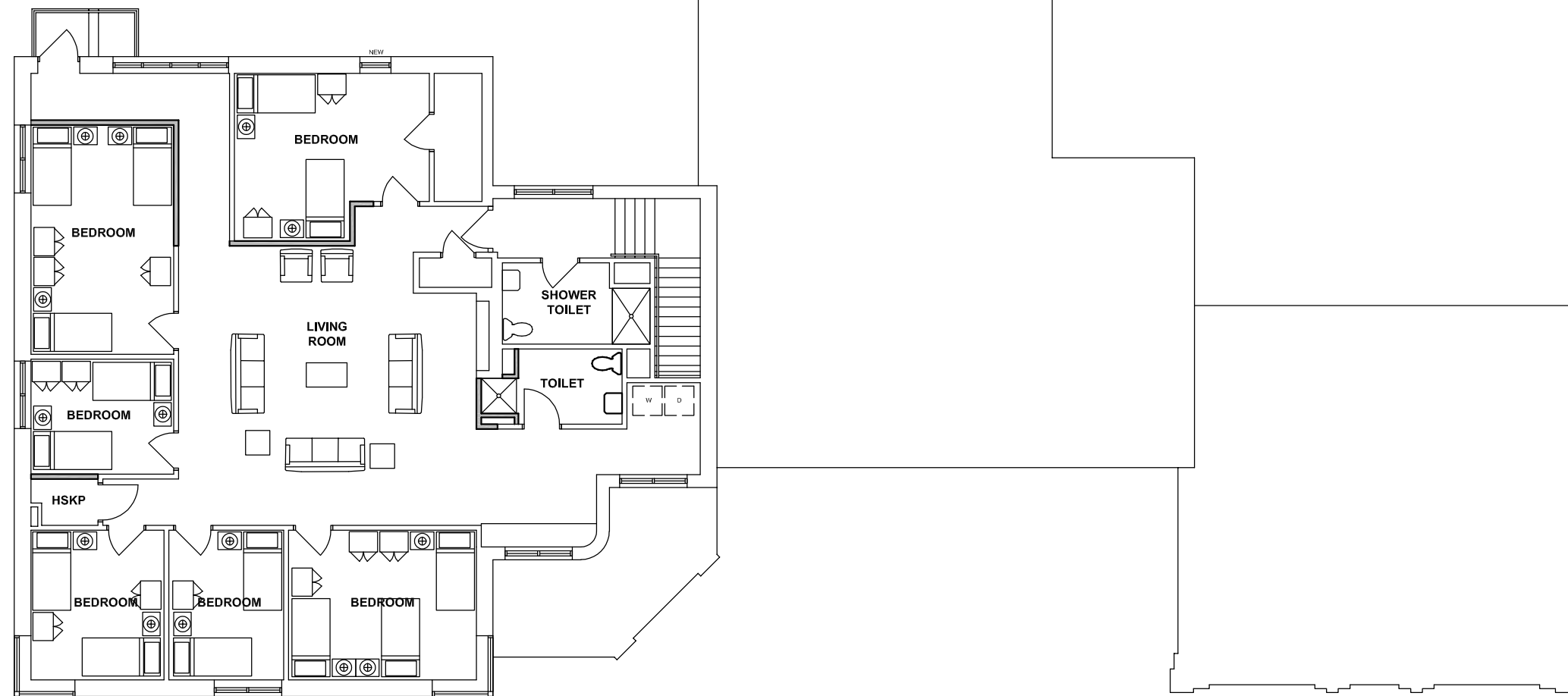
DEMOLITION FIRST FLOOR PLAN
MANDOLINE FOUNDATION NEW LOCATION
1809 Deckner Avenue, Green Bay, WI



DEMOLITION SECOND FLOOR PLAN
MANDOLINE FOUNDATION NEW LOCATION
1809 Deckner Avenue, Green Bay, WI



RENOVATED FIRST FLOOR PLAN
MANDOLINE FOUNDATION NEW LOCATION
1809 Deckner Avenue, Green Bay, WI



RENOVATED SECOND FLOOR PLAN
MANDOLINE FOUNDATION NEW LOCATION
 1809 Deckner Avenue, Green Bay, WI

Resident Participation Contract

This contract is entered between myself and Mandolin Foundation.

The Mandolin Foundation is a *voluntary* transitional living program for women and children. We shall provide the support services you receive to help you attain your goals in establishing stability for you and your child(ren). Staff will meet to discuss your compliance with the mandatory requirements and determine continuation in the program. If it is determined that you still need to complete the required program requirements and are not actively working on **your** established goals, staff may decide to exit you from the program.

Confidentiality

Your personal information about the program is confidential and will not be released without permission. The only exception is under the *mandated reporter exception* listed below. If the Mandolin Foundation discovers that the confidentiality of another resident is compromised, there will be an immediate meeting between staff, the other resident, and yourself. **The breaking of privacy on social media could be grounds for termination.**

As a resident of the Mandolin Foundation program, you are entitled to the confidentiality of your identity. This means that what you share with staff will only be shared with others if you provide written permission or if what is shared falls under the *mandated reporter exception* listed below.

Exception

Mandolin Foundation is a mandatory reporter and is legally obligated to notify authorities of any illegal activity, suspected child abuse, or neglect, including physical abuse of a child, sexual abuse of a child, neglect of a child, physical threats by you toward another person, or threats to harm yourself.

Your Responsibilities and Required Program Activities

-Case Management/Recovery Coaching. You must attend all meetings as described in the Readiness to Change document.

- Random drug and alcohol testing. I reside in a drug and alcohol-free program and must abide by all house rules and regulations. I am fully aware that if I bring drugs, alcohol, weapons, or other contraband onto the property, it could be grounds for immediate termination from the program. I also know that The police can bring in a drug dog for any search.

- Mandatory Programming Requirement. You must attend all mandatory programming described in the Readiness to Change document.

- Job Search. If you are not currently employed at least 20 hours a week, you will be involved in an active job search, volunteer, or be referred to the W2 program for employment training.

- Educational Requirements. You must attend GEO tutoring if you have not received your high school diploma or GED. Post-secondary school can take the place of employment if you are enrolled full-time.

- Background Checks. A background check is completed on any person before staying at or visiting the Mandolin Foundation program. In addition, staff will do background checks randomly during your stay.

- Visitors. Any significant person over the age of 18 will need to have a background check and prior approval. Visitors must provide a picture ID so staff can complete the check. See the team for the visitor's form.

Resident Participation Contract

- Random Search. I am aware and understand that while I am a resident or have property on the property of the Mandolin Foundation program, they are subject to random searches. Therefore, I permit my room, vehicle, and other personal items on Mandolin Foundation property to be searched by Mandolin Foundation Staff, Green Bay Police Department, Brown County Sheriff's Department, and other reasonable law enforcement agencies.

- Discharge Procedure. Participation in the Mandolin Foundation program is *voluntary*. If you decide this program is not a good fit for you or your family, you may schedule a discharge appointment with the staff. If you are not following the rules or working toward your goals, staff may discharge you from the program. **Not returning to the Mandolin Foundation program by your curfew can result in an immediate discharge.** Please notify the team if you will be late **and** bring proof of why. Example: copy of your punch card, a letter from your boss, hospital discharge paperwork.

- I understand that if I engage in any illegal activities, on or off Mandolin Foundation property, or am charged with a violent or drug-related crime in this program, I could be immediately terminated.

- I understand that stealing food or other personal property can result in consequences and program termination.

- **I understand that I must always keep my eyes on my children.** If I need staff to watch my child, I will ask staff to do so.

- With staff approval, children 12 years and over will be allowed in the house without their mothers for **up to four hours**. This exception does **not** include overnight hours.

- I understand that this program is a community living program, and I must immediately clean up after myself and my children. Therefore, I will do assigned chores daily and monthly.

- I understand I am only allowed a 7-day supply of my medications, except for specific medicines that could be misused. If I am prescribed drugs that have the potential to be misused* I will only have one day's supply in my lockbox; the rest will be locked in the safe. I am responsible for getting my medications from staff before they leave for the day. I will not ask the team to return to the house so that I can retrieve my medications.

- I understand I am expected to be a good neighbor, respecting other residents and neighbors. So therefore, I will pick up trash, help others, only sit in the parking lot for 5 minutes, help with chores, and keep my noise level down to keep quiet.

- I understand I will only have a little storage space for my personal property. I can provide my **covered** plastic or rubber bins for my property and lock them in the garage. I will give staff adequate notice if I need to retrieve my items. I acknowledge that the team has the right to ask me to clean, organize and keep my personal belongings within a specific area.

- I understand that if I do not pay monthly program fees by the 3rd day of the month, I will be considered as not following program guidelines and will be subject to consequences and program termination. **I also understand that program fees are not refundable.**

Resident Participation Contract

Emergency Procedures

- I will be responsible for understanding the emergency procedures, including fire escape exits, tornado-safe areas, and the location of Narcan.
- I will follow the hazardous material policy if there are dangerous materials, such as bodily fluids or chemicals.
- I acknowledge that I cannot bring weapons, medications not prescribed, illegal drugs, Delta 8/10, or other mind-altering substances onto Mandolin Foundation Property. This is a partial list, and staff may add to the list at any time.

I acknowledge that I have received and understand the Mandolin Foundation resident participation contract and can request copies of the forms I have signed. I also know that this is a voluntary program. However, to remain in the program, I need to follow these contract guidelines, work on mutually established goals, and participate in all required program activities to stay in the program.

By signing the contract, I agree to comply with the abovementioned terms.

Resident Signature: _____ Date: _____

Staff Signature: _____ Date: _____



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.8

(ZP 23-20) Public hearing on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (R1) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.9

(ZP 23-20) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 1600 Dousman Street for the addition of a second accessory garage exceeding 150 square feet in a Low-Density Residential (R1) zoning district, submitted by Michelle and Patrick Skrobel, property owners (Ald. M. Steuer, District 10).

BACKGROUND

Primary Address: 1600 Dousman Street

Aldersperson /District: Alder. Steuer / District 10

Reason for Request: The proposed CUP would allow for a second accessory garage exceeding 150 square feet.

Surrounding Zoning and Land Uses:

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

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

SOUTH: Public Property/Institutional (PI); Park

EAST: Low Density Residential (R1); Single-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: Michelle and Patrick Skrobel, property owners, are requesting to add a second accessory garage exceeding 150 square feet to their property. The Skrobel's currently have a 336 square foot, one-stall detached garage on their property. They would like to add a two-stall, detached garage alongside the existing garage. The code allows the first accessory structure to be a maximum of 1000 sq ft (pending site conditions) with a second accessory structure to be a maximum of 150 sq ft. For zoning purposes, the new garage would be treated as the first accessory structure and the existing garage would be treated as the second accessory structure. Since the existing garage is 336 square feet, it exceeds the maximum size of 150 square feet.

Article VI Residential Districts, Division 2 Accessory Uses and Structures Section 44-590(c)(2) states, "The maximum size may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied." To ensure that lot coverage requirements are met, the applicants purchased the adjoining vacant lot.

The existing garage was built in the 1950's and is in good condition. Since the structure is in good condition, the applicants would prefer not to remove it but rather repurpose it into a hobby shop/patio area. The new

garage would be alongside the existing garage and the driveway to the new structure would branch off from the existing driveway. This will improve off-street parking as on-street parking on this road has been an issue for the applicant.

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.

The staff believe that allowing a second accessory garage over 150 square feet (336 square feet) is acceptable since the lot can support the request and it meets the standards for CUP approval. Furthermore, the overall square footage of the accessory structures shall be subordinate in area to the principal structure per Sec. 44-414(3) of the zoning code. This means that even though the second accessory garage is larger than 150 square feet, the square footage of that structure (336 square feet) will be deducted from the potential square footage of the new garage so that the combination of these two structures is less than the square footage of the home. Ald. Steuer and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

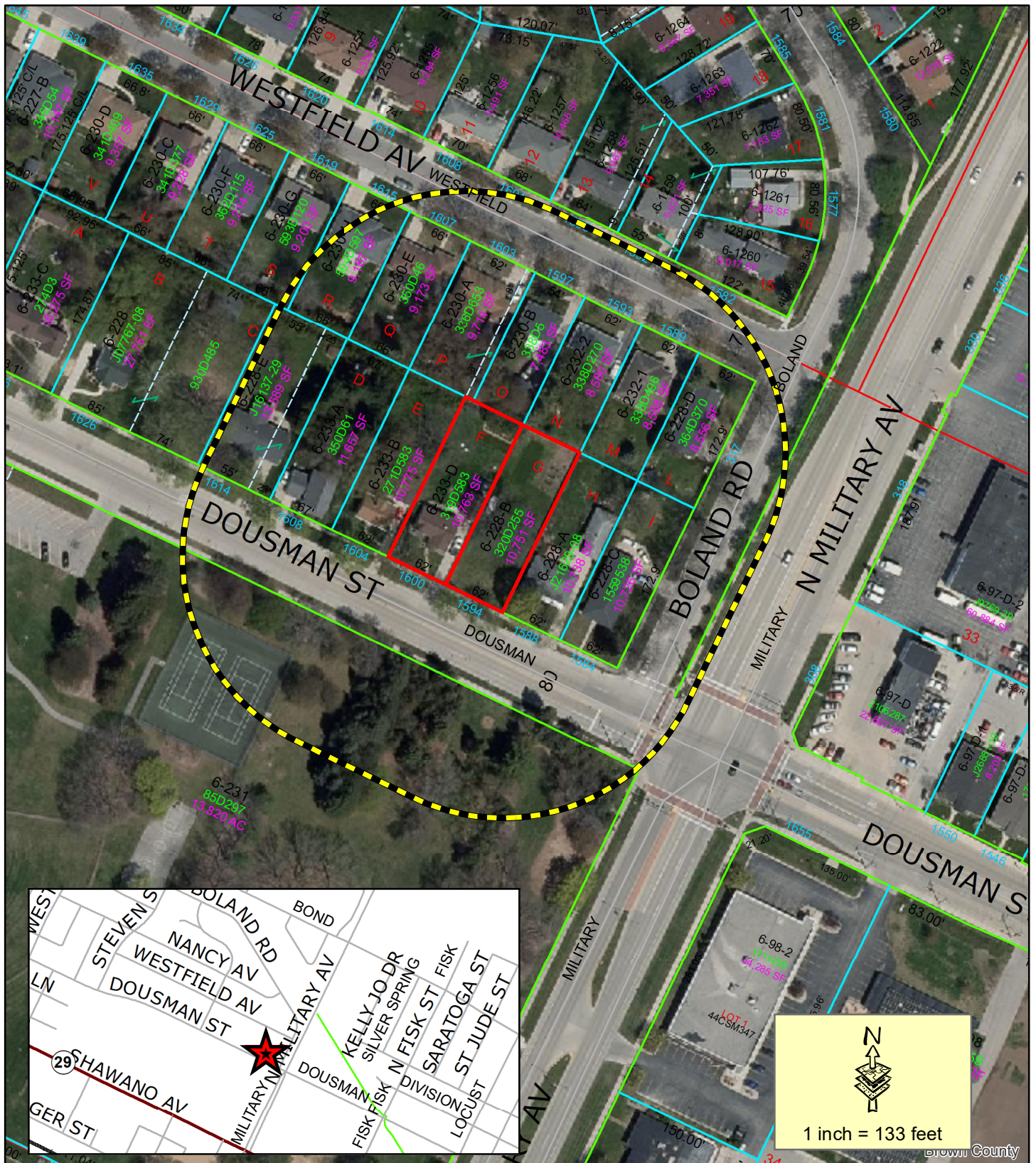
Approval of the request, subject to:

- 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 23-20 Location Map
2. ZP 23-20 Application
3. ZP 23-20 Written Narrative
4. ZP 23-20 Photo
5. 23-20 Concept Site Plan



- 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 23-20) Proposed Conditional Use Permit (CUP) at 1600 Dousman 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: 1600 Dousman St.
Parcel Number(s): 6-233-D + 6-228-B
Petitioner(s): Pat and Michelle Skrobel Date: 5-17-23
Email: mseitzer73@gmail.com Phone Number: 920-634-9631
Address: 1600 Dousman St. City: Green Bay State: WI Zip: 54303
Property Owner: Pat and Michelle Skrobel Phone Number: 920-634-9631

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, Michelle Skrobel, 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: _____ Date: 5-17-23

Petitioner Signature(s): Michelle Skrobel Pat Skrobel

Checklist of required attachments:

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

For office use only:

Review Fee: \$280 375 Receipt No.: 2763433-18

Zoning Petition No.: ZP 23-20

To whom it may concern,

We are looking to build a second garage at our home at 1600 Dousman St. The current garage is roughly 300 square feet and in excellent shape so we would like to keep it. It was built when the home was built in the 50's and is going to be used for a hobby shop / patio area.

The new garage will be placed alongside the current garage. The set backs allow it for the size of our lot. The materials used will be similar to the existing garage and home. This will keep it compatible with the neighboring properties. We would like to build a standard 2 stall garage up to 1000 square feet which meets the building codes.

The current garage does not support the size of today's vehicles. There is a single driveway leading to it currently. We would like to add a driveway to the new garage coming off of the current driveway. This will provide adequate parking as well. Our street gets very busy especially during peak traffic times due to the increase in population and the 3 hospitals in our area. We can park on the city street, but we have had an incident where my son's truck was rear ended last year when it was parked in front of our home.

Thank you,

Patrick and Michelle Skrobek

1600 Dousman Street





Part of Brown County WI

Map printed on 5/2/2023

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level



Parcel ownership key



Parcel Boundary



Condominium



Gap or Overlap

"hooks" indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

Concept s.t.e plan

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



(920) 448-6480

www.browncountywi.gov



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.10

Consideration with possible action on request from Alder Grant to amend the R1 Zoning single family home definition of unrelated and family adult limitations to limit define family as ___ and limit the number of unrelated adults to ___.

BACKGROUND

RECOMMENDATION

Refer to staff.

FISCAL IMPACT

ATTACHMENTS

- I. 2023-05-23 Dist I to Plan_Family Definition

From: noreply@civicplus.com
To: [Celestine Jeffreys](#); [Eric Genrich](#)
Subject: Online Form Submittal: Alders' Petitions and Communications
Date: Monday, May 22, 2023 12:47:22 PM

Alders' Petitions and Communications

Name	Jennifer Grant
Committee Name	Plan Commission
Text of Communication	Consideration with possible action to amend the R1 Zoning single family home definition of unrelated and family adult limitations to limit define family as____ and limit the number of unrelated adults to____.

Email not displaying correctly? [View it in your browser.](#)



Report to the Green Bay Plan Commission

MEETING DATE

June 12, 2023

PREPARED BY

AGENDA ITEM # E.11

Consideration with possible action on request from Alder Steuer to look at zoning along Velp Avenue to coincide with the Velp Avenue Plan.

BACKGROUND

RECOMMENDATION

Refer to staff.

FISCAL IMPACT

ATTACHMENTS

- I. Communication from Ald. Steuer

Lisa Bergelin

From: Jaime Fuge
Sent: Thursday, June 8, 2023 4:38 PM
To: Megan Hein; Neil Stechschulte; Lisa Bergelin
Cc: District Ten; Celestine Jeffreys
Subject: FW: Online Form Submittal: Alders' Petitions and Communications

Good Afternoon,

Please see the below communication for Plan Commission.

Thank you,

Jaime Fuge
Deputy City Clerk
Clerk's Office
920.448.3010
greenbaywi.gov/Clerk

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, June 8, 2023 4:26 PM
To: Celestine Jeffreys <Celestine.Jeffreys@greenbaywi.gov>; Eric Genrich <Eric.Genrich@greenbaywi.gov>; Jaime Fuge <Jaime.Fuge@greenbaywi.gov>; Amaad Rivera <Amaad.Rivera@greenbaywi.gov>
Subject: Online Form Submittal: Alders' Petitions and Communications

Alders' Petitions and Communications

Name	Mark Steuer
Committee Name	Plan Commission
Text of Communication	To look at zoning along Velp Avenue to coincide with the Velp Avenue Plan

Email not displaying correctly? [View it in your browser.](#)