



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 24, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

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 July 24, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the June 12, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (VR 23-03) Consideration with possible action on the request to deviate from Section 44-557(7) of the Green Bay Municipal Code for the creation of two flag lots, submitted by Brown County on behalf of Brown County and Wisconsin Public Service, property owners. (Ald. Scannell, District 7 and Ald. Steuer, District 10).

2. (ZP 23-22) Public Hearing on the request for a Planned Unit Development (PUD) at 436 South Monroe Avenue for the development of a mixed-use project, submitted by Dajuan Cherry, on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
3. (ZP 23-22) Consideration with possible action on the request for a Planned Unit Development (PUD) at 436 South Monroe Avenue for the development of mixed-use project, submitted by Dajuan Cherry, on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
4. (ZP 23-23) Public hearing on a request for a Conditional Use Permit (CUP) at 310 Van Caster Drive to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by Radue Homes, Inc on behalf of Kristian and Elizabeth Pearson, property owners (Ald. J. Grant, District 1).
5. (ZP 23-23) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 310 Van Caster Drive to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by Radue Homes, Inc on behalf of Kristian and Elizabeth Pearson, property owners (Ald. J. Grant, District 1).
6. (ZP 23-24) Public hearing on the request to rezone the 203-225 S Monroe Street (East Side of Block) and 620-628 Doty Street (South Side of Block) from Office Residential (OR) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community and Economic Development, petitioner and Gage Williamson, Skinny Buddha Tattoo LLC, Green Bay Area Public Schools, Ruesch Properties LLC, and Monroe Central LLC, property owners. (Ald. R. Scannell, District 7)
7. (ZP 23-24) Consideration with possible action on the request to rezone the 203-225 S Monroe Street (East Side of Block) and 620-628 Doty Street (South Side of Block) from Office Residential (OR) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community and Economic Development, petitioner and Gage Williamson, Skinny Buddha Tattoo LLC, Green Bay Area Public Schools, Ruesch Properties LLC, and Monroe Central LLC, property owners. (Ald. R. Scannell, District 7).
8. (ZP 23-25) Public Hearing on the request by Basudev Adhikari of Green Bay Area Business Development LLC, applicant, Green Bay Retail Center, LLC, property owner for a Conditional Use Permit to allow a convenience store and fueling/gas/service station use within Downtown (DI) district at 201 N Monroe Avenue. (Ald. R. Scannell, District 7).
9. (ZP 23-25) Consideration with possible action on a request by Basudev Adhikari of Green Bay Area Business Development LLC, applicant, Green Bay Retail Center, LLC, property owner for a Conditional Use Permit to allow a convenience store and fueling/gas/service station use within a Downtown (DI) district at 201 N Monroe Avenue. (Ald. R. Scannell, District 7).
10. (ZP 23-27) Public hearing on a request for a Conditional Use Permit (CUP) at 3102 S Sandstone Court to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted NxGen Investments, property owners (Ald. J. Brunette, District 12).
11. (ZP 23-27) Consideration with possible action on the request for a Conditional Use Permit

(CUP) at 3102 S Sandstone Court to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by NxGen Investments, property owners (Ald. J. Brunette, District 12).

12. (OMA 23-01) Consideration with possible action on a request to amend the City's Official Map by removing multiple roadways and adding an extension of Hinkle Street running from West Mason Street south to Hobart Drive, submitted by GB HMC West Mason LLC, property owner (Ald. Eck, District 11).
13. (SV 23-02) Consideration with possible action on the request to vacate an unbuilt Bellwood Lane/Springdale Lane/Meadowbrook Drive public right of way located East of Hobart Drive as well as two unbuilt and unnamed portions of right-of-way adjacent to and east of Parcel 6H-1110-21 and 6H-1110-4-G, submitted by GB HMC West Mason LLC, property owner (Ald. Eck, District 11).
14. Ald. Grant Communication: Consideration with possible action 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 _____.

F. Informational.

1. 2850 Humboldt Road- Withdrawn
2. 1131 Shadow Avenue -Withdrawn
3. Director's Report.
4. Date of next meeting: August 14, 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.