



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.



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.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).

BACKGROUND

Reason for Request: The proposed subdivision variance will permit two flag lots as part of the expansion of the Port of Green Bay.

Surrounding Zoning and Land Uses:

SUBJECT: General Industrial (GI)

NORTH: N/A - Bay of Green Bay

SOUTH: General Industrial (GI) - Industrial

EAST: N/A - Bay of Green Bay/Fox River

WEST: General Industrial (GI) - Industrial

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends General Industry Uses.

Report: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below.

Section 36-125 of the Subdivision and Platting Ordinance dictates when the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons which, in the opinion of the Council, justified the modification.

The subject property and surrounding lands were subdivided in January 2022. At that time, city staff allowed Lots 2 and 3 of CSM 9421 to be created. Neither lot should have been allowed because Lot 2 is a flag lot and Lot 3 has no street frontage. In May 2023, Brown County and Wisconsin Public Service submitted a

new CSM for this area. Since a new Certified Survey Map (CSM) has been submitted, the lots on the CSM must be in conformance with the city code.

Section 36-457(7) of the City of Green Bay Municipal Code states, "Lots of varying width shall be divided with more than 50 percent of their maximum width measured as public street frontage, excluding those divided on cul-de-sacs." Proposed Lot 2 has 227' of street frontage but the lot width is 1522.49'. Proposed Lot 3 has 437.38' of street frontage but the lot width is 1713.04'. The street frontage for both lots is less than 50% of the lot's width. Since proposed Lots 2 and 3 do not comply with this standard, a land division variance is needed to allow the creation of the CSM.

The subject properties are located adjacent to the Bay of Green Bay, the Fox River and are in an industrial area. Blysby Avenue terminates at Hurlbut Street, leaving these large, wide lots with little opportunity to have the necessary street frontage. The physical features of the site and its location make the street frontage requirement difficult to obtain.

Currently, Lot 2 exists as a flag lot and Lot 3 exists as a lot with no street frontage. The proposed CSM would provide street frontage for Lot 3. The functionality of that street frontage for access to Lot 3 is limited due to the boat slip. According to Brown County, the plan is to eventually fill in that boat slip to allow for expanded development of the site. The city code does not require that access to a parcel must come from the street frontage. Per an existing easement agreement (Doc. 2991624), access to Lot 3 will come through Lot 2. Furthermore, Lot 3 follows the railroad tracks and Outlot 1 will be sold to the property owner to the south (GLCC Properties) and combined with their other parcels by another Certified Survey Map. The proposed CSM does attempt to provide street frontage, which is an improvement from its current configuration.

Due to the industrial nature of the site, deviating from the street frontage requirements would not be detrimental to the public interest and is in keeping with the general spirit and intent of the ordinance. The industrial use of the property has no impact on neighborhoods.

Filing and recording of the CSM will not be waived. The owners must record the CSM with the Brown County Register of Deeds after the City of Green Bay approves the CSM.

Staff believes the subdivision variance is justified as noted above. This application meets the hardship requirements provided in 36-125, specifically based on the industrial use of the properties, the location of the parcels adjacent to the Bay of Green Bay and Fox River, and improvement to the existing lot configurations.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. VR 23-03 Location Map
2. VR 23-03 Narrative
3. VR 23-03 Pulliam Site CSM Variance Justifications Final - June 21, 2023
4. VR 23-03 Pulliam CSM_Revised_6-15-2023
5. January 2022 CSM 9421 Cover Sheet



Proposed Variance

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.

Land Division Variance (VR 23-03) at 0 Blysby Avenue



Project Narrative

The primary purpose of the project is to grow the Port of Green Bay by allowing existing port businesses to expand their operations at the former Pulliam site and by adding new port tenants at the site.

The expansion of an existing port business will be facilitated by selling proposed Outlot 1 to GLC Minerals after the CSM is approved and recorded. The addition of new port tenants will be facilitated by preparing proposed Lot 3 to accommodate one or more port-related uses that are permissible within the City of Green Bay's Zoning Ordinance.

Proposed Lot 2 is a slight (0.91 acre) revision to the lot created by CSM 9421 that was recorded with the Brown County Register of Deeds on January 3, 2022. Proposed Lot 2 will continue to be owned and used by Wisconsin Public Service (WPS).

Conditional Preliminary CSM Approval for 0 Bylsby Avenue in the City of Green Bay
Variance Justifications for Lots 2 and 3

Lot 2

Lot 2 does not satisfy Section 36-457(7) of the City of Green Bay Subdivision Ordinance because the lot's public street frontage is less than 50 percent of its maximum width. However, the applicant believes the requested variance satisfies the variance approval criteria in Sec. 36-125 for the following reasons:

- **The modification is due to physical features of the site or its location.**

Lot 2's only available public street frontage is Bylsby Avenue south of Hurlbut Street because of the lot's proximity to the Bay of Green Bay and Fox River, and there is not enough street frontage available to satisfy the 50 percent maximum width requirement for a lot of this size and shape.

- **The modification is the least deviation from this chapter which will mitigate the hardship.**

Lot 2 has adequate street frontage to allow the existing uses to continue and to retain the ability to be developed with additional uses permissible within the City of Green Bay's Zoning Ordinance. Lot 2 will also not create any new or expanded nonconformities.

- **The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this chapter.**

The current land uses on Lot 2 conform with the parcel's zoning designation, and any additional uses proposed for Lot 2 in the future will be uses permissible within the City of Green Bay's Zoning Ordinance. Lot 2 will also not create any new or expanded nonconformities.

Lot 2 as proposed in the CSM is nearly identical to the lot that was approved by the City of Green Bay in CSM 9421 and recorded with the Brown County Register of Deeds on January 3, 2022.

- **Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.**

N/A

- **The requirement of filing and recording the plat or survey shall not be waived.**

The applicants are not requesting a waiver. The CSM will be recorded after it is approved by the city.

Lot 3

Lot 3 does not satisfy Section 36-457(7) of the City of Green Bay Subdivision Ordinance because the lot's public street frontage is less than 50 percent of its maximum width. However, the applicant believes the requested variance satisfies the variance approval criteria in Sec. 36-125 for the following reasons:

- **The modification is due to physical features of the site or its location.**

Lot 3's only available public street frontage is Bylsby Avenue south of Hurlbut Street because of the lot's proximity to the Bay of Green Bay and Fox River, and there is not enough street frontage available to satisfy the 50 percent maximum width requirement for a lot of this size and shape.

- **The modification is the least deviation from this chapter which will mitigate the hardship.**

Lot 3 has adequate street frontage to allow the existing uses to continue and to retain the ability to be developed with additional uses permissible within the City of Green Bay's Zoning Ordinance. Lot 3 will also not create any new or expanded nonconformities.

The minimum width and design of Lot 3's connection to Bylsby Avenue (60 feet) was determined through consultation with City of Green Bay Community and Economic Development Department staff in December of 2022. According to city staff, the width of this connection should be at least 60 feet to allow a public street to be built if this is desired in the future. City staff also indicated that this connection should be established as a right-of-way instead of as an easement.

The location and configuration of Lot 3 as proposed in the CSM are similar to the lot that was approved by the City of Green Bay in CSM 9421 and recorded with the Brown County Register of Deeds on January 3, 2022.

- **The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this chapter.**

Any uses proposed for Lot 3 in the future will be uses permissible within the City of Green Bay's Zoning Ordinance. Lot 3 will also not create any new or expanded nonconformities.

- **Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.**

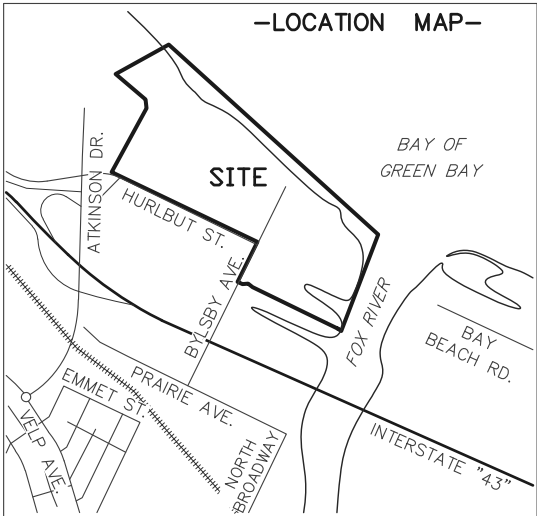
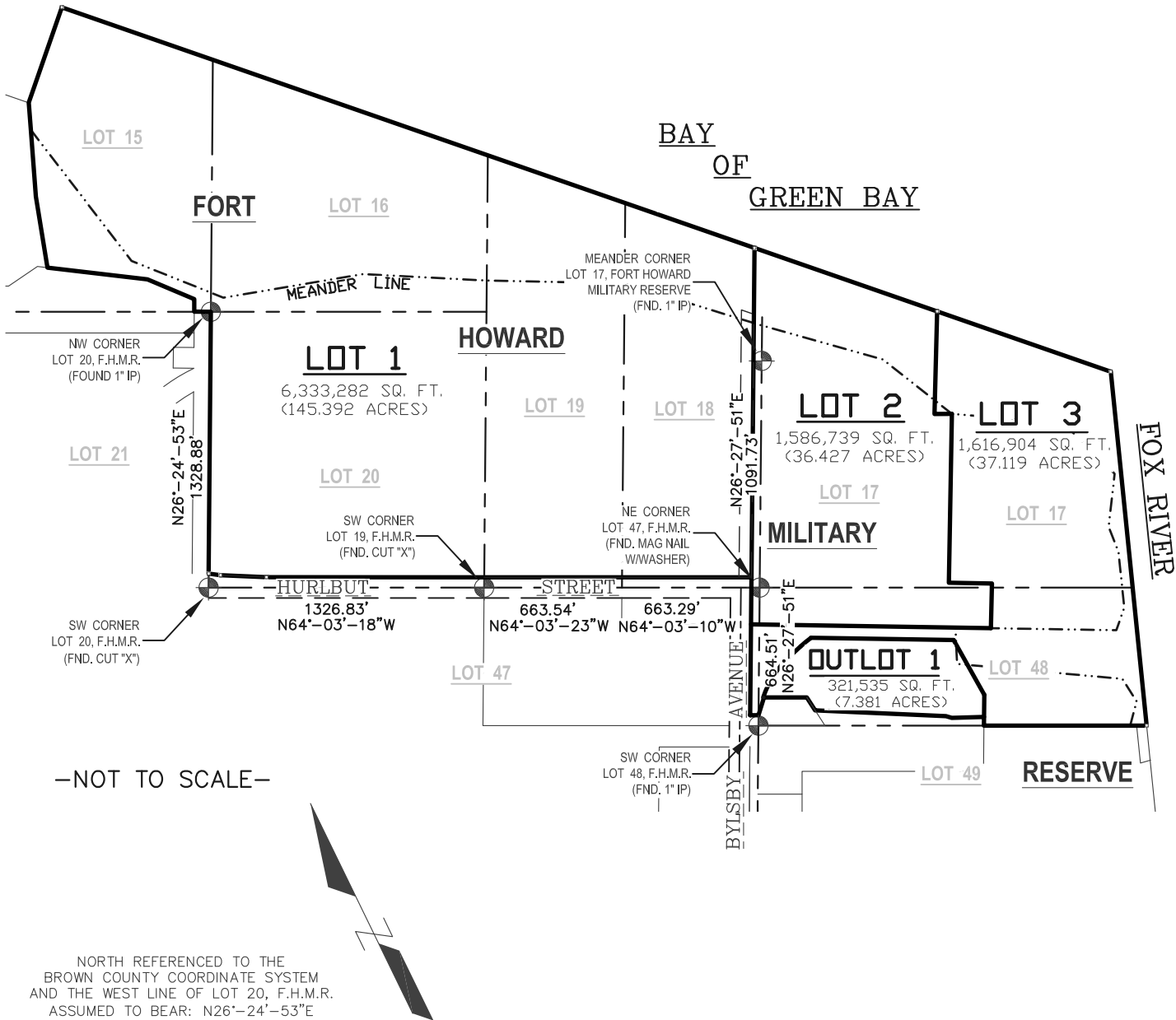
N/A

- **The requirement of filing and recording the plat or survey shall not be waived.**

The applicants are not requesting a waiver. The CSM will be recorded after it is approved by the city.

CERTIFIED SURVEY MAP

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LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



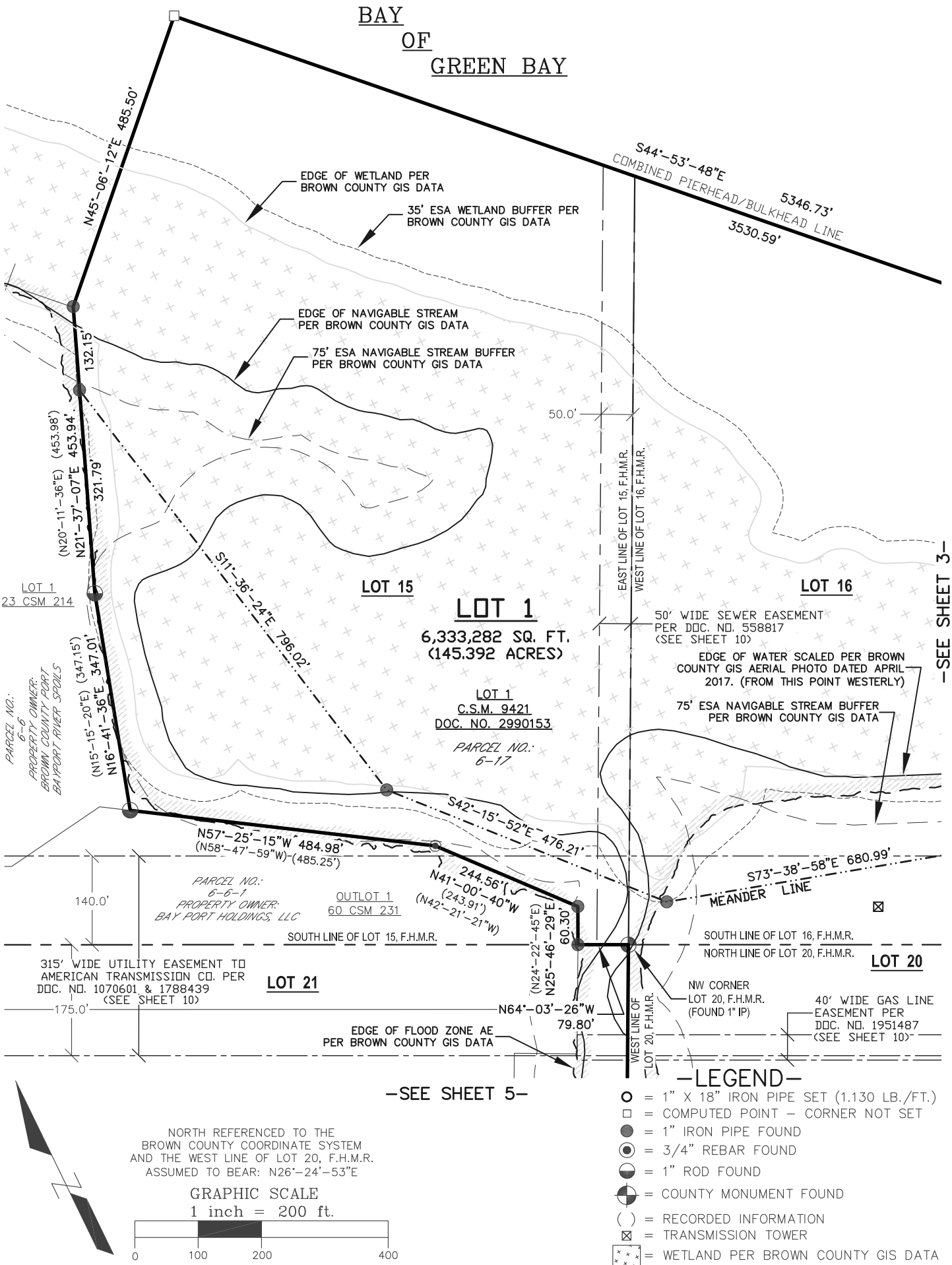
LEGEND

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = COMPUTED POINT - CORNER NOT SET
- = 1" IRON PIPE FOUND
- ⦿ = 3/4" REBAR FOUND
- ◐ = 1" ROD FOUND
- ◑ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ⊠ = TRANSMISSION TOWER
- ⊞ = WETLAND PER BROWN COUNTY GIS DATA

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.D.	FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 1 OF 25	

CERTIFIED SURVEY MAP

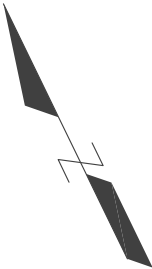
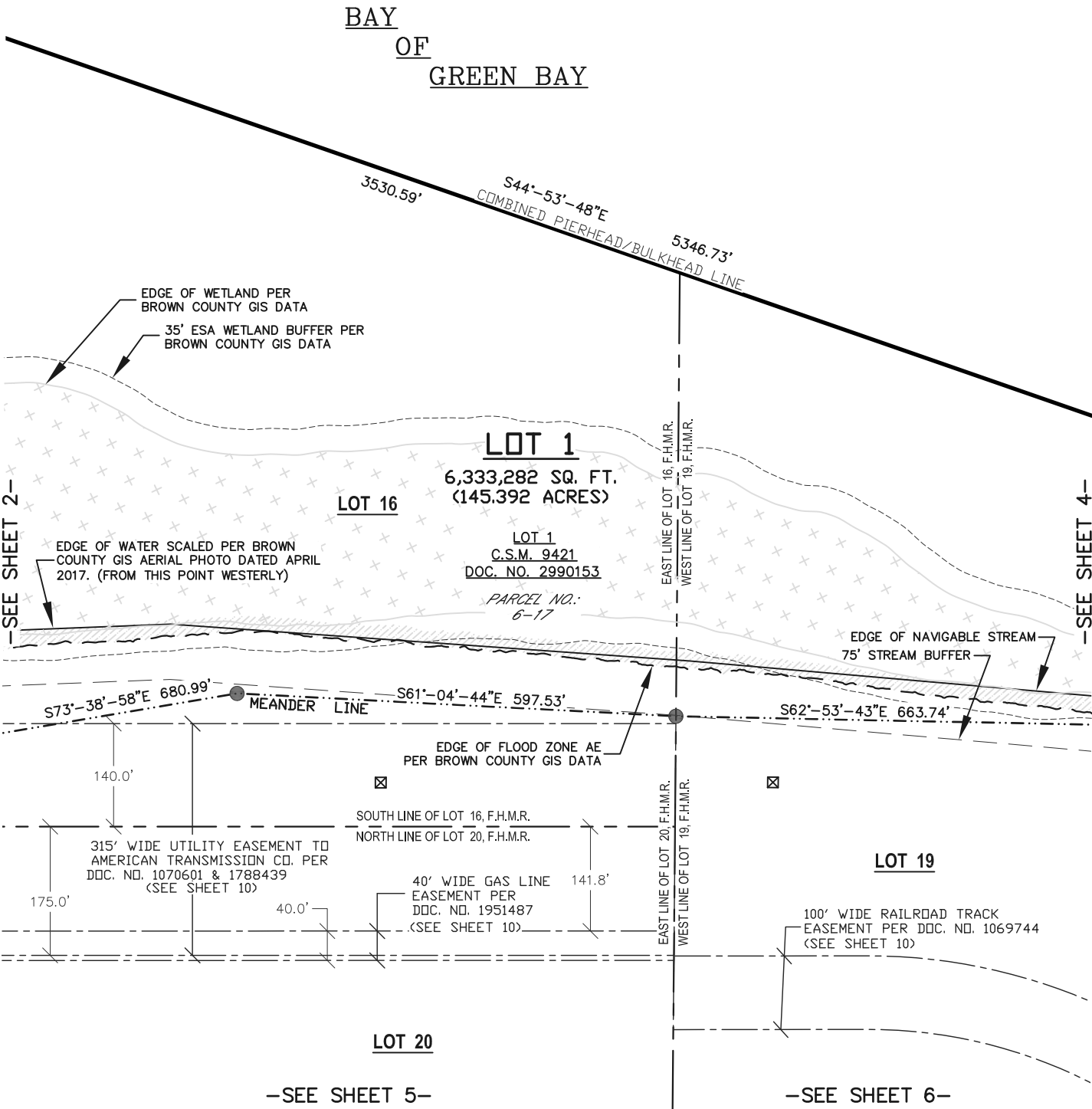
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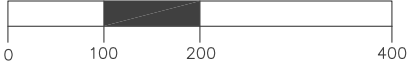
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NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 20, F.H.M.R.
ASSUMED TO BEAR: N26°-24'-53"E

GRAPHIC SCALE
1 inch = 200 ft.



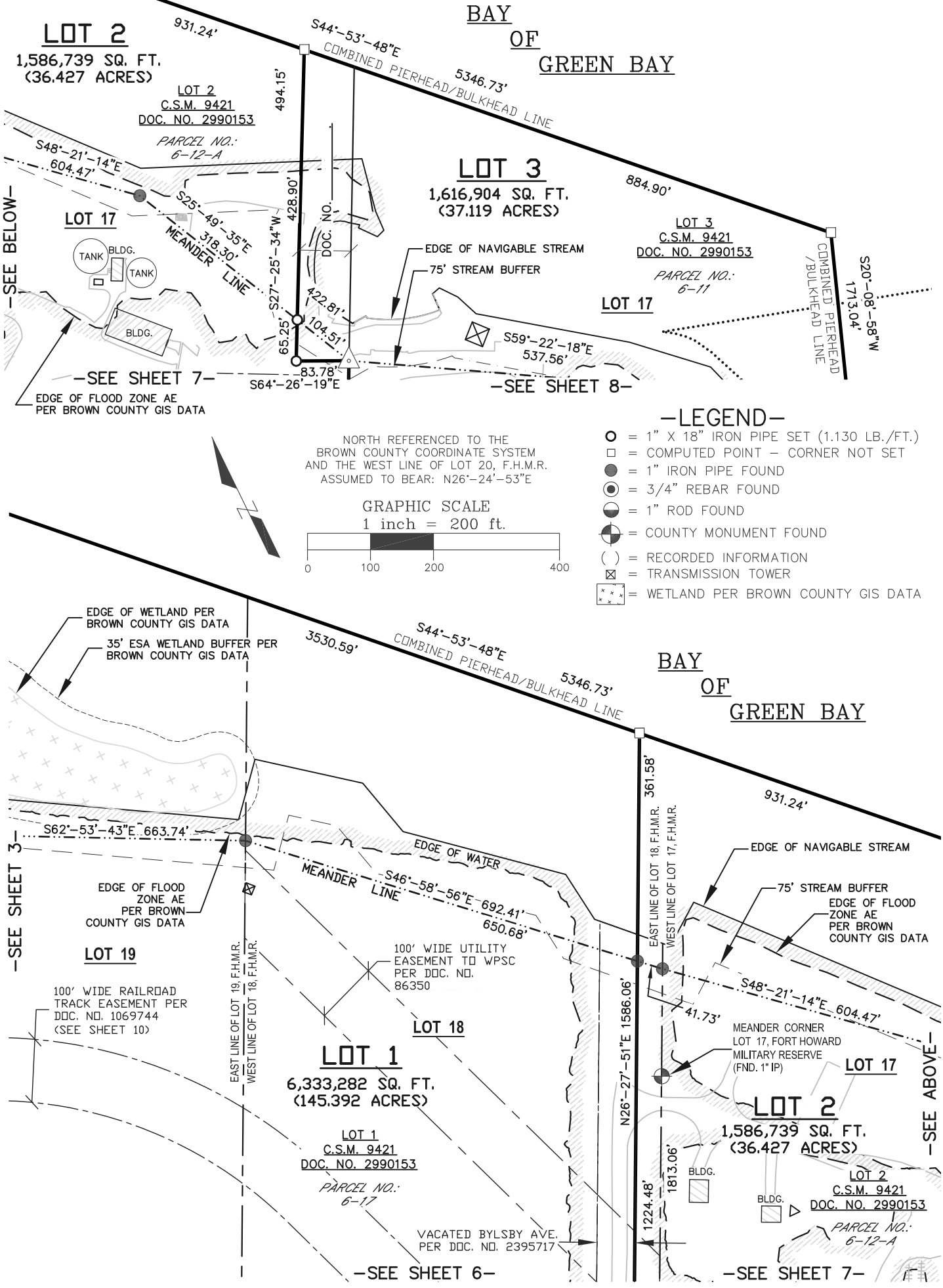
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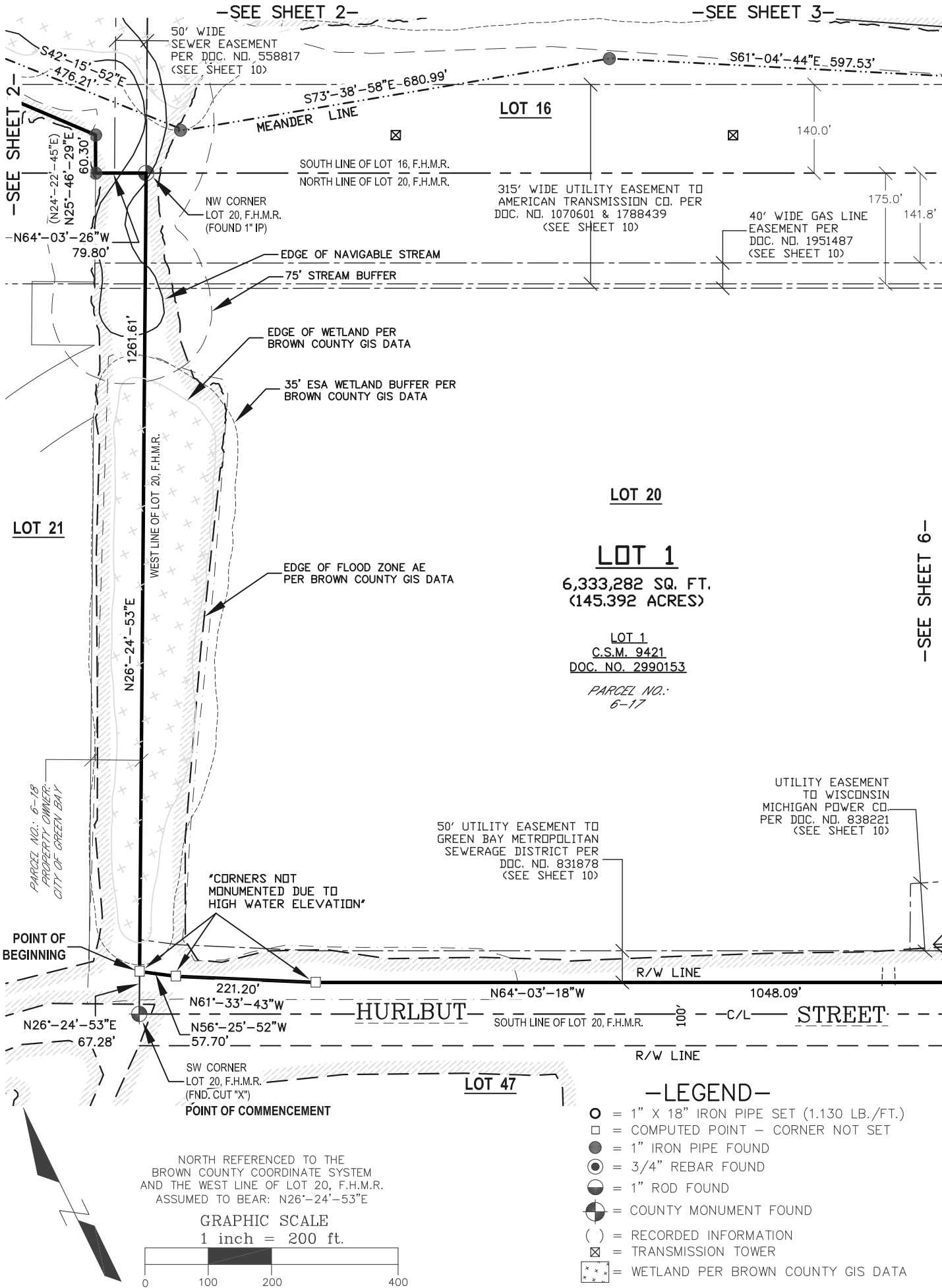
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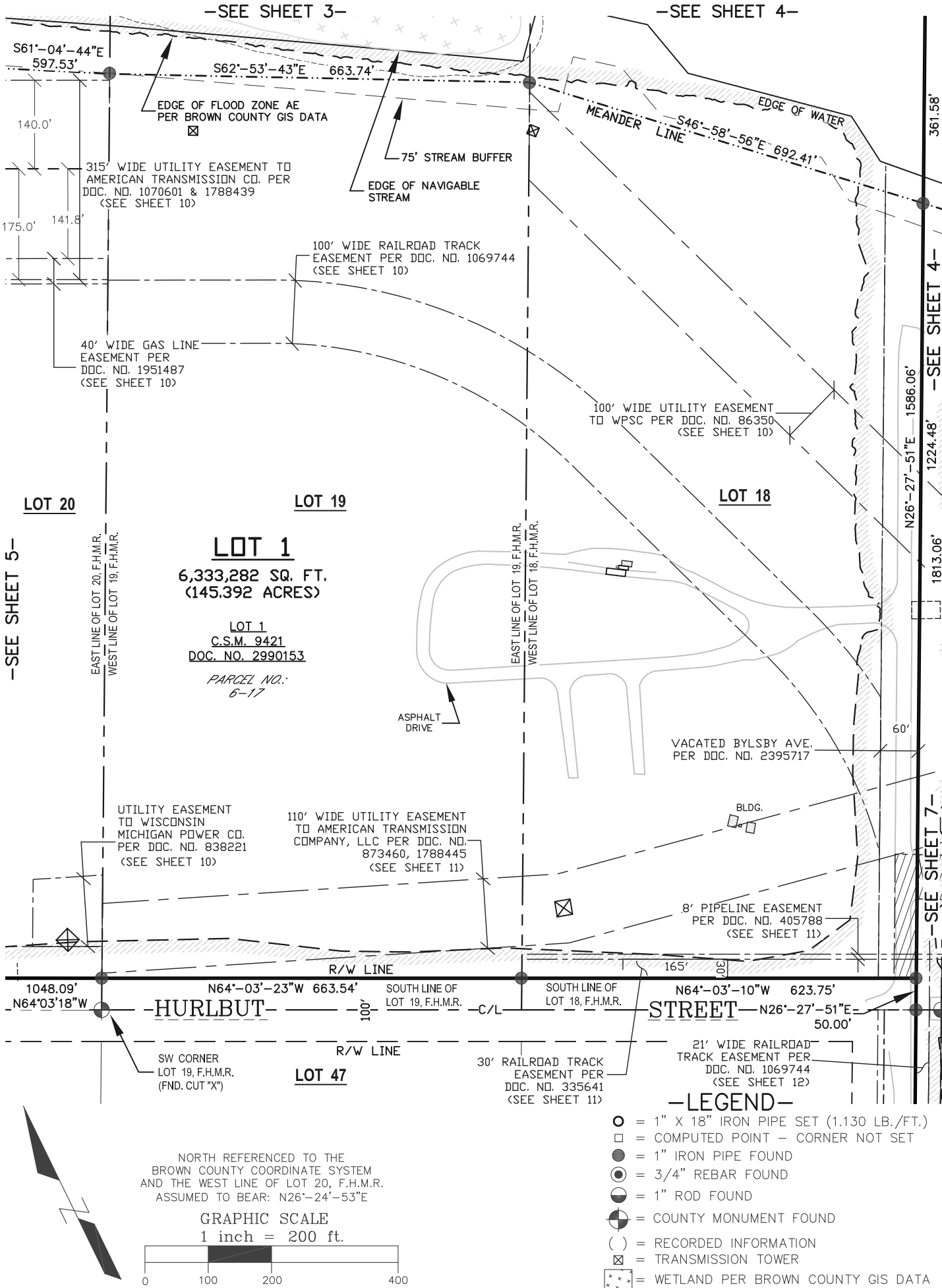
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SHEET 5 OF 25

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920-433-1845

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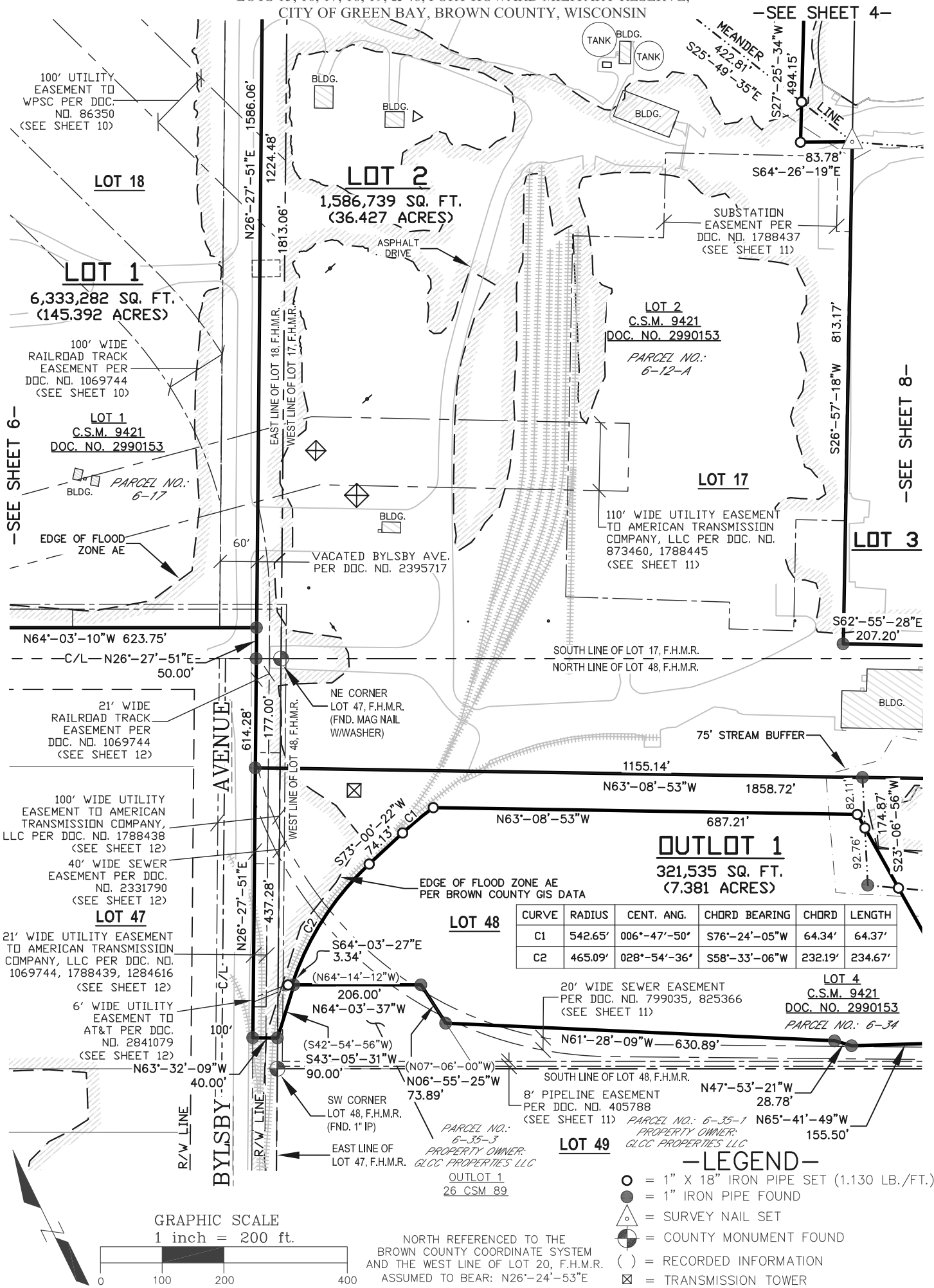
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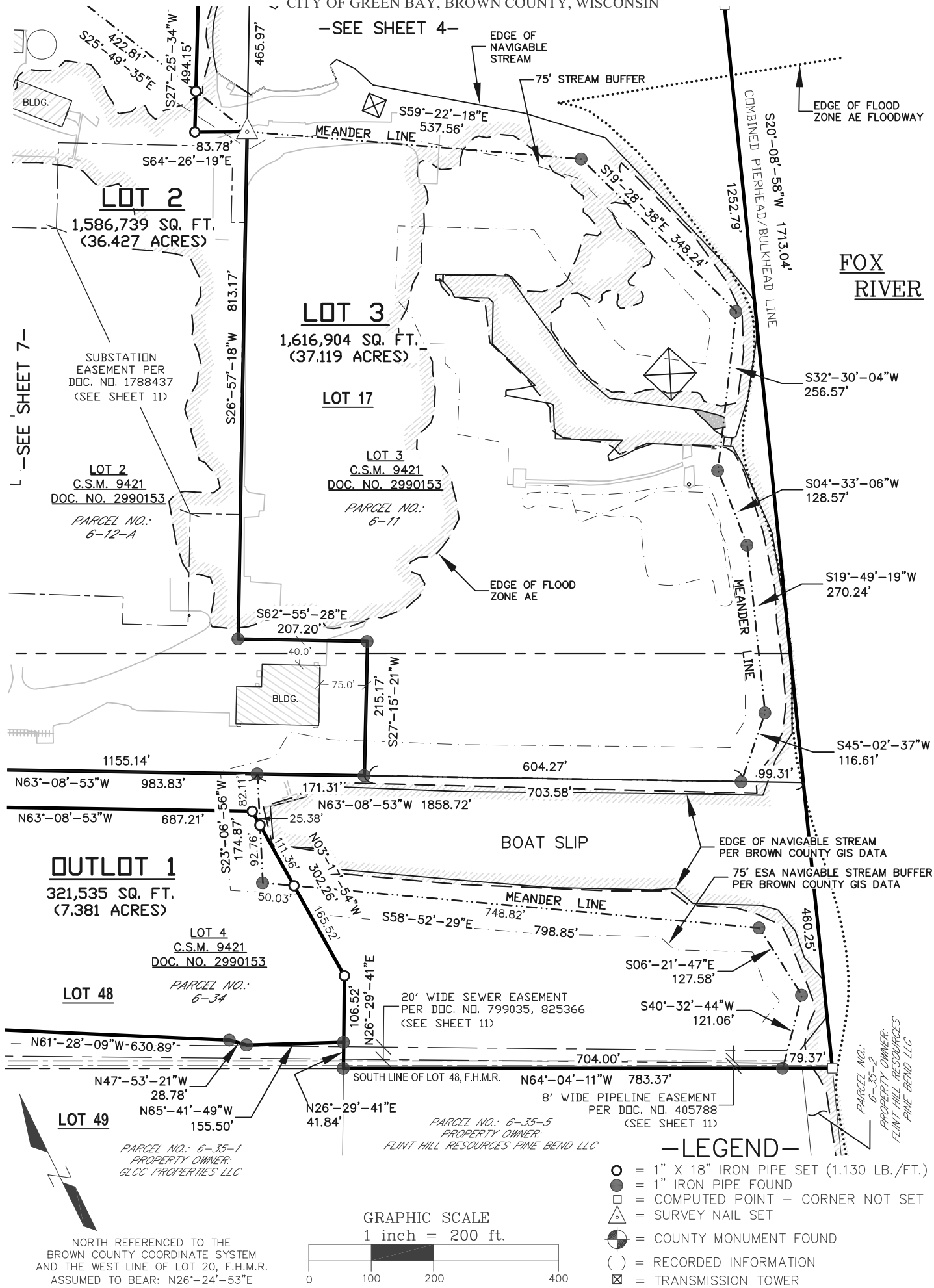
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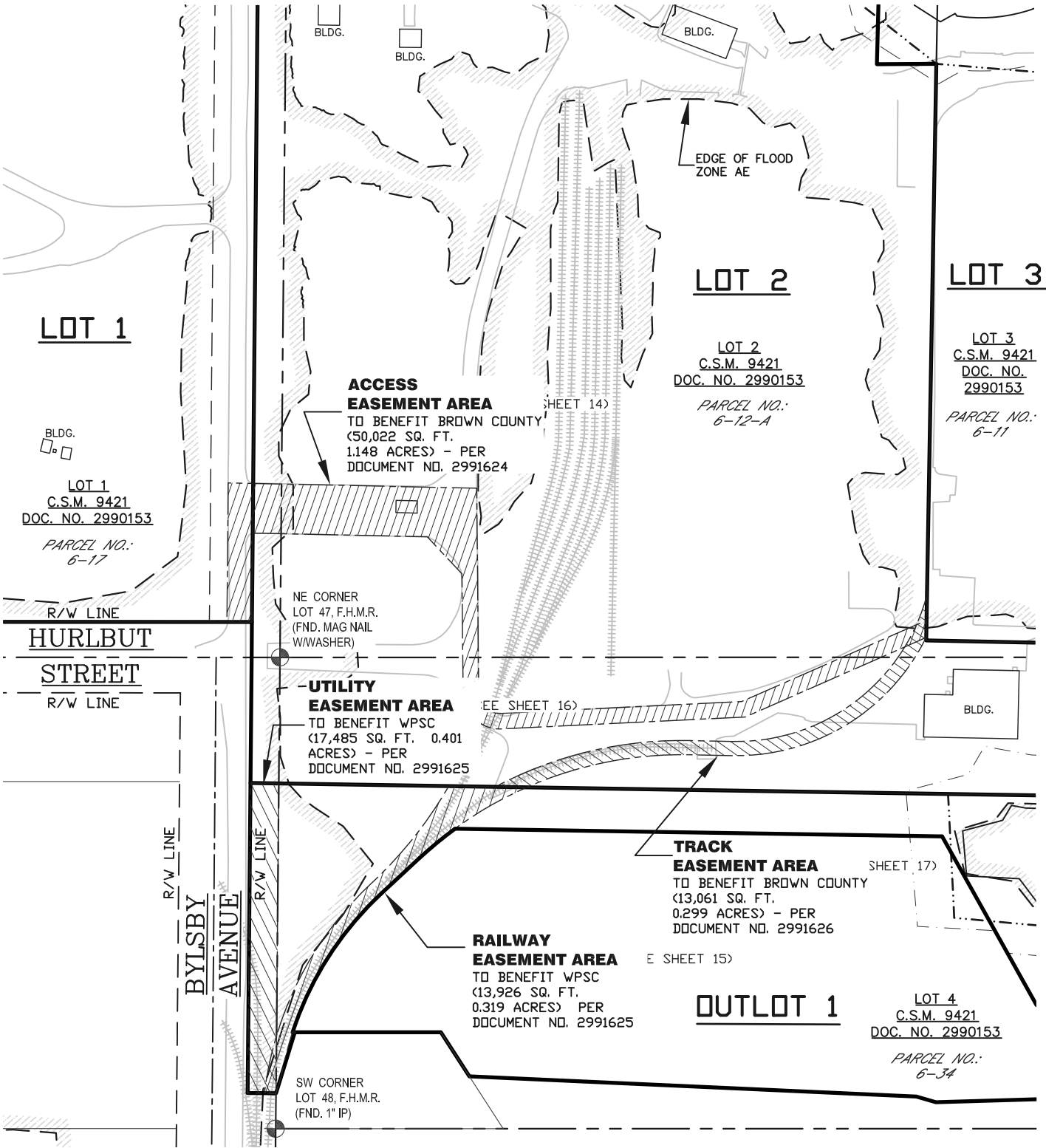


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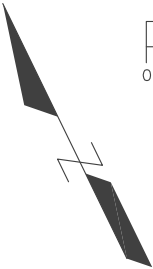
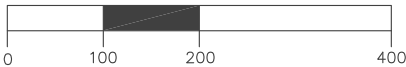
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(EXISTING EASEMENT DETAIL)



GRAPHIC SCALE
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NORTH REFERENCED TO THE
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Fax: 920-273-6037

DRAWN BY:	J.D.	FIELD WORK DATE:	3-19-21
CHECKED BY:	S.C.D.	FIELD BOOK:	M-50, PG. 66
JOB NO.:	14479	SHEET	9 OF 25

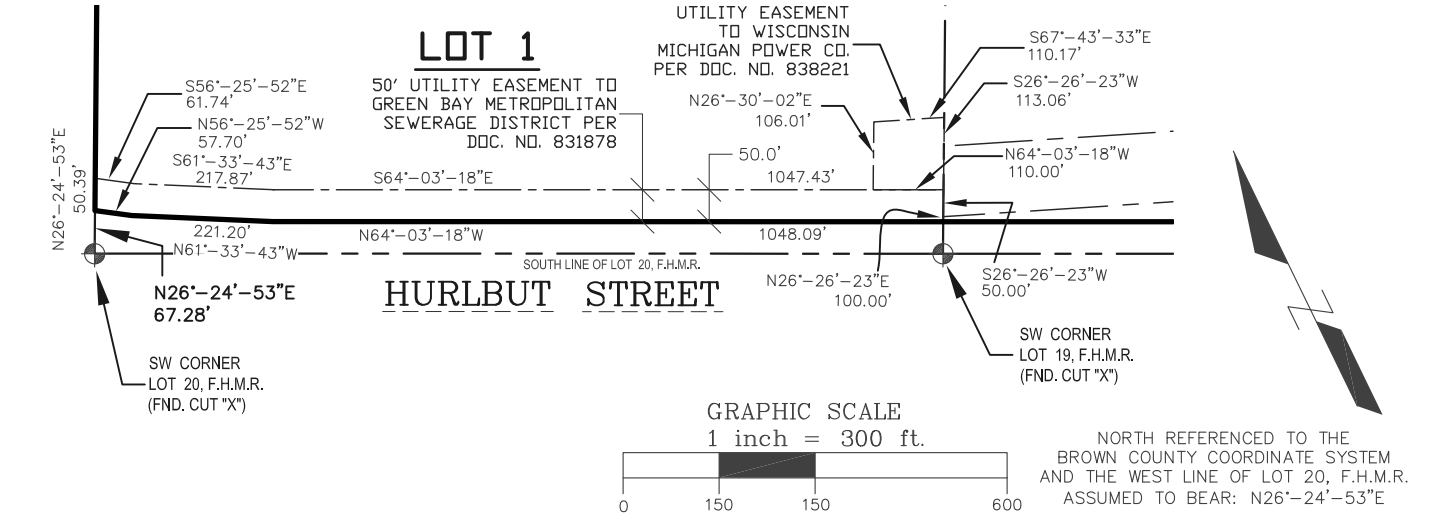
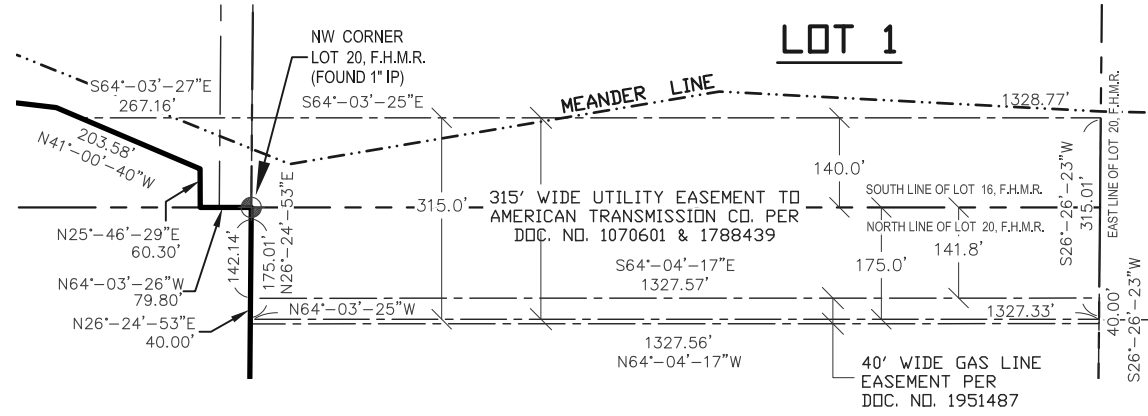
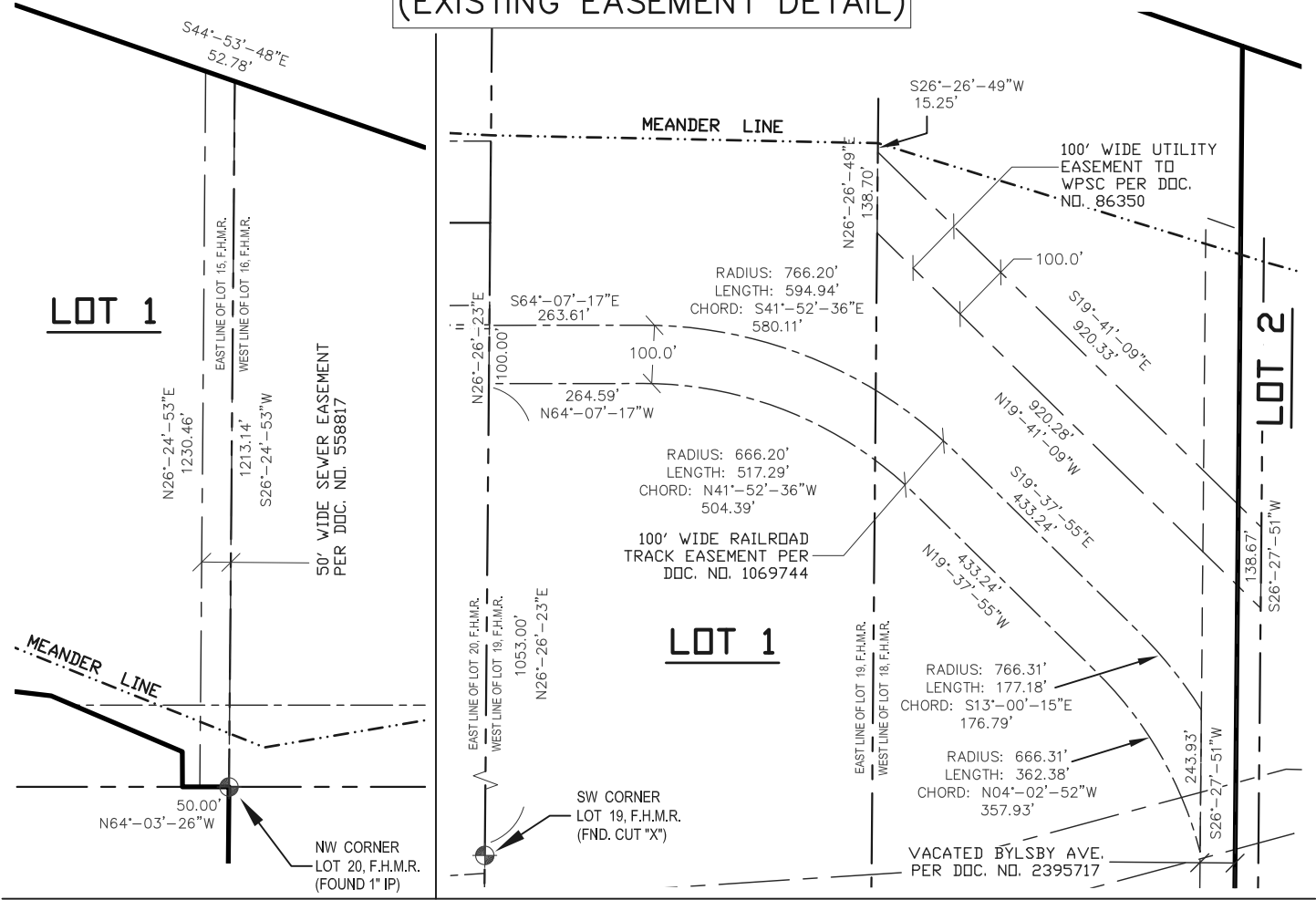
SURVEYED FOR:

WISCONSIN PUBLIC SERVICE
2830 S. ASHLAND AVENUE
GREEN BAY, WI 54307
920-433-1845

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

(EXISTING EASEMENT DETAIL)



MERIDIAN
SURVEYING, LLC



N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.D.

CHECKED BY: S.C.D.

JOB NO.: 14479

FIELD WORK DATE: 3-19-21

FIELD BOOK: M-50, PG. 66

SHEET 10 OF 25

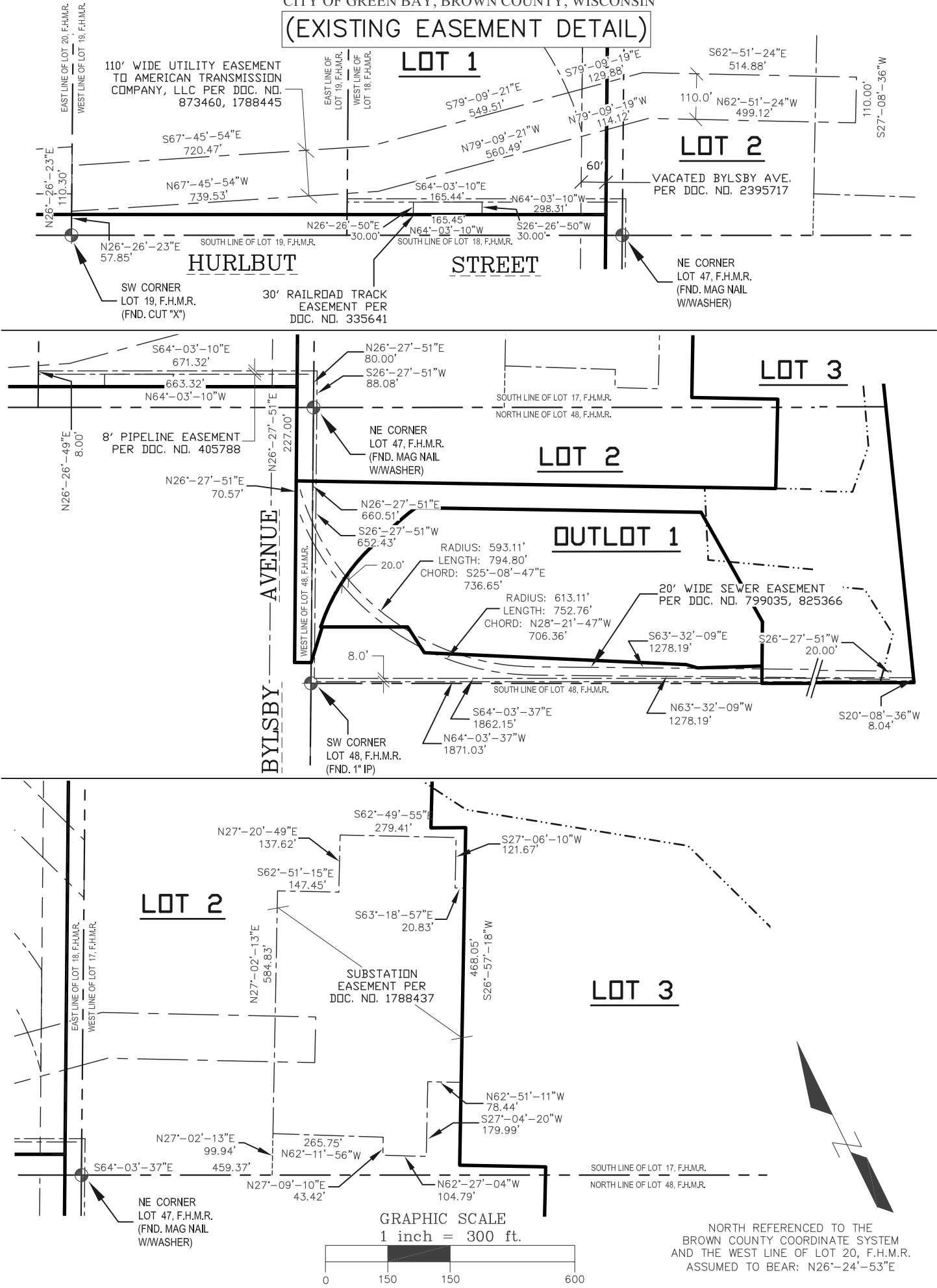
SURVEYED FOR:

WISCONSIN PUBLIC SERVICE
2830 S. ASHLAND AVENUE
GREEN BAY, WI 54307
920-433-1845

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

(EXISTING EASEMENT DETAIL)



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.D.	FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 11 OF 25	

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

[illegible]

21.0'

19.0'

LOT 3

OUTLOT 1

WEST LINE OF LOT 48, F.H.M.R.

N85°-50'-05"W
6.85'

N67°-14'-00"W
18.62'

N42°-53'-40"E
6.39'

S67°-14'-00"E
15.44'

6' WIDE UTILITY EASEMENT TO AT&T PER DDC. NO. 2841079

N85°-50'-24"W
43.24'

51.56'

S85°-50'-05"E

S26°-27'-51"W
6.48'

57.85'

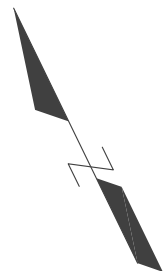
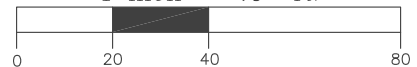
N26°-27'-51"E

40.0'

SW CORNER LOT 48, F.H.M.R. (FND. 1" IP)

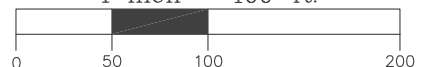
8.0'

GRAPHIC SCALE
1 inch = 40 ft.



NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 20, F.H.M.R.
ASSUMED TO BEAR: N26°-24'-53"E

GRAPHIC SCALE
1 inch = 100 ft.



Office: 920-993-0881
Fax: 920-273-6037

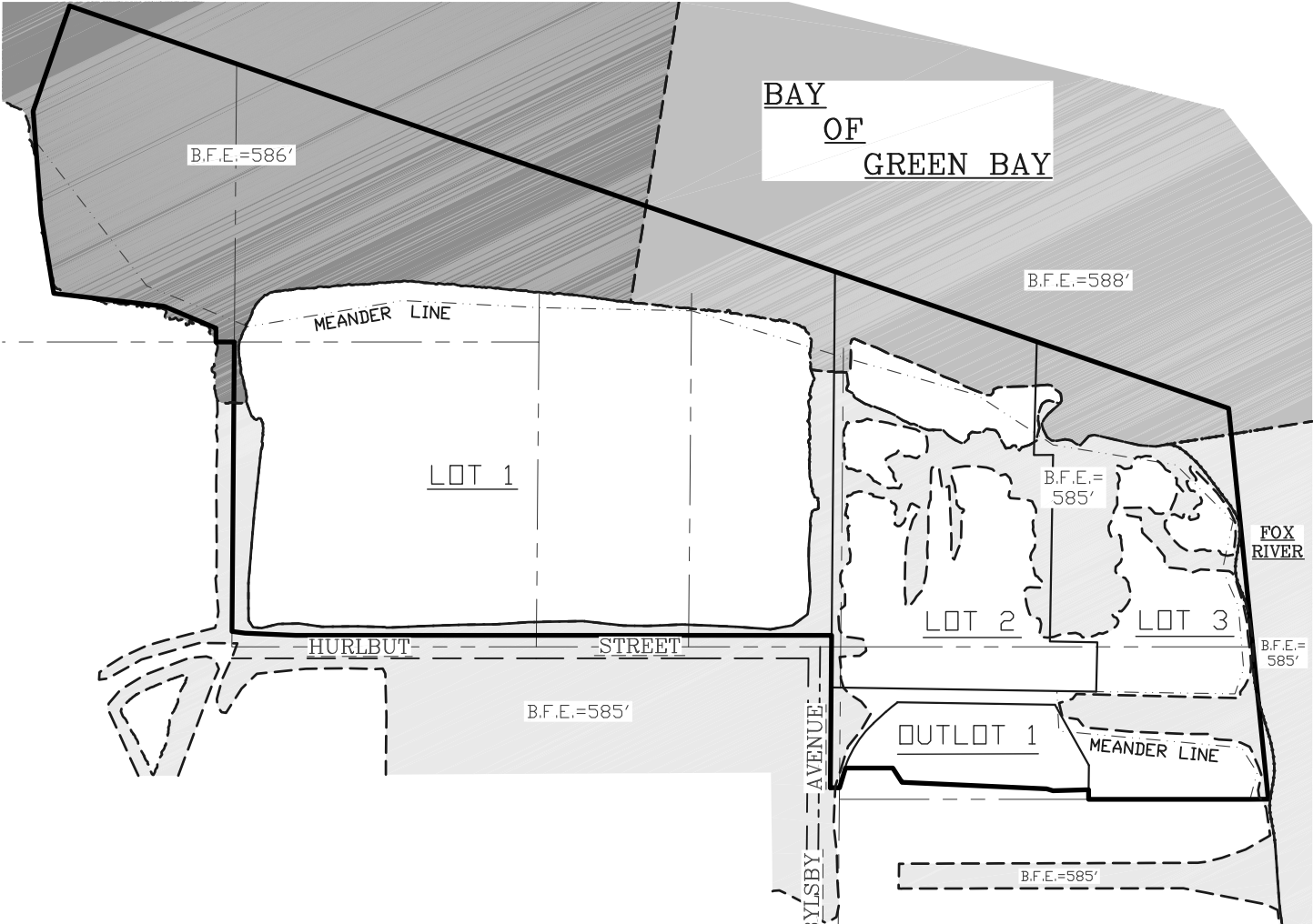
JOB NO.: 14479

SHEET 12 OF 25

WISCONSIN PUBLIC SERVICE
2830 S. ASHLAND AVENUE
GREEN BAY, WI 54307
920-433-1845

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



—LEGEND—

B.F.E. = BASE FLOOD ELEVATION

—NOT TO SCALE—

FEMA FIRM NO. 55009C0167G INDICATES SEVERAL BASE FLOOD
ELEVATIONS THROUGHOUT THE SUBJECT PROPERTY. WHERE APPLICABLE,

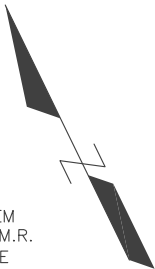
ORDINARY HIGH WATER ELEVATION = 96.21' (CITY DATUM), 580.00' (NGVD)

NATIONAL GEODETIC VERTICAL DATUM (NGVD) = GB + 483.79'
INTERNATIONAL GREAT LAKES DATUM (IGLD) = GB + 482.55'

ELEVATIONS ARE BASED ON CITY OF GREEN BAY DATUM

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A
NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE
STATE CONSTITUTION.

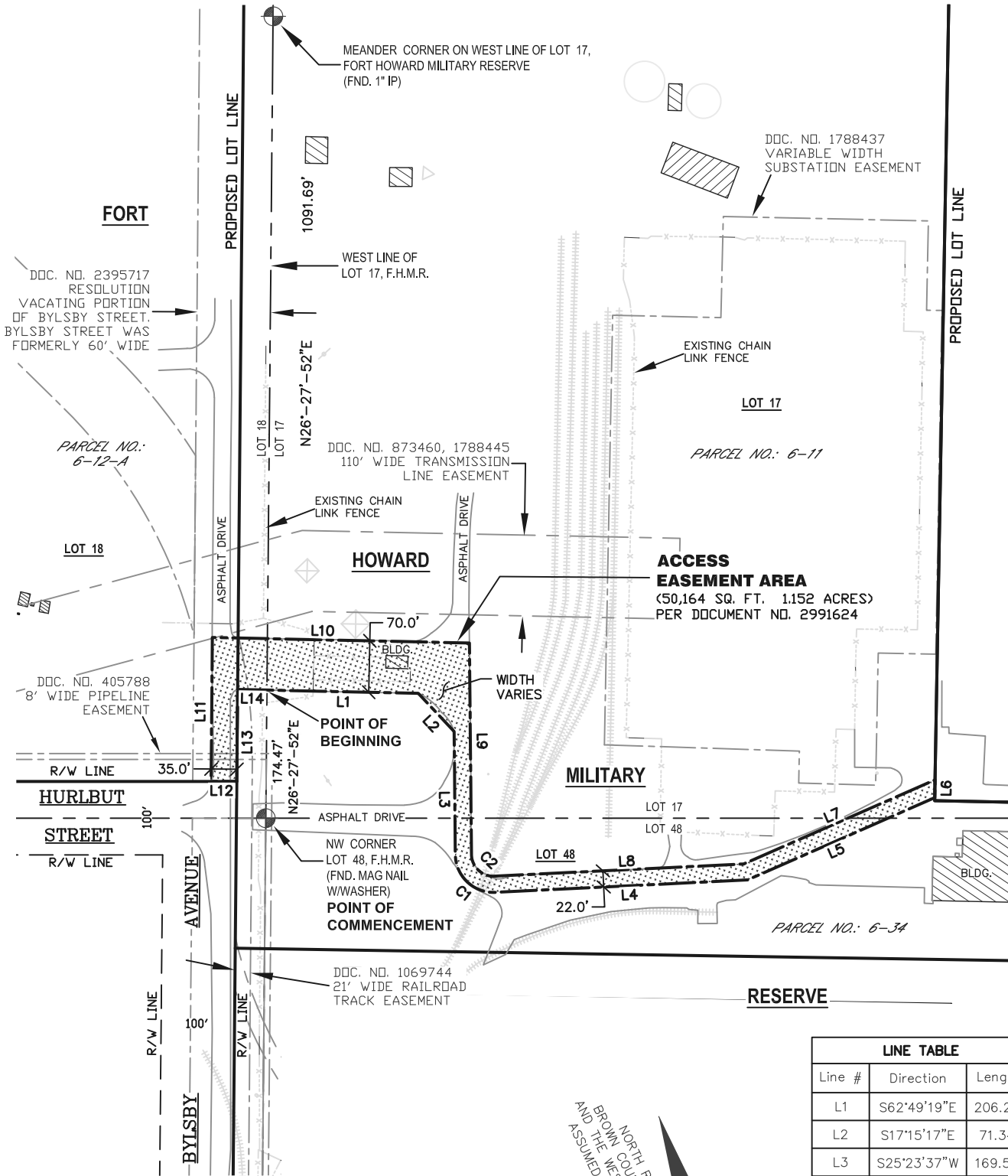
NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 20, F.H.M.R.
ASSUMED TO BEAR: N26°-24'-53"E



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130	DRAWN BY: J.D.		FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.		FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479		SHEET 13 OF 25	
	Office: 920-993-0881 Fax: 920-273-6037			

CERTIFIED SURVEY MAP

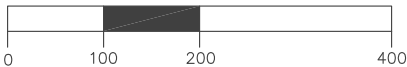
ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



—LEGEND—

- = COUNTY MONUMENT FOUND
- = EASEMENT AREA
- = RAILROAD TRACK

GRAPHIC SCALE
1 inch = 200 ft.



NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 20, F.H.M.R.
ASSUMED TO BEAR: N26°-24'-53"E

LINE TABLE		
Line #	Direction	Length
L1	S62°49'19"E	206.20'
L2	S17°15'17"E	71.34'
L3	S25°23'37"W	169.55'
L4	S66°51'59"E	345.96'
L5	S87°46'16"E	278.59'
L6	N26°57'18"E	24.22'
L7	N87°46'16"W	284.66'
L8	N66°51'59"W	341.90'
L9	N25°23'37"E	289.37'
L10	N62°49'19"W	350.26'
L11	S26°27'54"W	196.09'
L12	S64°03'10"E	35.00'
L13	N26°27'54"E	125.33'
L14	S62°49'19"E	40.00'

CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	Dist.
C1	52.00'	79.61	087°43'10"	S20°43'58"E	72.06'
C2	30.06'	44.69	085°11'24"	N20°13'40"W	40.69'

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

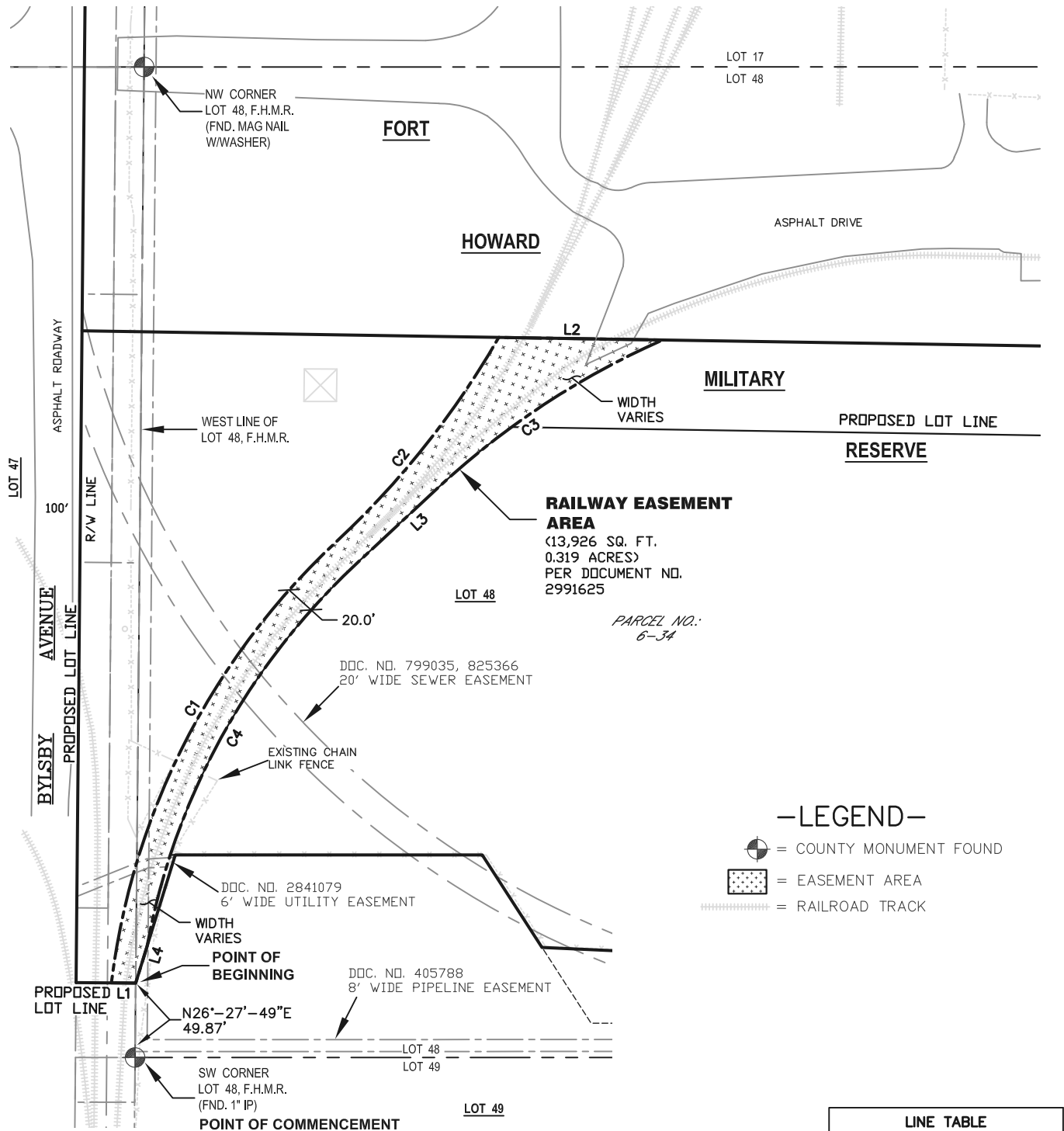
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY:	J.D.	FIELD WORK DATE:	3-19-21
CHECKED BY:	S.C.D.	FIELD BOOK:	M-50, PG. 66
JOB NO.:	14479	SHEET	14 OF 25

SURVEYED FOR:
WISCONSIN PUBLIC SERVICE
2830 S. ASHLAND AVENUE
GREEN BAY, WI 54307
920-433-1845

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



LINE TABLE		
Line #	Direction	Length
L1	N63°32'09"W	16.34'
L2	S63°08'53"E	109.88'
L3	S73°00'22"W	74.13'
L4	S43°05'31"W	25.90'

CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	Dist.
C1	485.09'	339.26	040°04'15"	N52°58'15"E	332.38'
C2	587.77'	175.64	017°07'19"	N64°26'49"E	174.99'
C3	542.65'	181.52	019°09'57"	S82°35'15"W	180.68'
C4	465.09'	297.91	036°42'03"	S54°39'21"W	292.85'

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive

Kaukauna, WI 54130

Office: 920-993-0881

Fax: 920-273-6037

DRAWN BY: J.D.

CHECKED BY: S.C.D.

JOB NO.: 14479

FIELD WORK DATE: 3-19-21

FIELD BOOK: M-50, PG. 66

SHEET 15 OF 25

SURVEYED FOR:

WISCONSIN PUBLIC SERVICE

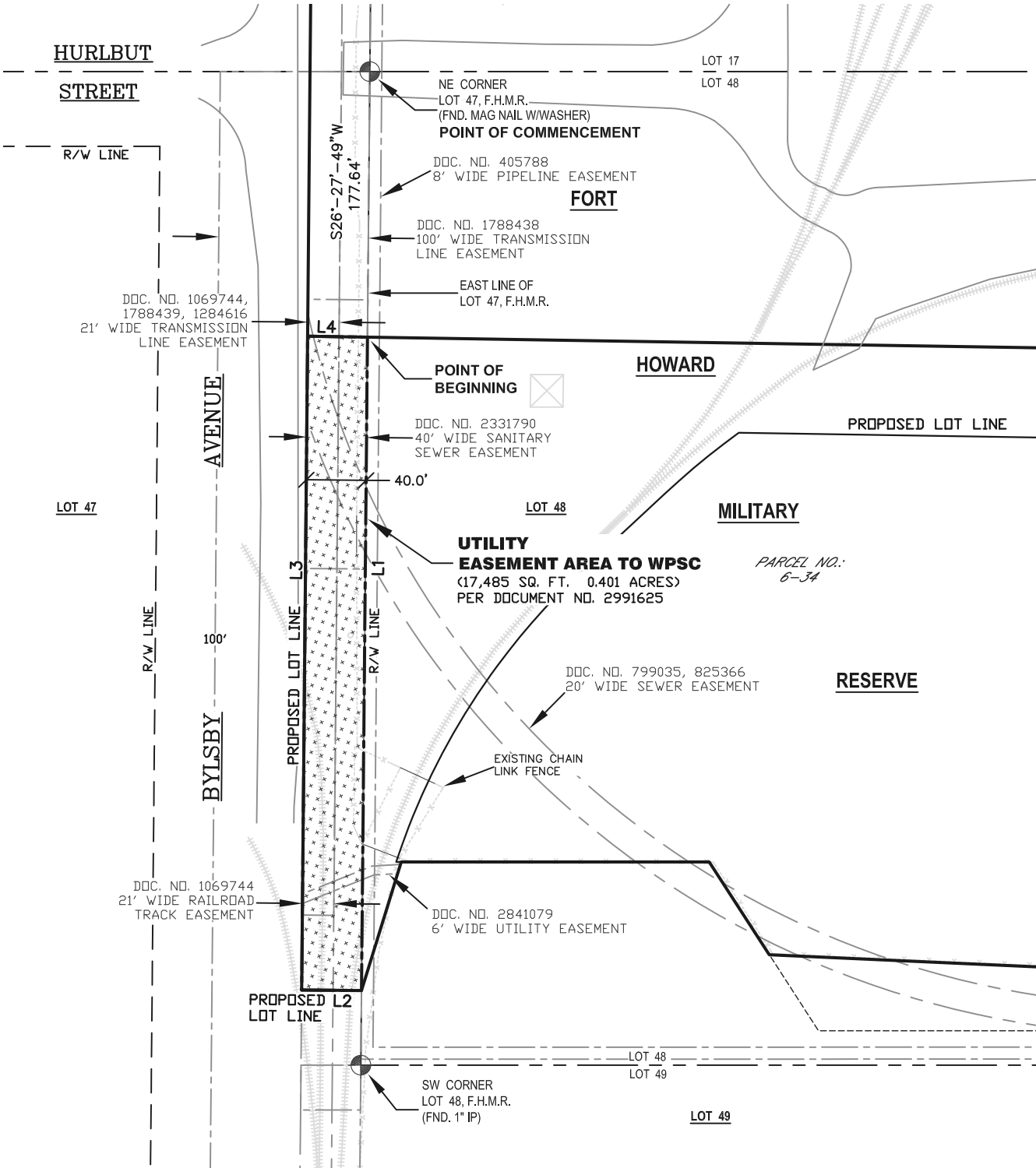
2830 S. ASHLAND AVENUE

GREEN BAY, WI 54307

920-433-1845

CERTIFIED SURVEY MAP

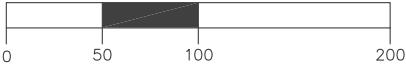
ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
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CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



—LEGEND—

- = COUNTY MONUMENT FOUND
- = EASEMENT AREA
- = RAILROAD TRACK

GRAPHIC SCALE
1 inch = 100 ft.

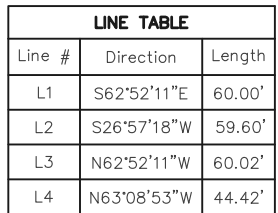


NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 20; F.H.M.R.
ASSUMED TO BEAR: N26°-24'-53"E

LINE TABLE		
Line #	Direction	Length
L1	S26°27'51"W	437.00'
L2	N63°32'09"W	40.00'
L3	N26°27'51"E	437.27'
L4	S63°08'53"E	40.00'

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.D.	FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 16 OF 25	

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

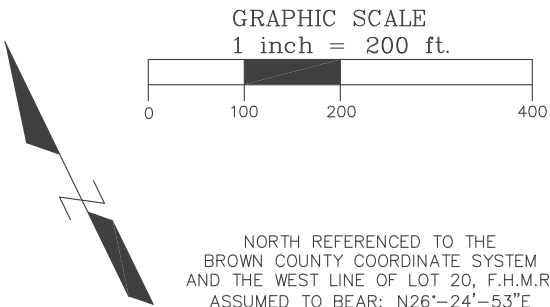
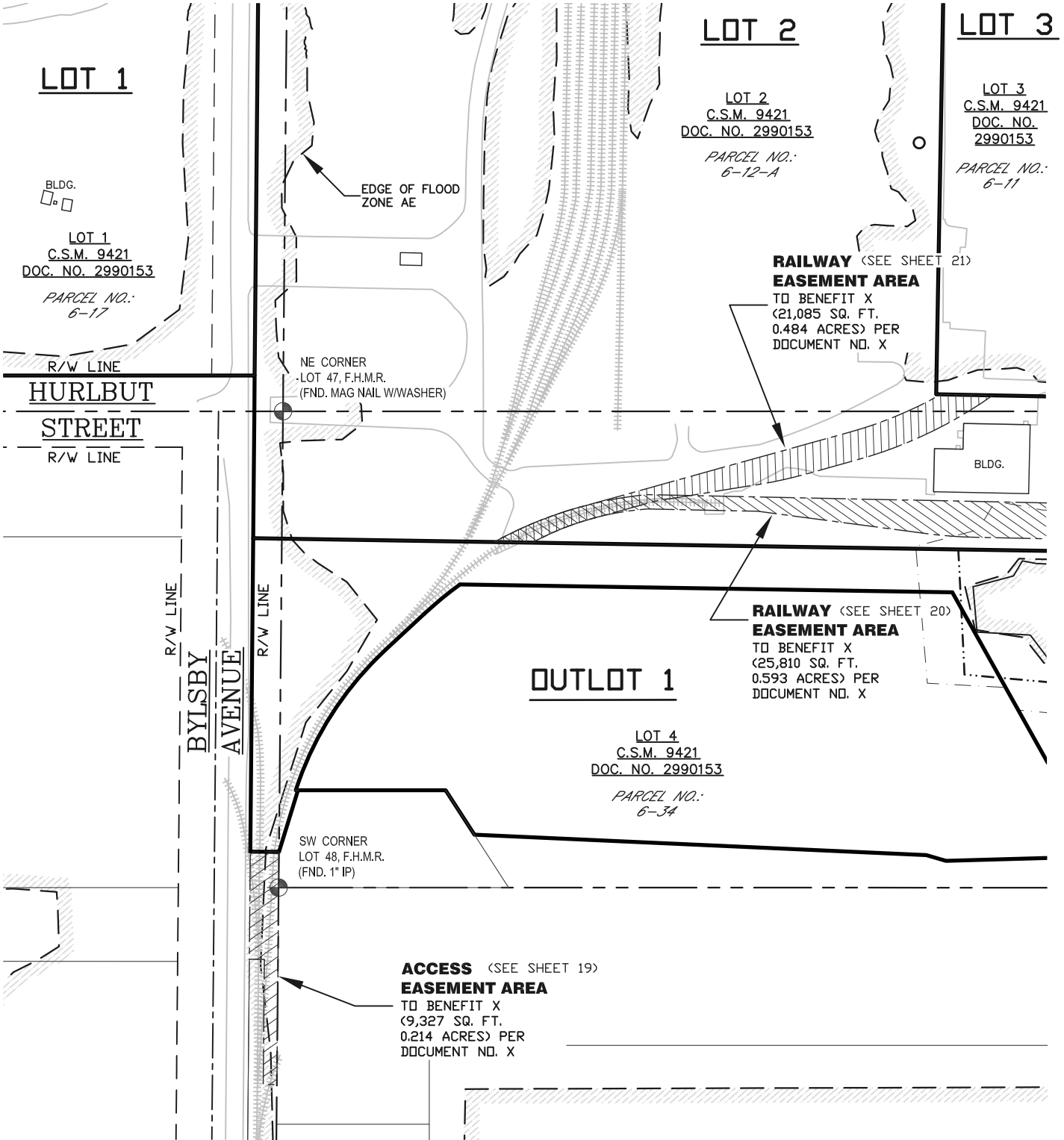


CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	Dist.
C1	562.64'	285.53	029°04'35"	S77°24'20"E	282.47'
C2	278.00'	369.60	076°10'29"	N78°57'21"E	342.98'
C3	298.00'	337.99	064°59'02"	S84°33'16"W	320.16'
C4	542.64'	236.42	024°57'44"	N75°20'55"W	234.55'

	DRAWN BY: J.D.	FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 17 OF 25	

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

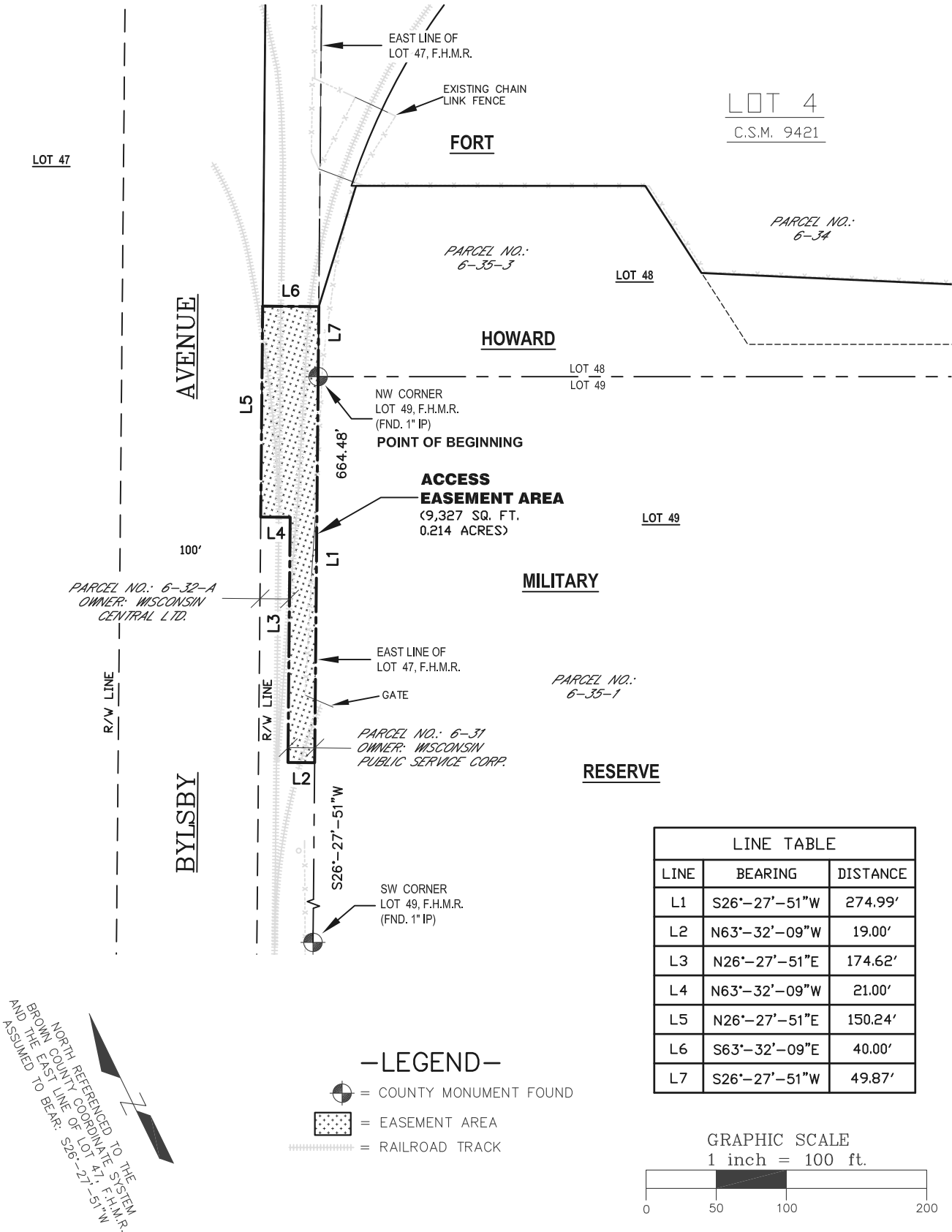


- LEGEND—
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
 - = 1" IRON PIPE FOUND
 - ⊙ = 3/4" REBAR FOUND
 - ◐ = 1" ROD FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION
 - ⊠ = TRANSMISSION TOWER
 - ⊠ (with x's) = WETLAND PER BROWN COUNTY GIS DATA

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130	DRAWN BY: J.D.	FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 18 OF 25	
	Office: 920-993-0881 Fax: 920-273-6037		

CERTIFIED SURVEY MAP

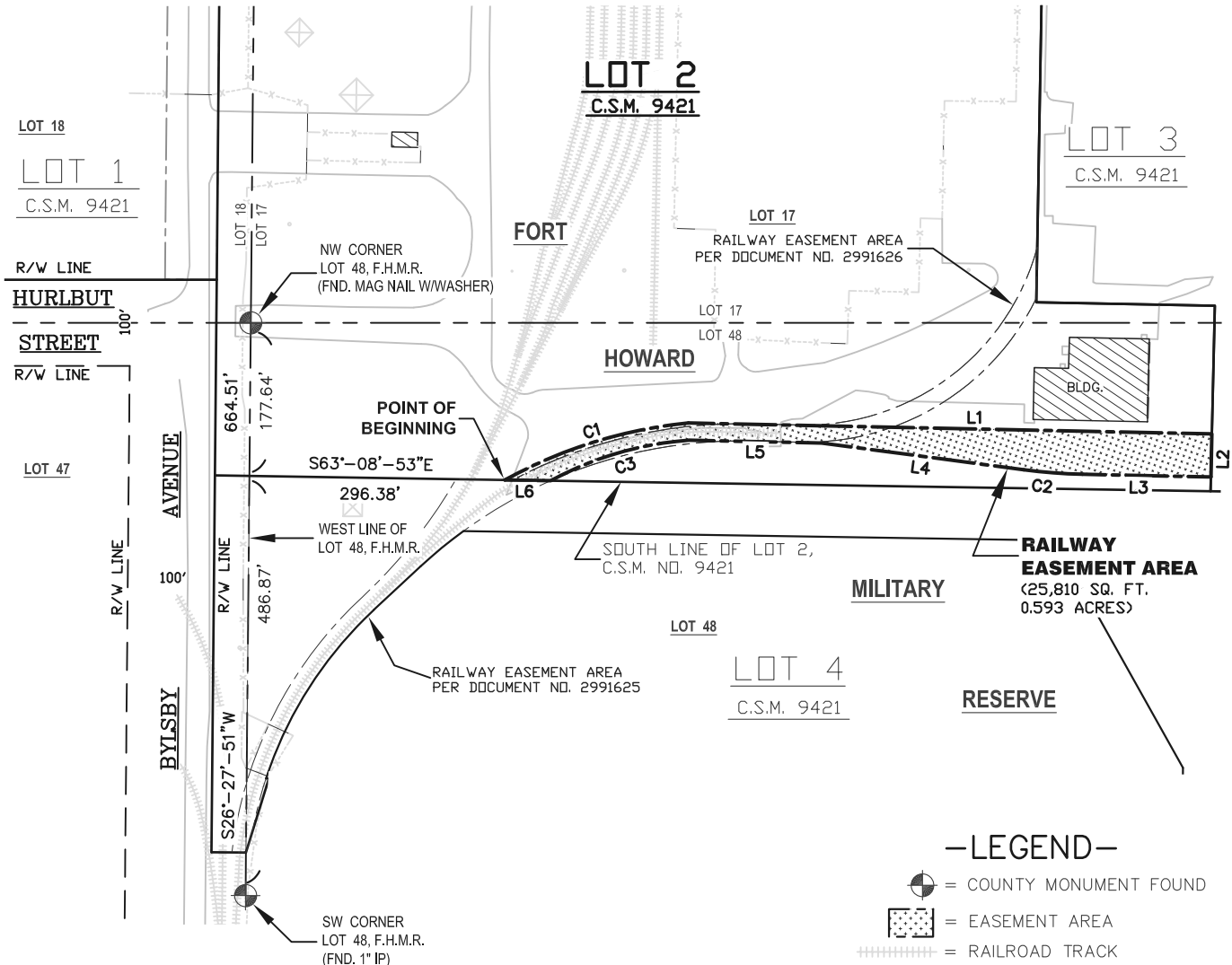
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CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130	DRAWN BY: J.D.		FIELD WORK DATE: 3-19-21	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.		FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479		SHEET 19 OF 25	
	Office: 920-993-0881 Fax: 920-273-6037			

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
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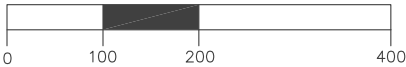


—LEGEND—

- = COUNTY MONUMENT FOUND
- = EASEMENT AREA
- = RAILROAD TRACK

NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 48, F.H.M.R.
ASSUMED TO BEAR: S26°-27'-51"W

GRAPHIC SCALE
1 inch = 200 ft.



EASEMENT CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD LENGTH
C1	224.46'	551.68'	23°18'42"	S81°19'28"E	222.91
C2	68.13'	613.80'	6°21'35"	N59°41'01"W	68.10
C3	168.49'	392.83'	24°34'28"	N80°22'49"W	167.20

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	607.45'	S62°51'48"E
L2	50.00'	S27°15'21"W
L3	149.00'	N62°51'48"W
L4	236.73'	N56°30'13"W
L5	153.88'	N62°51'48"W
L6	53.20'	N63°08'53"W

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive

Kaukauna, WI 54130

Office:

920-993-0881

Fax:

920-273-6037

DRAWN BY:

J.D.

CHECKED BY:

S.C.D.

JOB NO.:

14479

FIELD WORK DATE:

N/A

FIELD BOOK:

M-50, PG. 66

SHEET

20

OF

25

SURVEYED FOR:

WISCONSIN PUBLIC SERVICE

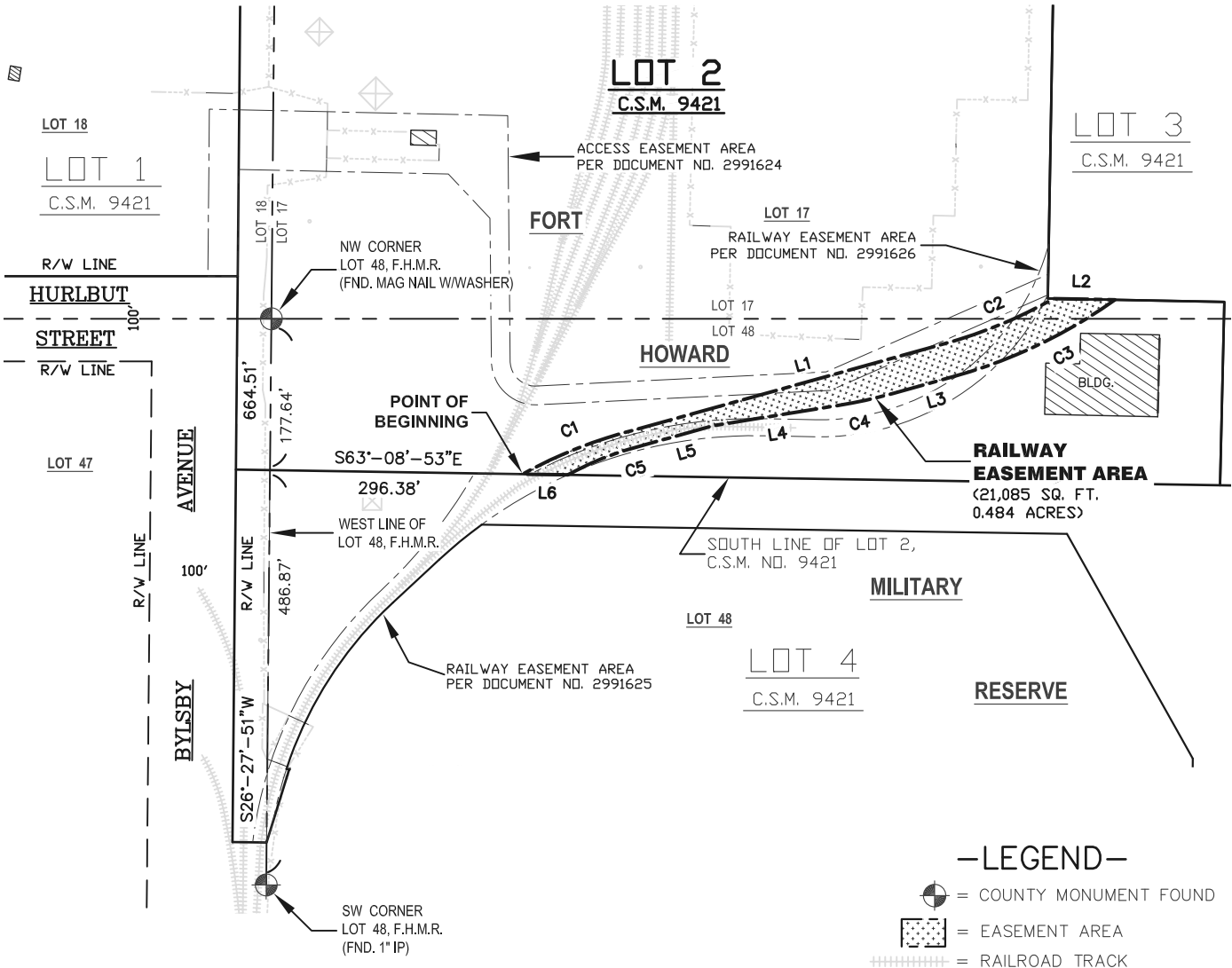
2830 S. ASHLAND AVENUE

GREEN BAY, WI 54307

920-433-1845

CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF
LOTS 15, 16, 17, 18, 19, & 48, FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



NORTH REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF LOT 48, F.H.M.R.
ASSUMED TO BEAR: S26°-27'-51"W

EASEMENT CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD LENGTH
C1	143.73'	551.55'	14°55'51"	S85°31'03"E	143.32
C2	137.51'	563.69'	13°58'37"	S86°35'58"E	137.17
C3	209.44'	603.69'	19°52'42"	N89°33'00"W	208.40
C4	64.79'	583.69'	6°21'35"	N76°25'52"W	64.76
C5	92.04'	363.72'	14°29'58"	N85°45'19"W	91.80

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	376.90'	S79°36'40"E
L2	72.16'	S62°55'28"E
L3	75.95'	N79°36'40"W
L4	148.13'	N73°15'05"W
L5	89.35'	N79°36'40"W
L6	53.20'	N63°08'53"W

MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130	DRAWN BY: J.D.	FIELD WORK DATE: N/A	SURVEYED FOR: WISCONSIN PUBLIC SERVICE 2830 S. ASHLAND AVENUE GREEN BAY, WI 54307 920-433-1845
	CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG. 66	
	JOB NO.: 14479	SHEET 21 OF 25	
Office: 920-993-0881 Fax: 920-273-6037			

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____

SURVEYOR’S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Joseph Lett, representative for Wisconsin Public Service Corporation, a parcel of land being all of Lots One (1), Two (2), Three (3) and Four (4) of Certified Survey Map No. 9421 as recorded as Document No. 2990153, and also a part of Lots Fifteen (15), Sixteen (16) Seventeen (17), Eighteen (18), Nineteen (19), and Forty-Eight (48), all in the Fort Howard Military Reserve, City of Green Bay, Brown County, Wisconsin containing 9,858,460 square feet (226.319 acres) of land and being described by:

Commencing at the Southwest Corner of said Lot 20; thence N26°-24’-53”E 67.28 feet along the west line of said Lot 20 to a point on the north line of Hurlbut Street and the point of beginning; thence continue N26°-24’-53”E 1261.61 feet along said west line of Lot 20 to the Northwest Corner thereof; thence N64°-03’-26”W 79.80 feet along the south line of said Lot 15 to a point on the east line of C.S.M. No. 8553 as recorded in Volume 60 on Page 231; thence N25°-46’-29”E 60.30 feet along said east line of said C.S.M. No. 8553 to the northeast corner thereof; thence N41°-00’-40”W 244.56 feet along the north line of said C.S.M. No. 8553; thence N57°-25’-15”W 484.98 feet along the north line of said C.S.M. No. 8553 to a point on the east line of C.S.M. No. 3994 as recorded in Volume 23 on Page 214; thence N16°-41’-36”E 347.01 feet along the east line of said C.S.M. No. 3994; thence N21°-37’-07”E 453.94 feet along the east line of said C.S.M. No. 3994; thence N45°-06’-12”E 485.50 feet to a point on the U.S. Army Corps of Engineers Combined Pierhead/Bulkhead Line along Green Bay; thence S44°-53’-48”E 5346.73 feet along said Combined Pierhead/Bulkhead Line to a point on the U.S. Army Corps of Engineers Combined Pierhead/Bulkhead Line along the west side of the Fox River; thence S20°-08’-58”W 1713.04 feet along said Combined Pierhead/Bulkhead Line to a point on the south line of said Lot 48; thence N64°-04’-11”W 783.37 feet along said south line of Lot 48; thence N26°-29’-41”E 41.84 feet; thence N65°-41’-49”W 155.50 feet; thence N47°-53’-21”W 28.78 feet; thence N61°-28’-09”W 630.89 feet to a point on the east line of C.S.M. No. 4211 as recorded in Volume 26 on Page 89; thence N06°-55’-25”W 73.89 feet along the east line of said C.S.M. No. 4211 to the northeast corner thereof; thence N64°-03’-37”W 206.00 feet along the north line of said C.S.M. No. 4211 to the northwest corner thereof; thence S43°-05’-31”W 90.00 feet along the west line of said C.S.M. No. 4211 to a point on the east line of said Lot 47; thence N63°-32’-09”W 40.00 feet to a point on the east line of Bilsby Avenue; thence N26°-27’-51”E 614.28 feet along said east line of Bilsby Avenue to a point on the south line of said Lot 18; thence continue N26°-27’-51”E 50.00 feet along said east line of Bilsby Avenue to a point on the north line of Hurlbut Street; thence N64°-03’-10”W 623.75 feet along said north line of Hurlbut Street to a point on the east line of said Lot 19; thence N64°-03’-23”W 663.54 feet along said north line of Hurlbut Street to a point on the east line of said Lot 20; thence N64°-03’-18”W 1048.09 feet along said north line of Hurlbut Street; thence N61°-33’-43”W 221.20 feet along said north line of Hurlbut Street; thence N56°-25’-52”W 57.70 feet along said north line of Hurlbut Street to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance Section 14.403 of the City of Green Bay in surveying, dividing and mapping the same.

Dated this ____ day of _____, 2023

Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF LOTS 15, 16, 17, 18,
19, & 48, FORT HOWARD MILITARY RESERVE, CITY OF GREEN BAY,
BROWN COUNTY, WISCONSIN

Survey Notes:

- This survey is contained wholly within Parcel No's. 6-11, 6-12-A, 6-17, & 6-34
- This survey is contained wholly within Document No. 2115448, Vol. 173 Page 266, Vol. 816 Page 631, Vol. 880 Page 69, Vol. 817 Page 261, Vol. 817 Page 263, Vol. 882 Page 18, Vol. 852 Page 237, Vol. 254 Page 580, Vol. 1054 Page 341, Vol. 817 Page 263, Vol. 374 Page 544, Vol. 842 Page 135, Vol. 852 Page 239, Vol. 894 Page 117, Vol. 843 Page 88, Vol. 173 Page 185, Vol. 229 Page 236, Document No. 2395717, & Vol. 176 Page 32
- Owners of Record: Wisconsin Public Service Corporation & Brown County
- City zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may also be required prior to commencing grading, excavation, filling, or other land disturbing activity.
- Edge of water of as depicted on this map was field located on January 7, 2019 unless otherwise noted.
- Lands within this Certified Survey Map contain multiple Environmentally Sensitive Areas (ESA's). Consult Brown County and the Wisconsin Department of Natural Resources for concurrence of the locations of any ESA's prior to development.
- Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- The land on all side and rear lot lines of all lots shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
- Maintenance of any existent drainage swales, retention and detention ponds, drainage easements, or other drainage facilities are to be maintained by the owner of the parcel in which said features are located.
- The purpose of this CSM is to correct an erroneous location of the combined pierhead/bulkhead line as depicted on previously recorded CSM No. 9421 with addition to the reconfiguration of Lots 2, 3, & 4.

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF LOTS 15, 16, 17, 18,
19, & 48, FORT HOWARD MILITARY RESERVE, CITY OF GREEN BAY,
BROWN COUNTY, WISCONSIN

OWNER’S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I also certify that this Certified Survey Map is
required to be submitted to the City of Green Bay for approval or objection.

Authorized Representative
Wisconsin Public Service Corporation

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2023.
The above owner to me is known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public_____ Wisconsin.
My Commission Expires_____

OWNER’S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I also certify that this Certified Survey Map is
required to be submitted to the City of Green Bay for approval or objection.

Troy Streckenbach
Brown County Executive

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2023.
The above owner to me is known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public_____ Wisconsin.
My Commission Expires_____

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1,2,3, & 4 OF C.S.M NO. 9421, AND ALSO A PART OF LOTS 15, 16, 17, 18,
19, & 48, FORT HOWARD MILITARY RESERVE, CITY OF GREEN BAY,
BROWN COUNTY, WISCONSIN

OWNER’S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I also certify that this Certified Survey Map is
required to be submitted to the City of Green Bay for approval or objection.

Patrick W. Moynihan Jr.
Brown County Clerk

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2023.
The above owner to me is known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public_____ Wisconsin.
My Commission Expires_____

CITY OF GREEN BAY PLANNING DEPARTMENT

Pursuant to the City of Green Bay Subdivision Ordinance, all requirements for approval have
been fulfilled. This Certified Survey Map was approved this _____day of _____ 2023.

Neil Stechschulte
Director of Development – City of Green Bay

CITY OF GREEN BAY CLERK CERTIFICATE

As Clerk of the City of Green Bay, I hereby certify that the records in our office show no
unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this
Certified Survey Map as of the date listed below.

Celestine Jeffreys
Clerk – City of Green Bay

Date

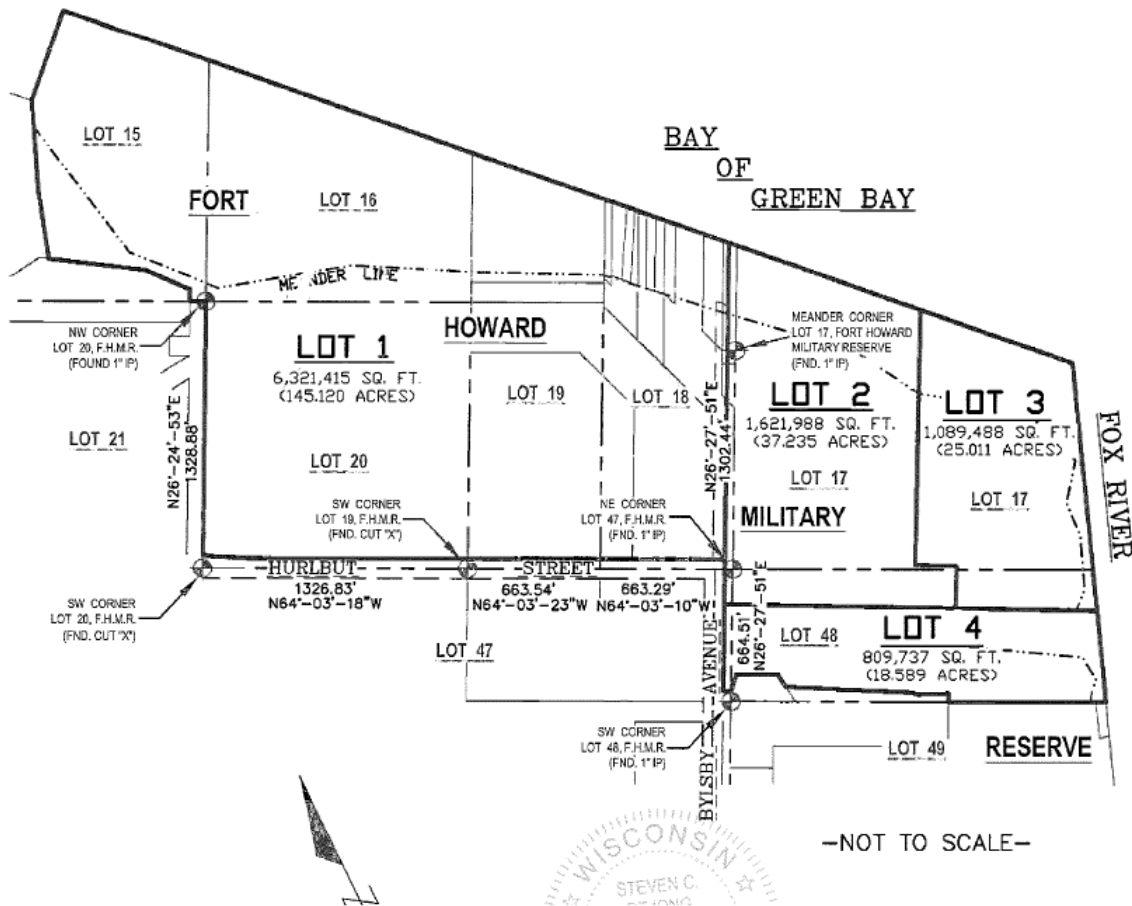
2990153

MAP# 9421
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
01/03/2022 08:09 AM
REC FEE:
REC FEE: 30.00
PAGES: 21

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT'S 16 & 17, AND ALSO A PART OF LOT'S 15, 18, 19, 20, 47 & 48,
FORT HOWARD MILITARY RESERVE,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

****The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter****





Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # E.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).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.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).

BACKGROUND

Primary Address: 436 S Monroe Avenue

Alderson/District: Ald. Johnson / District 9

Reason for Request: To permit the development of a 33-unit multi-family development.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Undeveloped Green Space

NORTH: Office Residential (OR) - Office Building

SOUTH: General Commercial (C1) and Highway Commercial (C3) - Gas Station

EAST: Office Residential (OR) - Office Building

WEST: Office Residential (OR) - Single-, Two-, and Multi-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for downtown use. This PUD is consistent with this designation as it has an Office Residential base with many downtown zoning requirements incorporated into the dimensional and density provisions. If and when this neighborhood is rezoned to downtown, this PUD will fit with its surroundings.

Analysis: This request is for a proposed development of a 33-unit multi-family development with first-floor retail space and interior, first-floor parking. This development will have 16 affordable units. It will be marketed to adults with intellectual disabilities, as well as non-disabled families. Additional details can be found in the attached Project Narrative.

The draft PUD attached has base zoning of Office Residential, which is the current zoning district. With the Comprehensive Plan indicating a future use of the downtown, regulations from that zoning district were also used in the draft PUD, primarily for dimensional and parking requirements. The uses allowed generally follow the Office Residential district.

The draft PUD matches and gives “wobble room” with their proposed site plan and elevations (attached). The staff believes the incorporation of interior parking spaces is ideal for this site given the constraints that surface parking would involve. Additionally, the staff feels a four-story building fits with the existing neighborhood, and will continue to fit as this neighborhood transitions to downtown in the future. The PUD addresses the need for articulation along the west and north facades on the ground level, requiring articulation every 40 feet.

Ald. Johnson and property owners within 200-feet have been notified of the request. We have received no objections as to the drafting of this report and two inquiries, specifically regarding how parking will be

handled.

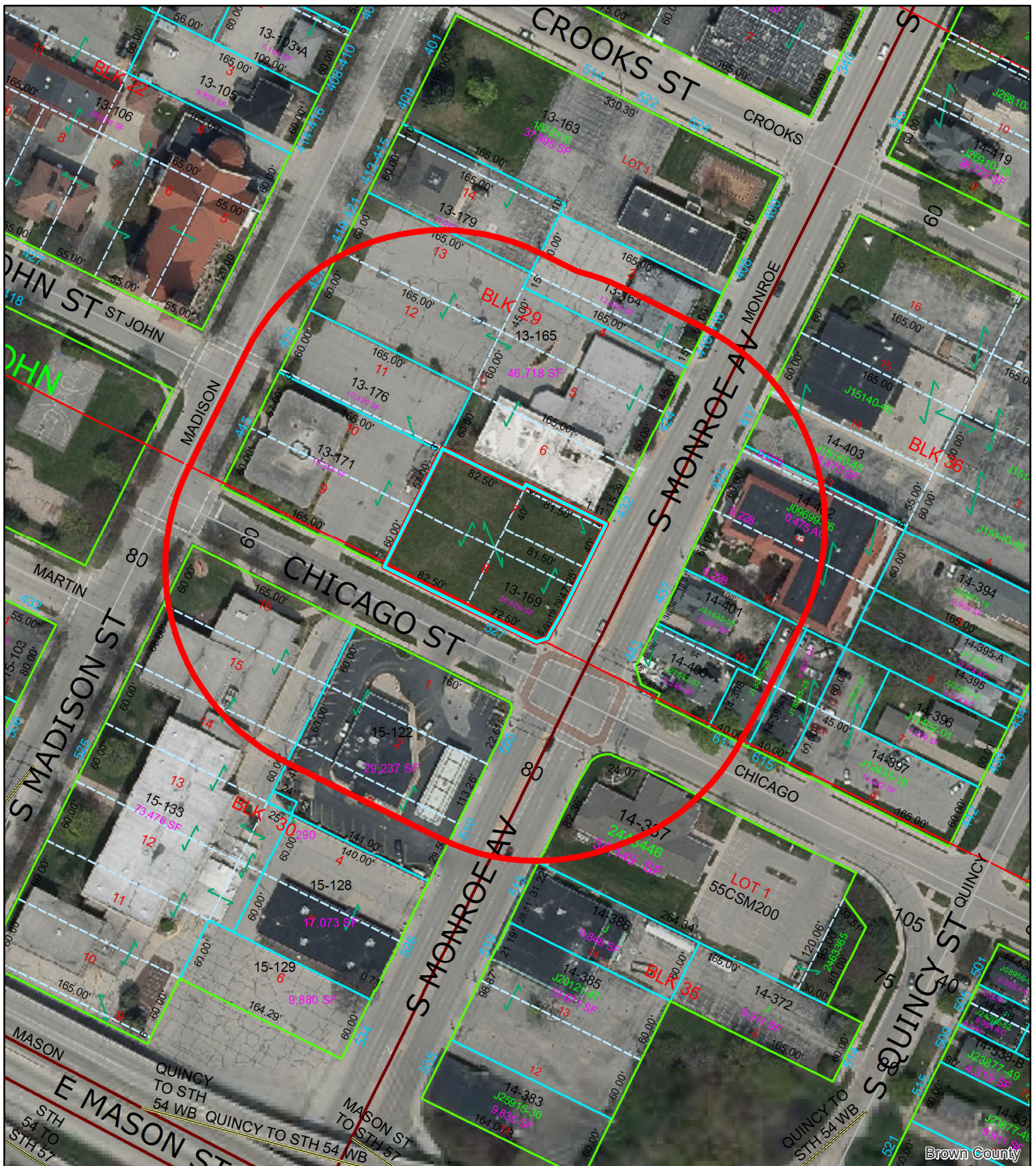
RECOMMENDATION

Approval of the request, subject to the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-22 Exhibit A, Location Map
2. ZP 23-22 Street View
3. ZP 23-22 Exhibit B, Site Plan
4. ZP 23-22 Exhibit C, Building Elevations
5. ZO 14-23 Draft PUD for Chicago, Monroe Apartments
6. ZP 23-22 Project Narrative
7. ZP 23-22 Application



(ZP 23-22) Planned Unit Development 436 S Monroe Avenue



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 12 Jul 2023 X:\Planning\Basemaps\template_8.5x11.mxd

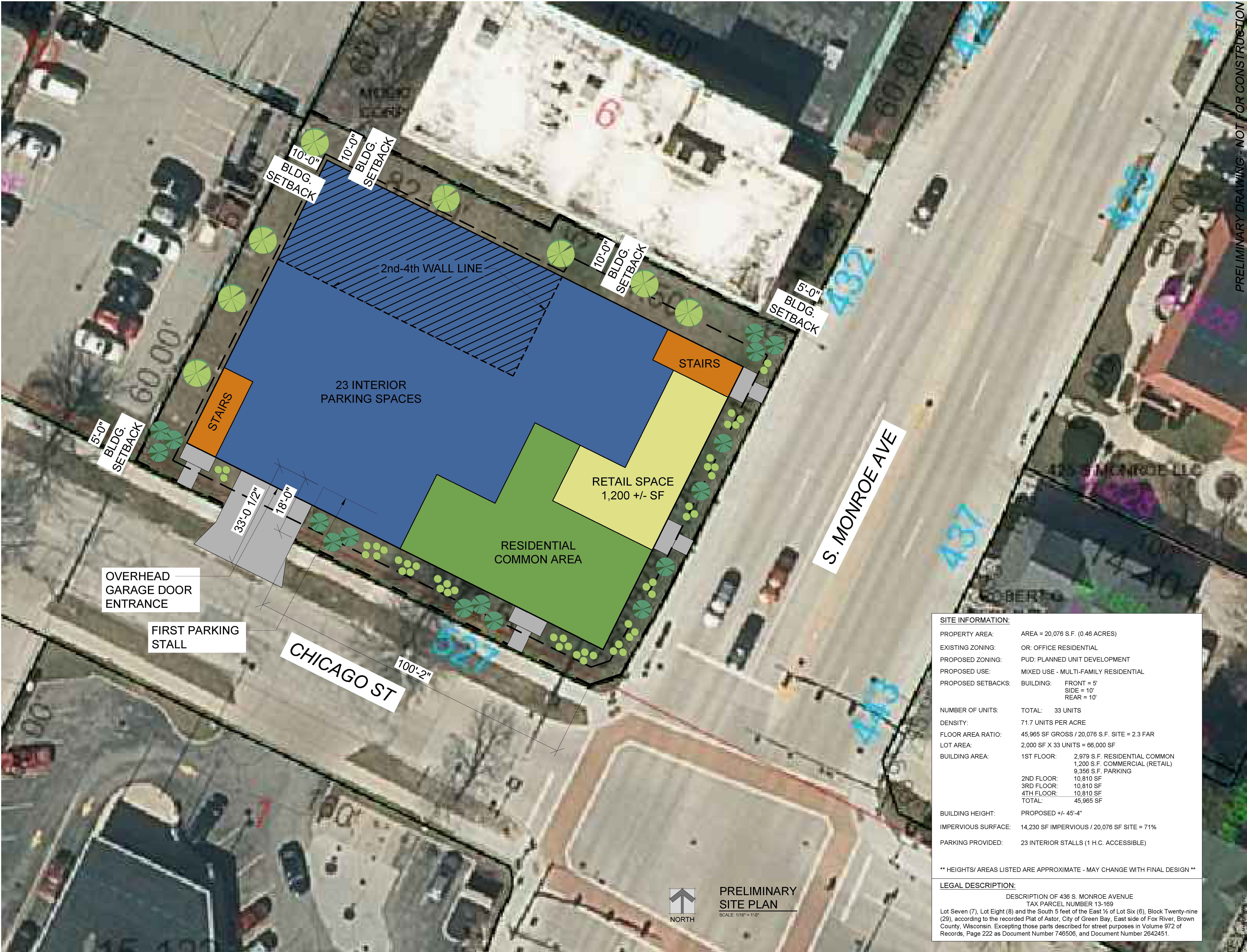
- 436 S Monroe Avenue
- 200-ft. Notification Area



FOR SALE

NO
TURN
ON RED
WHEN GREEN
LIGHT FLASHES





SITE INFORMATION:	
PROPERTY AREA:	AREA = 20,076 S.F. (0.46 ACRES)
EXISTING ZONING:	OR: OFFICE RESIDENTIAL
PROPOSED ZONING:	PUD: PLANNED UNIT DEVELOPMENT
PROPOSED USE:	MIXED USE - MULTI-FAMILY RESIDENTIAL
PROPOSED SETBACKS:	BUILDING: FRONT = 5' SIDE = 10' REAR = 10'
NUMBER OF UNITS:	TOTAL: 33 UNITS
DENSITY:	71.7 UNITS PER ACRE
FLOOR AREA RATIO:	45,965 SF GROSS / 20,076 S.F. SITE = 2.3 FAR
LOT AREA:	2,000 SF X 33 UNITS = 66,000 SF
BUILDING AREA:	1ST FLOOR: 2,979 S.F. RESIDENTIAL COMMON 1,200 S.F. COMMERCIAL (RETAIL) 9,356 S.F. PARKING 2ND FLOOR: 10,810 SF 3RD FLOOR: 10,810 SF 4TH FLOOR: 10,810 SF TOTAL: 45,965 SF
BUILDING HEIGHT:	PROPOSED +/- 45'-4"
IMPERVIOUS SURFACE:	14,230 SF IMPERVIOUS / 20,076 SF SITE = 71%
PARKING PROVIDED:	23 INTERIOR STALLS (1 H.C. ACCESSIBLE)

** HEIGHTS/ AREAS LISTED ARE APPROXIMATE - MAY CHANGE WITH FINAL DESIGN **

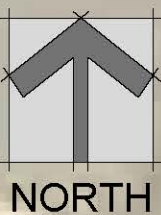
LEGAL DESCRIPTION:
DESCRIPTION OF 436 S. MONROE AVENUE
TAX PARCEL NUMBER 13-169
Lot Seven (7), Lot Eight (8) and the South 5 feet of the East ½ of Lot Six (6), Block Twenty-nine (29), according to the recorded Plat of Astor, City of Green Bay, East side of Fox River, Brown County, Wisconsin. Excepting those parts described for street purposes in Volume 972 of Records, Page 222 as Document Number 746506, and Document Number 2642451.

PRELIMINARY
SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pethe@madesigninc.net (920) 922-8170

PROPOSED APARTMENTS
436 S. MONROE ST.
GREEN BAY, WI 54301

JOB NUMBER:
2023.14
SHEET
C1.0



**PRELIMINARY
SITE PLAN**
SCALE: 1/16" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PROPOSED APARTMENTS

GREEN BAY, WI





PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

PROPOSED APARTMENTS

436 MONROE ST.
GREEN BAY, WI 54301

2023 © M+A DESIGN, INC.	JOB NUMBER:
	2023.14
	SHEET
	A2.0

ZONING ORDINANCE NO. 1414-23

**AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTY LOCATED AT
436 SOUTH MONROE AVENUE
(ZP 23-22)**

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 property, as also depicted on Exhibit A - Location Map:

Legal Description: Lot Seven (7), Lot Eight (8) and the South 5 feet of the East ½ of Lot Six (6), Block Twenty-nine (29), according to the recorded Plat of Astor, City of Green Bay, East side of Fox River, Brown County, Wisconsin. Excepting those parts described for street purposes in Volume 972 of Records, Page 222 as Document Number 746506, and Document Number 2642451.

Tax Parcel: 13-169

Land Area: Comprises approximately 20,076 square feet/.461 acres

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development of a 33-unit affordable housing apartment building with a first-floor retail space with specialization in housing adults with intellectual disabilities and non-disabled families. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD consists of the whole of 436 S. Monroe Avenue.
- C. Land Use Regulations. The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:
 - 1. Principal use of 33 residential dwelling units within a single structure.
 - 2. Principal use of retail on first-level.
 - 3. Accessory uses customarily associated with multiple family dwelling and supportive housing including interior first-floor parking, lobby, mail room, janitorial services, community room that may be made available to public entities, office space associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering

spaces, and other uses deemed appropriate by the Zoning Administrator.

- D. Prohibited Uses. The PUD limits certain uses from being established on the site or as accessory to the multi-family dwelling principal use including rooming/boarder houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses are subject to a PUD amendment.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure and interior parking on the subject property shall generally comply with Exhibit B and be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is .461 acres
 - b. Maximum Floor Area Ratio (FAR): 3.0
 - c. Maximum Impervious Surface: 80%
 - d. Accessory buildings shall be regulated as if in the Office Residential Zoning District
 2. Building and Interior Parking.
 - a. Front Yard Setbacks:
 1. S. Monroe Avenue: 5 feet
 2. Chicago Street: 5 feet
 - b. Rear Yard Setbacks (west lot line): 10 feet
 - c. Side Yard Setback (north lot line): 10 feet
 - d. Maximum Height: Principal building shall not exceed 46 feet and four stories in height.
- F. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
1. The site is limited to one (1) vehicular access driveway with ingress/egress from Chicago Street
 2. Development shall provide a minimum of 23 on-site, interior parking spaces.
 3. Development shall provide evidence of off-street parking availability for 10 additional residential spaces.
 4. Pedestrian access shall be provided from all public streets with public sidewalks adjoining the development.
 5. Any access, circulation, or parking issues not addressed by this PUD shall default to the Downtown Zoning District.
- G. Architectural Design. All building elevations shall generally comply with Exhibit C and subject to the following requirements:
1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.

2. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided. Façade lengths shall not be greater than 40 feet without articulation including but not limited to:
 - a. Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b. Recesses or projections of the main façade plane.
 - c. Recesses or projections of upper floors from the ground floor façade plane.
 - d. Vertical division using different materials and textures.
 3. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 1. Brick or brick veneer
 2. Cementitious panels/siding
 3. Architectural/decorative metal panels
 4. Wood or wood composite
 5. Windows and doors
 - b. Windows and doors. Windows shall include trim and all building entrances shall include a canopy or other roofing element over the doorway.
- H. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- I. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code.
- J. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- K. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Office Residential.

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

sh:

Attachments:

Exhibit A – Location Map

Exhibit B – Conceptual Site Plan

Exhibit C – Conceptual Building Elevations



Cherry Faith of Green Bay Development

Cherry Faith of Green Bay is a four-story multi-family apartment that aims to house adults with intellectual disabilities as well as non-disabled families. Cherry Faith of Green Bay consists of 33 units with a first-floor retail space, each floor plan will be approximately 10,810 square feet. An Additional five to ten parking spaces will be leased 445 Madison Chicago, LLC. According to the Bureau of Transportation Statistics, twenty-six percent of the IDD population do not have access to cars, which in order to accommodate them, Cherry Faith Properties has partnered with Innovative Services, Inc to provide transportation services. Cherry Faith of Green Bay is located in front of bus route eleven and a two minute walk from bus route six.

The amenities included in this development will consist of a fitness center, resident lounge, sensory regulation area, and a work lounge. Sixteen of the thirty-three units will be affordable units for families with subsidized income. The remaining seventeen apartments will be listed at market rate. One unique element that will be added to the development will be energy star components throughout the building and be designed for future solar panels. This potential design will create sustainability and longevity to the lifespan of the building. It will also decrease electric bills for the residence, provide blackout protection, and reduce the carbon footprint of the development.

One of the core goals of the development is to encourage the employment of residents. Whether that is working as the groundskeeper, maintenance, or working in the first-floor retail space, Cherry Faith of Green Bay aims to increase job creation and tenant retention in the workforce.



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: 436 South Monroe Ave, Green Bay WI 54301

Parcel Number(s): 13-169

Petitioner(s): Dujuan Cherry Date: 6/28/2023

Email: Cherryfaithproperties@gmail.com Phone Number: 2626656501

Address: 100 North Jefferson St, City: Green Bay State: WI Zip: 54301

Property Owner: Redevelopment Authority Phone Number: 920.448.3354

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, Dujuan Cherry, 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: 6/28/2023

Petitioner Signature(s): Dujuan Cherry
3D3203E729D14A6...

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.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

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

Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

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

SIGNATURE	PRINTED NAME	ADDRESS

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



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # E.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 I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.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 I).

BACKGROUND

Reason for Request: To authorize a Conditional Use Permit for a two-family, semi-detached residence within a Low Density Residential (RI) district at 310 Van Caster Drive, submitted by submitted by Radue Homes, Inc on behalf of Kristian and Elizabeth Pearson, property owners (Ald. J. Grant, District I).

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Undeveloped Lot

NORTH: Low Density Residential (RI) - Single-Family Residential

SOUTH: Rural Residential (RR) - Undeveloped Lot

EAST: Low Density Residential (RI) - Undeveloped Lot

WEST: Low Density Residential (RI) - Two-Family Dwelling, Semi-Detached and Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Low Density Residential.

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property requests the creation of a two-family residential dwelling on a corner lot.

Report: The subject property is located at 310 Van Caster Drive. It is an undeveloped, 0.37-acre corner lot located at Van Caster Drive and Brook Park Drive. The property is owned by Kristian and Elizabeth Pearson. Radue Homes, Inc. has an offer to purchase the property and intend to construct a two-family dwelling, semi-detached on the property if the CUP is permitted. Their current plan is to develop the building so it could be divided into two lots in the future.

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.

Per Table 44-1 of the City of Green Bay Municipal code, a two-family dwelling, semi-detached must comply with the development standards of Sec. 44-1580(c). The standards are as follows:

- (1) No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
- (2) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location to face a public street.
- (3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no semi-detached dwelling shall be constructed and no single-family dwelling shall be converted to a semi-detached dwelling with a distance of 300 feet from any other two-family or multifamily dwelling located within the same block.
- (4) Semi-detached dwellings shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, façade detailing, and size and placement of window and door openings. Exact replication of attributes of existing buildings is not expected, but rather sensitivity to neighborhood context.

Staff have reviewed the development standards as they pertain to the proposal. Number (3) of the above development standards states that no semi-detached dwelling shall be constructed within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block. There is a two-family dwelling located across the street at 3041 Brook Park Drive, but there are no other such structures within 300 feet of the subject parcel on the same block. Regarding number (4) of the development standards, the applicant has supplied building plans. The proposed structure is two-stories. There is a mix of two-story, ranch, and split-level homes throughout the neighborhood. Sec. 44-1913(2) Wall Articulation states, "No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including at least one of the following: Change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions." The plans provided show walls that do not comply with this standard. The Staff is recommending a condition that, prior to building permit issuance, the house design is adjusted to meet this regulation along the south and west facades to staff's satisfaction. If the petitioner does not agree with the staff's determination, the petitioner can appeal that decision to the Plan Commission.

The staff believe a two-family, semi-detached dwelling fits in with the existing development pattern of the neighborhood. These types of structures can be found throughout the area on corner lots. Ald. Grant and adjacent property owners within 200 feet of the subject property have been notified of the request. Mary Stoey (359 Van Caster Drive) did contact staff with questions and concerns about the request. She does plan to attend the meeting to share her concerns.

RECOMMENDATION

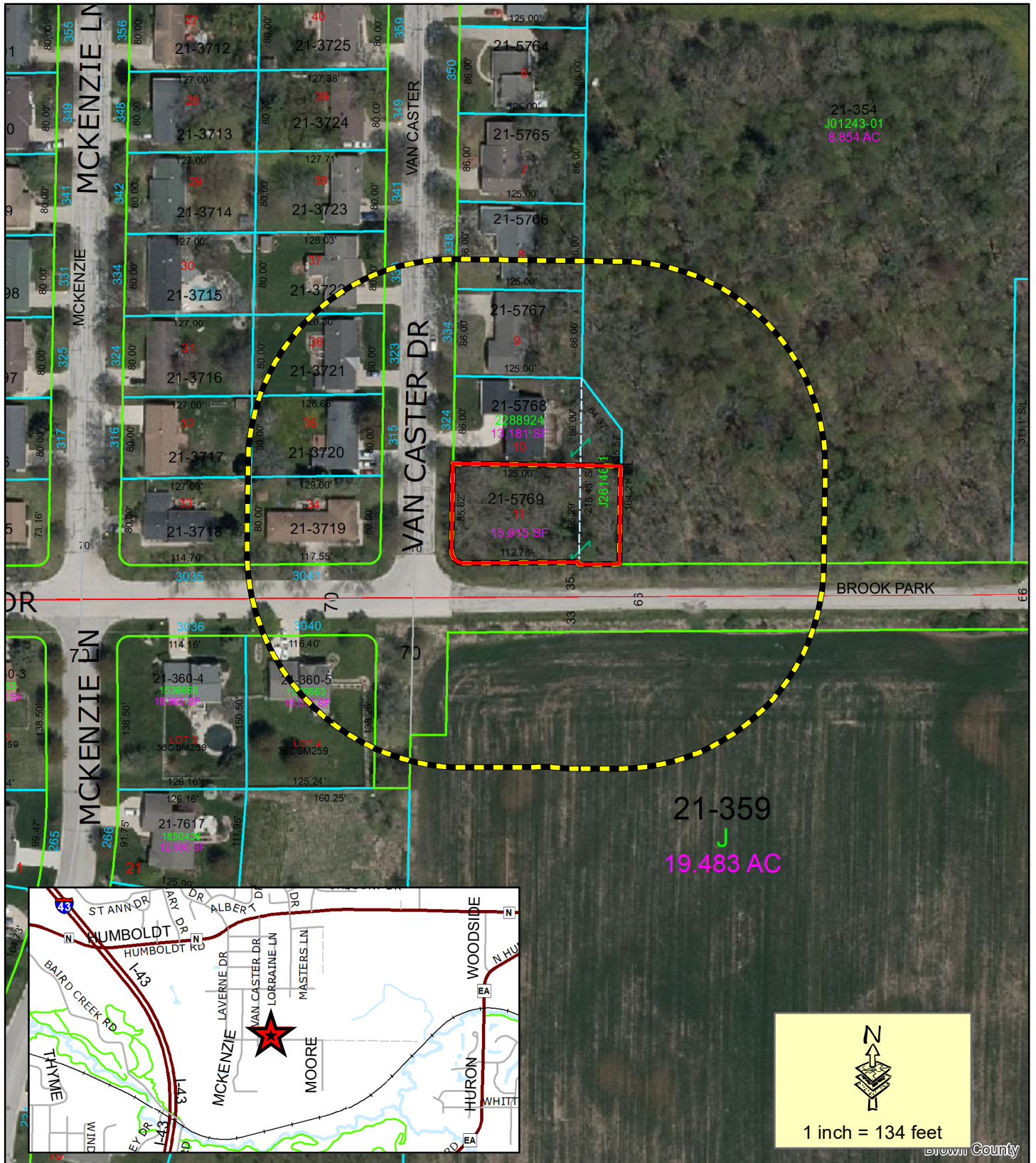
Approval of the request, subject to the following:

1. Prior to building permit issuance, Planning staff must review and approve the subject parcel's building plans to ensure that the wall articulation standards of Sec. 44-1913(2) are met along the south and west facades. The petitioner can appeal that decision to the Plan Commission.
2. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-23 Location Map
2. ZP 23-23 Narrative
3. ZP 23-23 Building Plans



- 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 23-23) Proposed Conditional Use Permit (CUP) at 310 Van Caster Drive



Supplemental Application for Condition Use Permit for 310 Van Caster

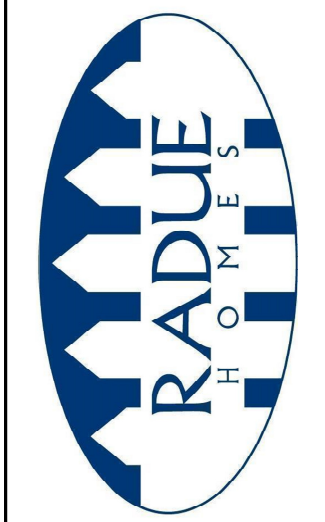
Legal Description: **KINGS ROW LOT 11 & PRT OF NE1/4 SE1/4 SEC 34 T24N R21E DESC IN J26146-01 EX 2288924**

We are requesting a conditional use permit for a duplex at 310 Van Caster. The proposed house plan is attached. Both sides of the building will owner-occupied and is designed for specific customers.

There are other duplexes nearby. We are trying to build a home that is moderately affordable for young families. By having two homes on the lot, we are able to reduce the lot costs per dwelling. Our current plan is to develop the building so it could be subdivided in the future if necessary.

Our offer to purchase this lot is contingent upon approval of the conditional use permit. We would be ready to start construction this summer if approved.

We appreciate your consideration.



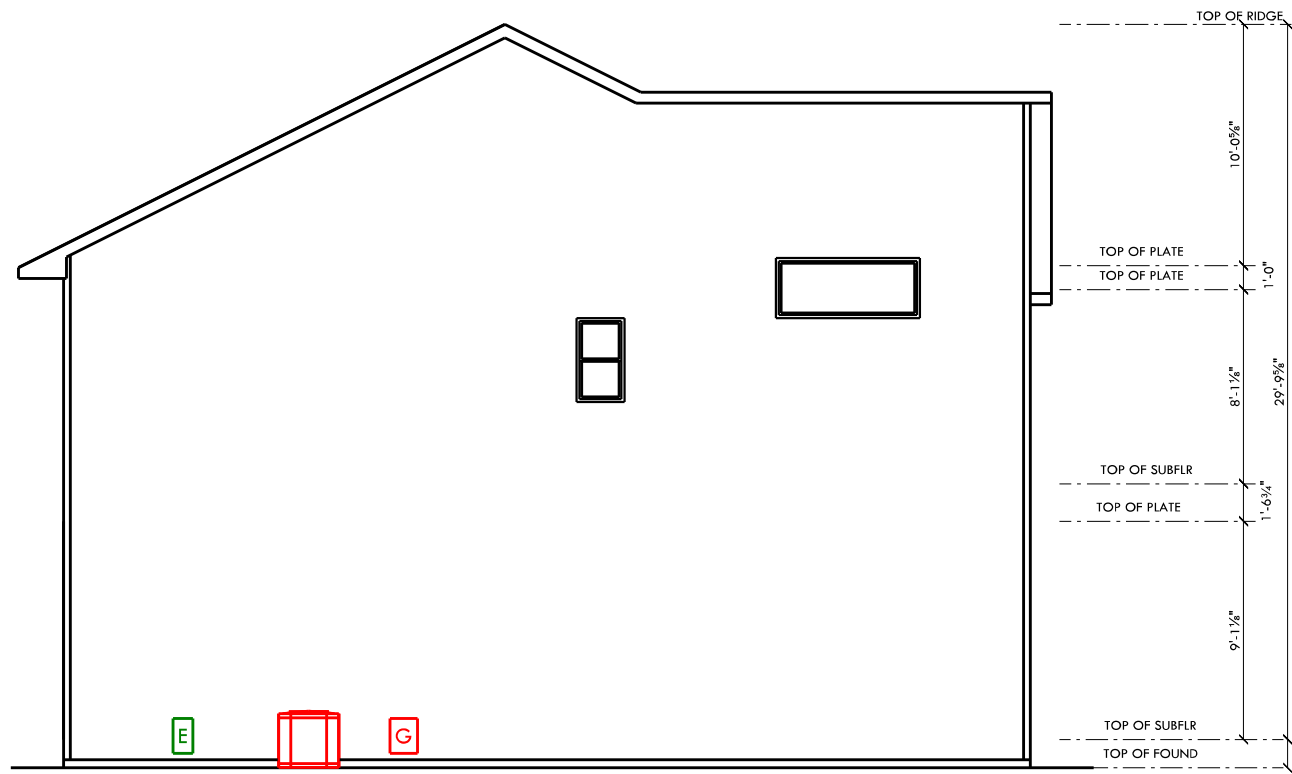
ADDRESS:
2383 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.569.2555
RADUEHOMES.COM

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WRITTEN CONSENT IS
STRICTLY PROHIBITED

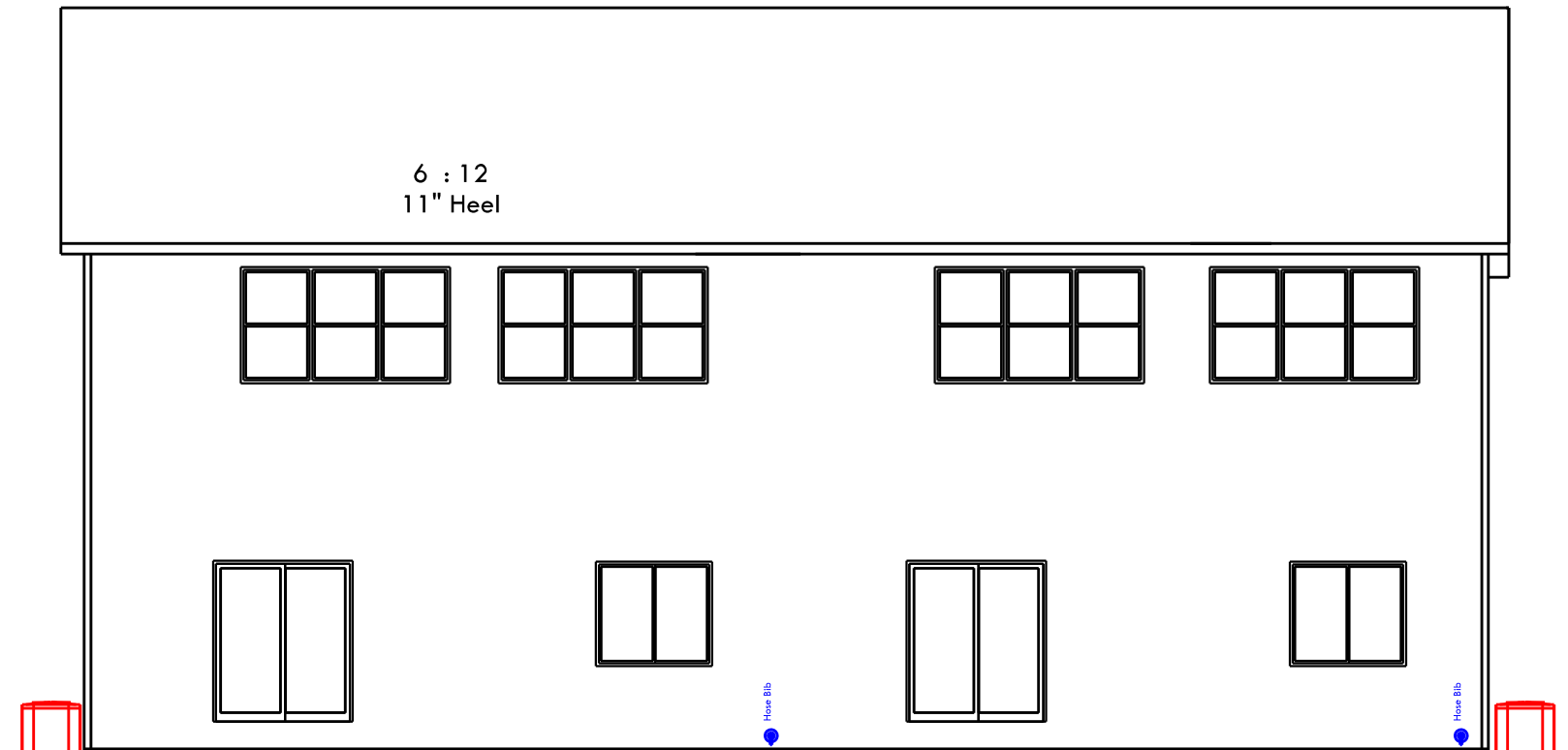
310 VAN CASTER DRIVE

SHEET	PLAN #	PROJECT #	DATE		REVISIONS
1	23-18		5/31/23		
			PERSONAL BUILDER		
5		STATUS:		BID PLAN	

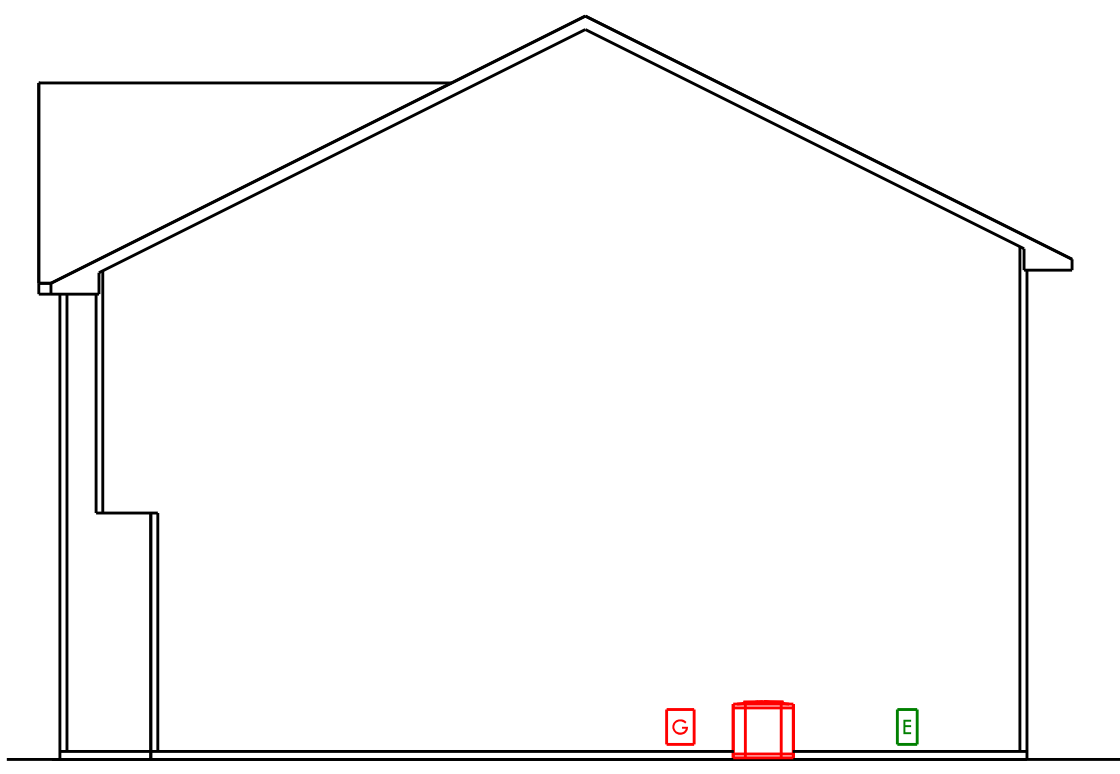
LEFT	RIGHT
TOTAL SQ. FT.: 1842	TOTAL SQ. FT.: 1842
FIRST FLR.: 1185 SEC. FLR.: 657	FIRST FLR.: 1185 SEC. FLR.: 657



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ADDRESS:
2585 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.836.6666
RADUEHOMES.COM

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STRICTLY PROHIBITED

310 VAN CASTER DRIVE



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

9'-1 1/8" WALL HT.

657 SQ. FT. (HOUSE)

508 SQ. FT. (GARAGE)

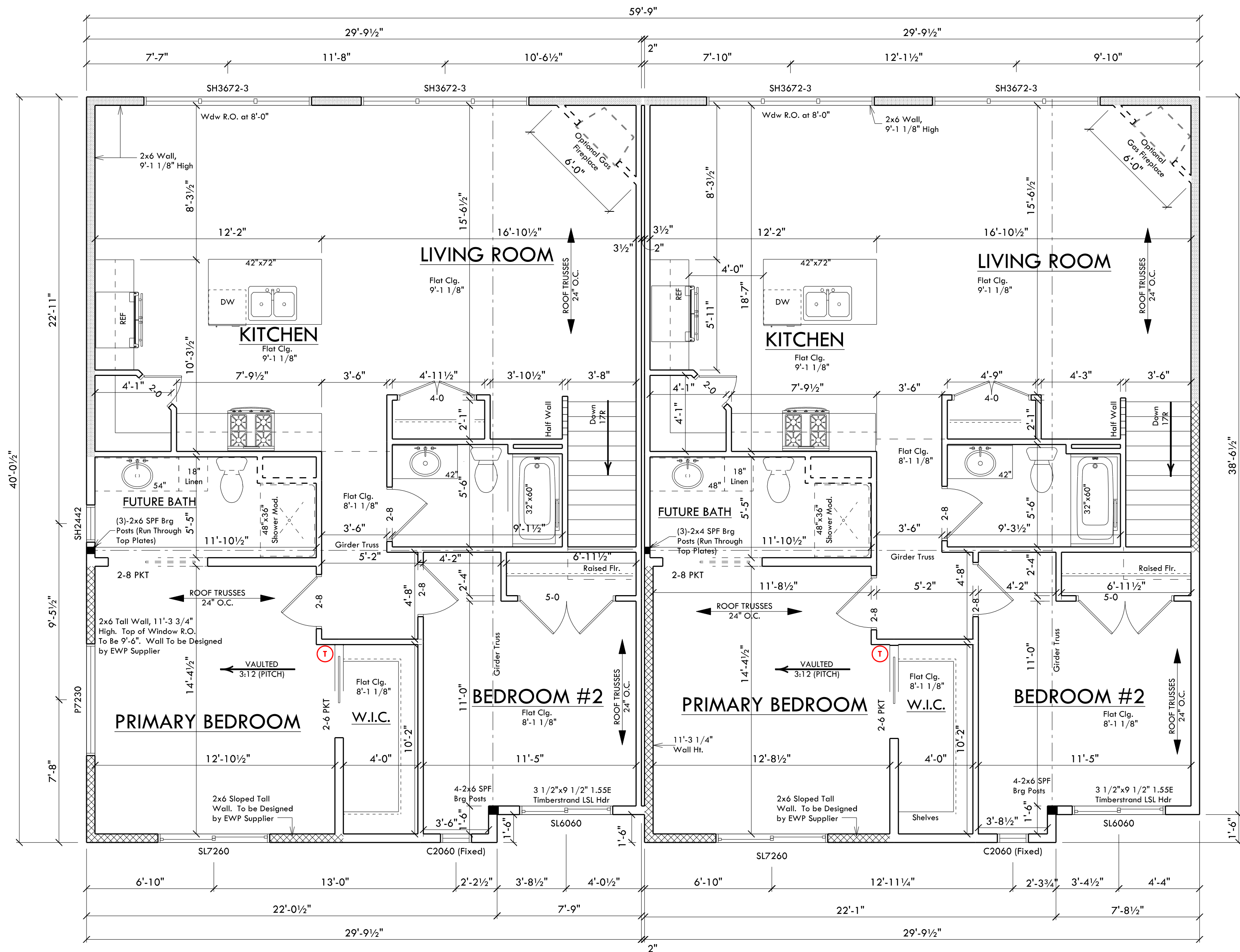
31 SQ. FT. (STOOP)

FLOOR PLAN INFORMATION

- WALL SPECIFICATIONS
- HOUSE WALL HEIGHTS:
 - 1ST FLR. EXTERIOR- 2x6x9 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
 - 1ST FLR. INTERIOR- 2x4x9 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
 - 2ND FLR. EXTERIOR- 2x6x8 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
 - 2ND FLR. INTERIOR- 2x4x8 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
 - GARAGE WALLS:
 - 2x4/6x10'-3 1/4", STUDS 16" O.C. (UNLESS NOTED)
- FLOOR SYSTEMS:
- FIRST FLOOR: 11 7/8" I-JOISTS, 19.2" O.C.
 - SECOND FLOOR: 18" FLOOR TRUSSES 19.2" O.C.
 - STANDARD LOADING(PSPF): 40 LL/ 13 DL
 - *ADDITIONAL LOADING(PSPF):
 - 10 DL(TILE), 25 DL(WFR. STONE/ GRANITE)
 - DEFLECTION (MIN.): LL= L/480, DL= L/240
- ROUGH OPENINGS SHOWN
- GENERAL NOTES:
- PLAN IS DRAWN FOR 3 1/4" TRIM
 - ALL WALLS TALLER THAN 10'-0" TO BE DESIGNED BY EWP SUPPLIER
 - FRAMER TO REFERENCE FLOOR/ ROOF LAYOUT FOR FINAL GIRDER TRUSS LOCATIONS, FLUSH HEADER ADJUSTMENTS
 - BEARING REQUIREMENTS. FRAMER IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
 - FRAMER TO REFERENCE WALL BRACING PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

SHEET	PLAN #	PROJECT #	DATE	REVISIONS	
				DATE	PERSONAL BUILDER
2	23-18		5/31/23		
5					

STATUS:
BID PLAN



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"
8'-1 1/8" CLG. HT. UNLESS NOTED
1185 SQ. FT. (HOUSE)

FLOOR PLAN INFORMATION

WALL SPECIFICATIONS:
1. HOUSE WALL HEIGHTS:
- 1ST FLR. EXTERIOR- 2x6x9 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
- 1ST FLR. INTERIOR- 2x4x9 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
- 2ND FLR. EXTERIOR- 2x6x8 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
- 2ND FLR. INTERIOR- 2x4x8 1 1/8", STUDS 16" O.C. (UNLESS NOTED)
2. GARAGE WALLS:
- 2x4/6x10'-3 1/4", STUDS 16" O.C. (UNLESS NOTED)
FLOOR SYSTEMS:
1. FIRST FLOOR: 11 7/8" I-JOISTS, 19.2" O.C.
SECOND FLOOR: 18" FLOOR TRUSSES 19.2" O.C.
- STANDARD LOADING(PSP): 40 LL / 15 D.L.
*ADDITIONAL LOADING(PSP):
10 D.L.(TILE), 25 D.L.(MFR. STONE/ GRANITE)
- DEFLECTION (MIN.): LL= L/480, DL= L/240
ROOF SYSTEM:
1. ENGINEERED ROOF TRUSSES @ 24" O.C.
- STANDARD LOADING(PSP): 30 LL / 10 T.C.D.L.
- DEFLECTION (MIN.): LL= L/240, TL = L/180
- DURATION OF LOAD: 1.15%
HEADER SPECIFICATIONS:
1. STANDARD HEADER TO BE:
- 1ST FLR: 2-2x12 SPF #1/2
- 2ND FLR: 2-2x12 SPF #1/2
- DOUBLE TRIMSTUDS W/ OPENINGS 6'-0" AND LARGER
2. WINDOW R.O. HEIGHT SET AT 6'-11" (UNLESS NOTED)
3. HEADERS ARE NOT DESIGNED TO CARRY BRICK / OR CONCRETE
(HEADER/ UNTEL SIZES PER MASON/ FOUND. CONTRACTOR)
STAIR INFORMATION:
BASEMENT TO FIRST FLR.
- 14 RISERS(7 9/16"), 13 TREADS(9 1/2")
FIRST FLR. TO 2ND FLR.
- 17 RISERS(7 1/2"), 16 TREADS(9 1/2")
WINDOW INFORMATION:
ROUGH OPENING SHOWN
GENERAL NOTES:
1. PLAN IS DRAWN FOR 3 1/4" CASING
2. ALL WALLS TALLER THAN 10'-0" TO BE DESIGNED BY EWP SUPPLIER
3. FRAMER TO REFERENCE FLOOR/ ROOF LAYOUT FOR FINAL GIRDER TRUSS LOCATIONS, FLUSH HEADER ADJUSTMENTS & BEARING REQUIREMENTS. FRAMER IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
4. FRAMER TO REFERENCE WALL BRACING PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

ADDRESS:
310 VAN CASTER DRIVE
GREEN HAY, WI 53034
PH: 920.569.6355
RADUEHOMES.COM

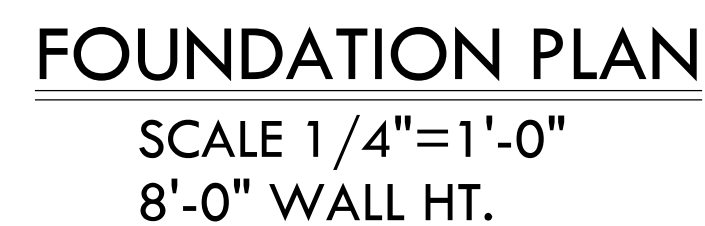
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310 VAN CASTER DRIVE

REVISIONS	DATE	PROJECT #	PLAN #	SHEET
	5/31/23		23-18	3
				5

PERSONAL BUILDER

BID PLAN



WALL SPECIFICATIONS

- 1. HOUSE WALLS:
 - 8" x 8" 0" FOURED CONCRETE WALLS ON 16"x8" FOOTINGS
 - 10" x 8" 0" FOURED CONCRETE WALL 9/4" BRICKLIDGE(DOWN) ON 18"x8" FOOTINGS
- 2. GARAGE/PORCH WALLS:
 - 6" x 8" 0" (MIN) MOUNED CONCRETE WALLS ON 14"x8" FOOTINGS
 - 10" x 4" 0" (MIN) MOUNED CONCRETE WALLS w/ 4" BRICKLIDGE (18" DOWN) ON 18"x8" FOOTINGS

SLAB INFORMATION:

- 1. HOUSE: 4" REINFORCED CONCRETE SLAB
- 2. GARAGE: 4" REINFORCED CONCRETE SLAB

HEADER SPECIFICATIONS:

- 1. STANDARD HEADERS TO BE 2-2x10 SPF
 - DOUBLE TRIMSTUDS W/ OPENINGS 6'-0" AND LARGER
- 2. HEADERS ARE NOT DESIGNED TO CARRY BRICK / OR CONCRETE (HEADER / LINTEL SPECS PER MASON / FOUND. CONTRACTOR)

STAIR INFORMATION:

BASEMENT TO FIRST FLR:

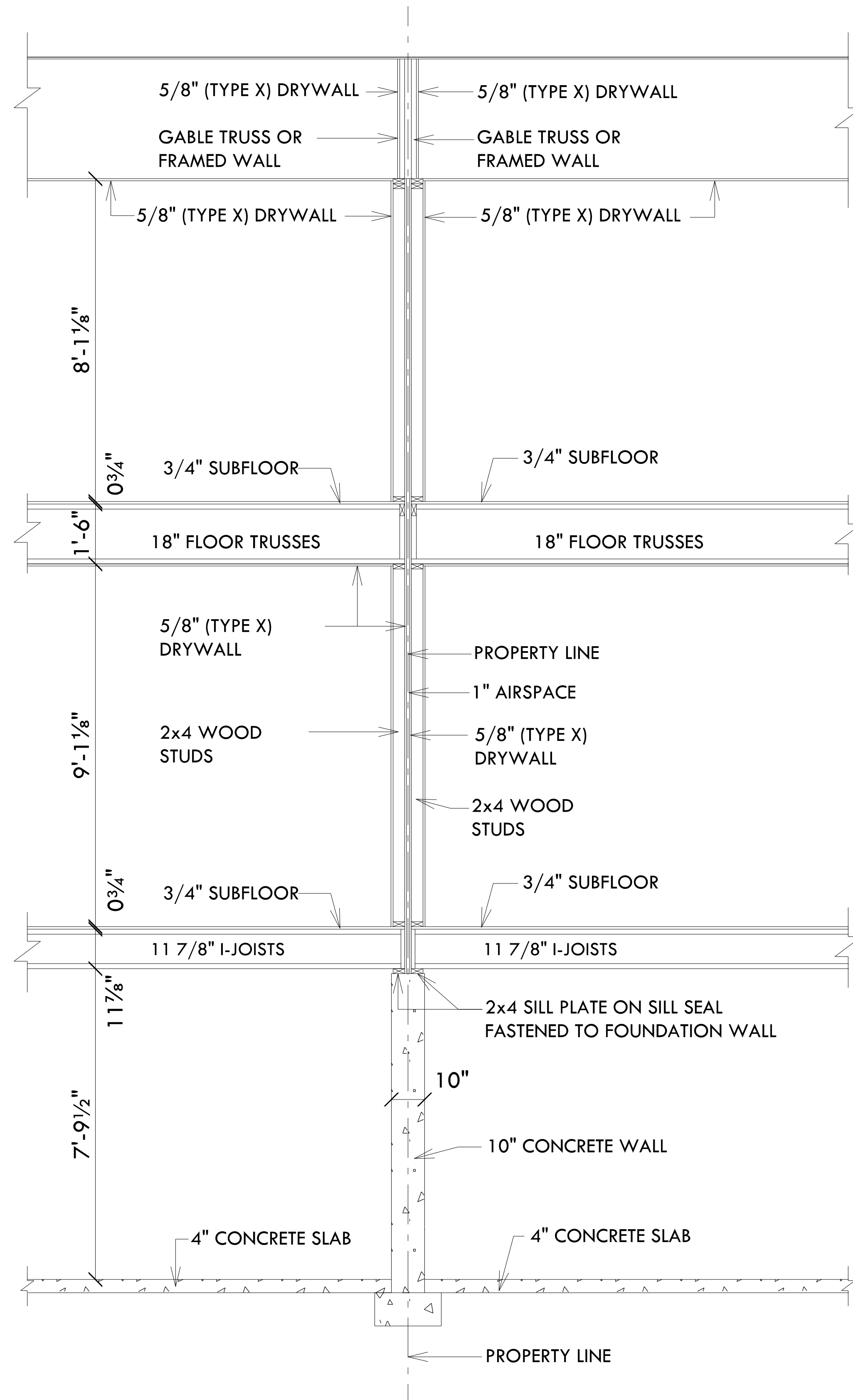
- 14 RISERS/ 9' 1/4", 13 RISERS/ 9' 1/2"

WINDOW INFORMATION:

NONE

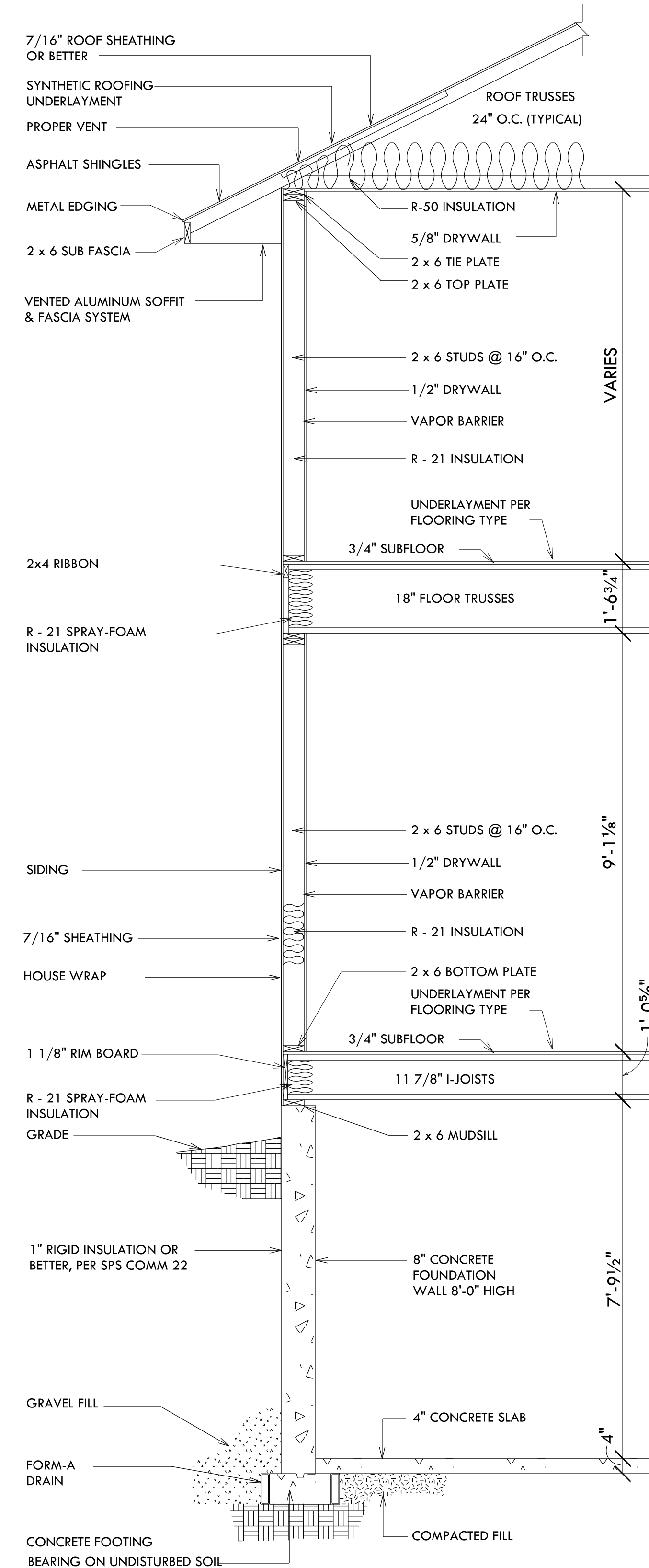
GENERAL NOTES:

- 1. PLAN 1/4" = 1'0"
- 2. CEILING: 3/4" CASING/ DRYWALL RETURN
- 3. STEEL COLUMNS TO SUPPORT 2,000 LBS UNLESS NOTED
- 3. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- 4. ISOLATED CONCRETE FOOTINGS TO BE 3,000 PSF CONCRETE w/ #3-4 REBAR EACH WAY
- 5. FOUNDATION WALLS ARE ASSUMED TO BE REINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER SPS TABLE 271.1.8.8 BASED ON THE HEIGHT OF UNBALANCED FILL
- 6. FRAMER TO REFERENCE FLOOR / ROOF PLANT FOR FINAL GIRDER TRUSS LOCATIONS, FLUSH HEADER ADJUSTMENTS & BEARING REQUIREMENTS. FRAMER IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
- 7. FRAMER TO REFERENCE WALL PLAN FOR ALL HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS



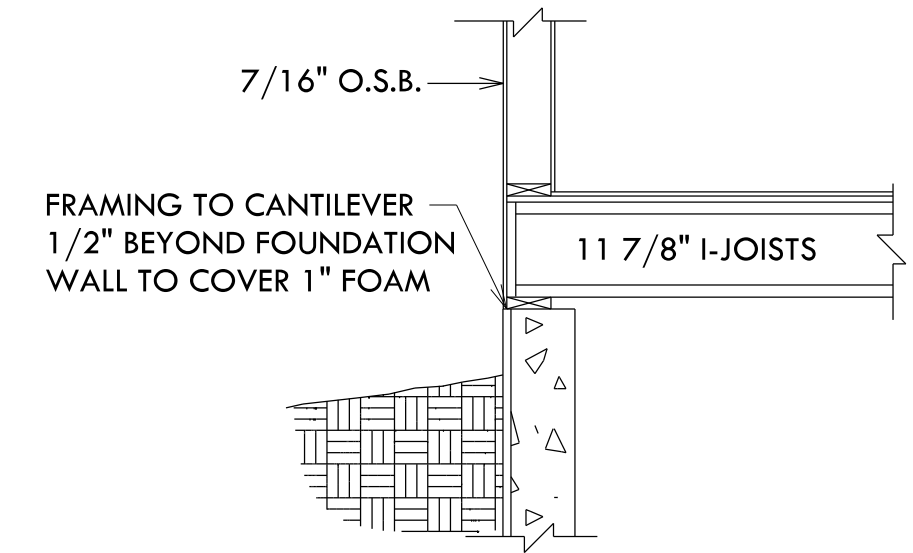
HOUSE ZERO LOT LINE DUPLEX
SEPARATION CONSTRUCTION DETAIL

SCALE: 1/2" = 1'-0"

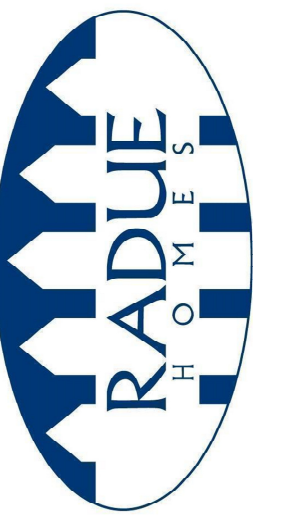


TYPICAL TWO-STORY WALL SECTION

SCALE: 1/2" = 1'-0"



BOX SILL DETAIL
SCALE: 1/2" = 1'-0"



ADDRESS:
2385 S. BROADWAY
GREEN BAY, WI 54304
PH: 920.669.6555
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310 VAN CASTER DRIVE

SHEET	PLAN #	PROJECT #	DATE	REVISIONS	
5	23-18		5/31/23		
STATUS:			PERSONAL BUILDER		
BID PLAN					
5					



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # E.6

(ZP 23-24) Public hearing on the request to rezone 203-225 S Monroe Avenue (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).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(ZP 23-24) Consideration with possible action on the request to rezone 203-225 S Monroe Avenue (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).

BACKGROUND

Reason for Request: The proposed rezoning will permit future commercial, mixed-use, or multi-family development along the eastern half of Monroe Avenue and northern parcels along Doty Street.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Office spaces, multi-family residential, commercial, surface parking, and playground

NORTH: Office Residential (OR) - Divinci School

SOUTH: Office Residential (OR) - Office

EAST: Office Residential (OR) - Playground and Residential

WEST: Downtown (DI) and Public Institutional (PI) - Jackson Park and Church

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Downtown along S Monroe and Doty Street in this area. The Comprehensive Plan begins to transition over to medium intensity office residential or housing as Doty approaches S Quincy Street.

Report: The subject of 1.7 acres of land area is located on the west side of the 600 Block of South Adams Street, south of East Mason Street and north of Cass Street. The subject area is currently comprised of seven parcels:

#14-443, 211 S Monroe. Owned by Gage Williamson, 0.228 acres and is currently an office building.

#14-427, 620 Doty Street. Owned by Gage Williamson. 0.077 acres. The property is adjacent at one corner to 211 S Monroe and is a surface lot which serves 211 S Monroe.

#14-444, 203 S Monroe Ave. Owned by Skinny Buddha Tattoo. 0.227 acres and is currently a tattoo shop and located at the corner of Monroe and Doty

#14-428 and 14-429, 624 and 628 Doty Street. Owned by Green Bay Public School District. Blacktop area with playground markings which serves DaVinci School across the street.

#14-442, S Monroe. Owned by Ruesch Properties, 0.227 acres and is a multi-family residential building.

#14-439, 225 S Monroe Ave. 0.836 acres owned by Monroe Central LLC and is an office building.

The properties are currently zoned Office Residential. The impetus for the request to change stems from a change of use request at 211 S Monroe and 620 Doty Street, owned by Gage Williamson. Merrick Development intends to redevelop the vacant office building at 211 and change it to 8 residential units. The rezone came into conversation as staff recognized the lots at 211 and 620 Doty would not meet minimum space standards (2000 sf per unit in OR) for an 8 unit apartment. The Downtown district allows for 1000 sf

per unit as a minimum standard. When reviewing comprehensive planning for the area, it was noted that this area is slated for future use downtown. With this in mind, staff felt it appropriate to facilitate a rezone for these properties and the others along the east and north ends of the block to match the comprehensive plan. Rather than spot zone, staff felt it was appropriate to rezone all 7 parcels along the block edge to Downtown to allow for greater flexibility with redeveloping all 7 properties in the future. The change from OR to D will eliminate the potential for a single family dwelling or two-family dwelling duplex, fraternity, carriage house dwelling, or dormitory as potential conditional uses on these sites as they are conditional in OR but not DI. However, none of these sites currently have any of the above-listed uses.

If approved, the rezoning request will establish the Downtown One (DI) district for all 7 properties. The staff believe the DI designation is appropriate given the location, size, and use of the properties. Staff contends that the expansion of the downtown land-use designation allows for an appropriate variety of uses while also putting controls on heights and density.

Ald. R. Scannell and neighbors within 200 ft. have been noticed of the meeting based on Plan Commission policy. The staff has taken information related calls on the request but has received no objections to the request for the drafting of this report.

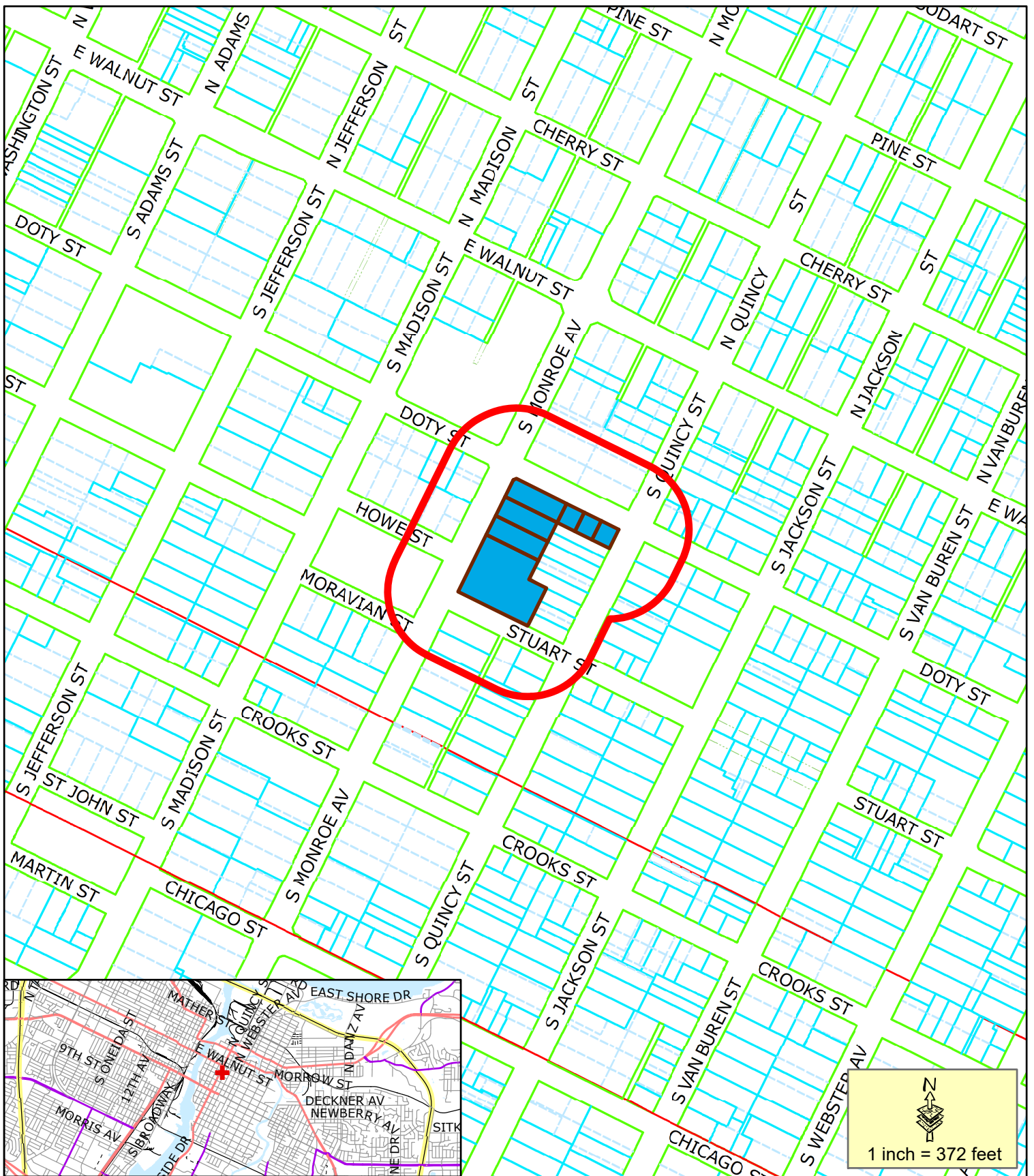
RECOMMENDATION

Approval of the request to rezone the properties from Office Residential (OR) to Downtown (DI).

FISCAL IMPACT

ATTACHMENTS

1. Property Map 23-24
2. ZP 23-24 Building Rendering
3. ZP 23-24 Site Plan Layout for Monroe Street Property
4. ZP 23-24 Building Rendering
5. ZP 23-24 Narrative
6. ZP 23-24 Application



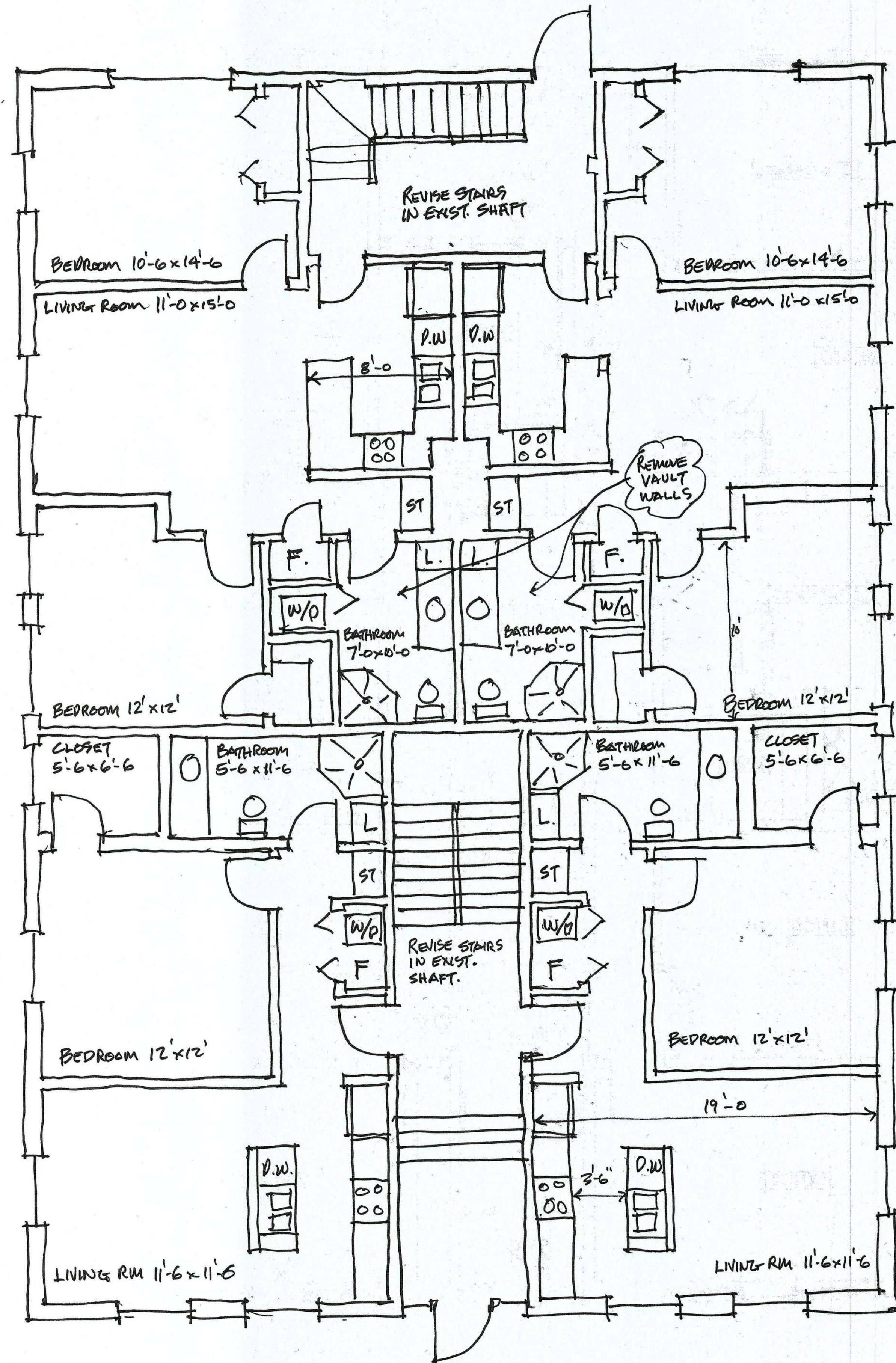
- Proposed Rezone
- 200' Property Owner Notice

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Map prepared by JL

Rezone Request (ZP 23-24)
Proposed Rezone
Office Residential to Downtown 1
203-225 S Monroe Ave
620-628 Doty Street

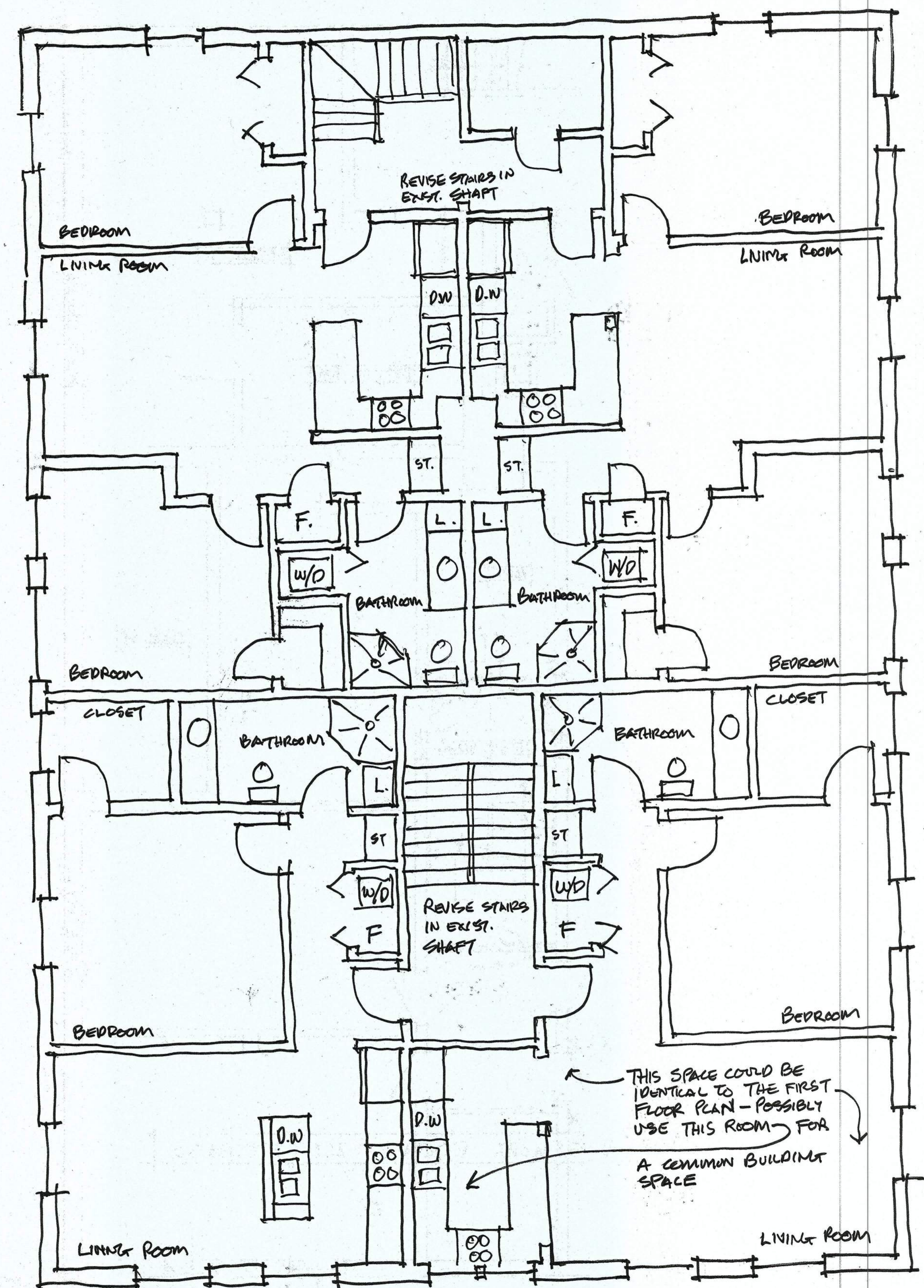


View



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRE SUPPRESSION - NFPA 13-R
EACH UNIT REQUIRES AN EMERGENCY
EGRESS WINDOW
1 HOUR FIRE BARRIER BETWEEN EACH UNIT
1 HOUR FIRE BARRIER BETWEEN BASEMENT
& FIRST FLOOR UNITS
1 HOUR FIRE BARRIER BETWEEN SECOND FLOOR
UNITS & ATTIC



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

SEE FIRST FLOOR PLAN
FOR ROOM SIZES



Legal Description

9,932 SQ FT PLAT OF ASTOR LOT 11 BLK 38 (Parcel #14-443)

0.077 AC M/L PLAT OF ASTOR W 56 FT OF LOT 1 BLK 38 (Parcel #14-427)

Applicant Narrative Describing Project

We are looking at converting this office building that has not been renovated since the mid 1970s to a luxury market rated 8 unit residential apartment complex. The building is currently 100% vacant and has been on the market for lease/sale for almost 2 years in an Office Residential zoned area.

The building requires much repair and the plan includes enhancements to the entire exterior of the building which will only contribute to the beauty and spirit of the downtown area. The building size will not be altered. The building will be upgraded to standard safety codes and be aesthetically pleasing which will only positively affect neighboring adjacent properties. Additionally, residential housing is a critical need to the city of Green Bay and this project contributes directly to this primary objective.

The property is currently located in an Office Residential zoning sector of the city. Zoning ordinance requires 2,000 sq. ft. of land per unit which makes the objective unattainable under current zoning regulations. If rezoned under D1 or Downtown District zoning, the proposed luxury 8 unit residential apartment complex becomes feasible.



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5826
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 211 S Monroe Ave & 620 Doty Street

Parcel Number(s): 14-443, 14-427

Petitioner(s): Michael Merrick & John Salm

Date: 06-15-2023

Email: merrickdevelopment@outlook.com

Phone Number: 920-418-2630 or 920-475-8206

Address: PO Box 1026

City: Kaukauna State: WI Zip: 54130

Property Owner: Gage Williamson

Phone Number: 920-213-8518

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, Michael Merrick & John Salm, 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: Gage Williamson

Date: 6-15-23

Petitioner Signature(s): Michael Merrick & John Salm

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.: _____



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # E.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).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.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 (D1) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To permit the following uses within the D1 District: convenience store and fueling/gas/service station.

Surrounding Zoning and Land Uses:

SUBJECT: Downtown (D1) - Former Bank Building

NORTH: Public Institutional - Brown County Central Library

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

EAST: Downtown (D1) - Surface Parking Lot

WEST: Downtown (D1) - Surface Parking Lot, Child Care Facility

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Downtown (DT)

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement. However, the proposed conditional use permit is consistent with the comprehensive plan. Both the comprehensive plan and zoning are consistently categorized.

Report: The subject property is located at 201 North Monroe Avenue, parcel 11-188. The property is the former Bank Mutual building. The bank has not been in operation for over five years. The 1.21 acre property is currently owned by Green Bay Retail Center, LLC and a proposed reuse of the site has been submitted to the City. Basudev Adhikari proposes reusing and remodeling the building and most of the existing outdoor infrastructure to create a development with three separate uses:

- Fast casual restaurant on the south end of the building. Likely an Indian restaurant.

- Office-shipping print retail store in the middle of the building. Likely a UPS Store.

- Convenience center with fueling stations at the north end of the building. These uses require a conditional use permit.

These uses are apart of an overall redevelopment of the site. An office supply retail store and restaurant are permitted to use. The question in front of this body is whether a conditional use permit is appropriate for the convenience store-gas station and drive-through restaurant within the D1 district.

A preliminary site plan is attached with this report. In the plan, the applicant envisions using much of the existing infrastructure, especially on the south end of the property. The north end of the site is where most of the change occurs. The overall building area is 8760 sf on the first floor and 4100 sf on the mezzanine/second floor. The applicant has not provided building elevations for the remodel, but the basic

footprint of the building is generally consistent with DI bulk requirements. Downtown zoning requires a maximum front setback of 15 feet from the right of way. The setback along Cherry Street to the existing building is approximately 18 feet from ROW. The setback along Pine Street is approximately 140 feet from the right of way, but this is the proposed area for gas pumps and parking. Parking minimums are not required in DI zoning.

Convenience Store/Gas Station: Plans are not finalized, but the applicant envisions approximately 3500 square feet for c-store purposes inside of the building. In addition, two areas for automobile fueling would be added. Three gasoline pumps (serving 6 autos) are slated to be placed north of the c-store. Three individual EV charging stations are proposed to the west of the c-store, resulting in 9 total auto re-fueling spots.

Drive through restaurant: This use is conditional within the DI district. The remodel of the site is making use of existing infrastructure within the site. While details are not fully known by the applicant as to the exact specifications of a restaurant use, the applicant envisions a fast casual restaurant on the southern half of the building. The existing building is the former Bank Mutual branch with a drive-through. The applicant seeks to potentially adapt the drive-through which existed for the bank and utilize it for restaurant use but does not have specific users for the restaurant at that time. Because the existing drive-through structure is in place and the site has historically had a drive-through used for banking, staff are in support of a conditional use granted for a future restaurant as the site is designed with a drive-through.

Downtown Green Bay is not lacking in gas stations. The east side has two existing stations while the west side has three. The total number of gas pumps at all five stations is 34 (17 individual pumps with fueling options on both sides of the pump). None of the existing gas stations offer electric vehicle charging. The last gas station addition to the market place was Kwik Trip on West Walnut in 2017.

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.

Staff believes these uses can work within most of the seven standards but give special note to standard 5. Given the nature of the site having multiple entry points and the entire property being surrounded by right of way (Monroe, Pine, Cherry, and service alley), special care must be taken to ensure safe access in and out of the facility. The existing alleyway is 12 feet. This is insufficient for two-way traffic, especially given the proposed 12 parking stalls (3 of which are EV stations) along the alley. The staff believes all entry points must be minimized to limited in size to reduce potential cross-traffic collision points between all forms of traffic on the streets. With this in mind, staff recommends a requirement of the developer to work with the Department of Public Works and provide an Initial review scoping document and an abbreviated Traffic Impact Analysis (TIA) report.

RECOMMENDATION

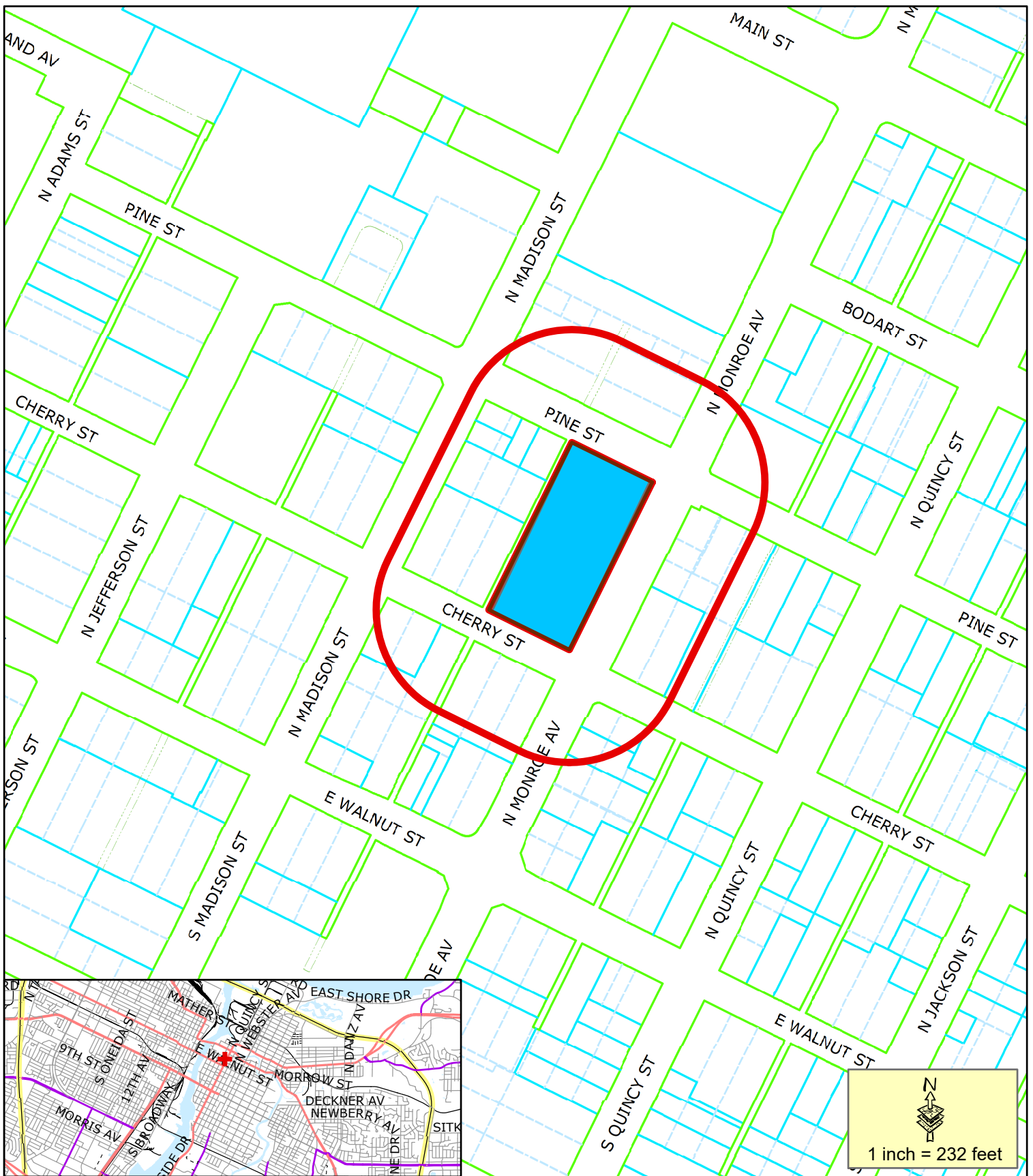
Approval of request, subject to:

1. Developers must provide an Initial Review (IR) scoping document and an abbreviated Traffic Impact Analysis (TIA) report to address the proper number and location of access points for redevelopment. Developers shall engage with the Department of Public Works and Department of Community and Economic Development to create revised/final plans which satisfy both departments.
2. A photometric plan providing lighting must be submitted and approved by both the Department of Community and Economic Development and the Police Department.
3. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Property Map 23-25
2. ZP 23-25 Narrative
3. ZP 23-25 Site Plan Prelim Documents
4. ZP 23-25 Application
5. 23-25 M Trip Generation Forecast TIA Recommendation.djah (002)



 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 JL

Conditional Use Permit Request (ZP 23-25)
Allow Convenience Store and Fueling/Gas/Service Station
Within a Downtown (D1) Zoning District
201 N Monroe Ave

Green Bay Area Business Development LLC

June 28, 2023

Jon LeRoy
Zoning Administrator / Senior Planner
City of Green Bay
Department of Community & Economic Development

**RE: Request for City Action Plan Commission
201 N Monroe Avenue, Green Bay, WI 54301**

Dear Jon LeRoy and To Whom it May Concern:

I am writing to you as Basudev Adhikari, the sole member of the business entity, Green Bay Area Business Development LLC, to present a summary of the planned site development for the property located at 201 N Monroe Ave in Green Bay.

EXECUTIVE SUMMARY

Our proposal entails developing this site to include a clean, bright, and friendly convenience store on the north side of the building. We envision a BP gas station or a similar establishment in conjunction with the convenience store, situated nearest to Pine Street. This section will feature a canopy and three gas pumps, along with three electric vehicle (EV) charging stations. Additionally, we are proposing the addition of a UPS Store or a similar tenant in the center of the building's main floor. On the west side of the building, we plan to include a fast-casual restaurant, with its main entrance accessible from Cherry St. To facilitate these developments, we kindly request the widening of the Monroe Ave driveway access to 40' wide. Furthermore, we would appreciate an easement access into the property at the northwest corner to widen the alley access from Pine St. to 40' wide as well. These details are clearly marked on the attached site plan for your consideration.

In support of this planned development, we firmly believe that it will add significant value to the downtown community of Green Bay, complementing your ongoing efforts to enhance the area. We are confident that our proposal will be well-received by local businesses and residents alike. Moreover, we are excited to bring new employment opportunities to the community, with approximately 25 job positions available, and we are committed to providing high-quality convenience store services.

As for the upper and lower levels of the building, we intend to maintain them as office space and storage for the time being. However, they could be considered for future enhancements that would benefit the community.

To further bolster our plan, I would like to share a few properties that I currently operate in the surrounding area. One such example is The Spice Bar & Restaurant located at 4604 Business Dr in Sheboygan, WI. Additionally, I oversee several convenient stores and gas stations, including the brand-new J-Mart and BP Gas Station, accompanied by a UPS Store, situated at 1441 N 26th St in Sheboygan, WI. Other examples include the 310Mobil located at 1108 Highway 310 Manitowoc, WI, and the Cherryland Shell located at 1331 Green Bay Rd in Sturgeon Bay. I would be delighted to provide further information upon your request.

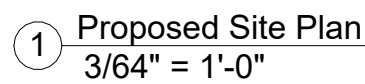
In closing, I would like to express my sincere appreciation for your time and consideration of my plan to revitalize the remarkable building at 201 N Monroe Ave. I eagerly look forward to collaborating with you to bring this plan to fruition.

Sincerely,

Green Bay Area Business Development, LLC

 Authentisign
Basudev Adhikari

Basudev Adhikari
Member



The map shows the University City area in Chicago, bounded by Broadway to the west, University to the east, and State to the south. The Chicago River flows through the area. A red rectangle highlights the proposed site location, which is situated near the intersection of Broadway and University, just north of the University of Chicago. The map also shows various other streets, including Broadway, University, State, and various local streets like 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th. The map also shows various landmarks, including the University of Chicago, the Chicago River, and the Chicago skyline in the background.

LOTS FIVE HUNDRED TWENTY (520),
FIVE HUNDRED TWENTY-ONE (521), FIVE
HUNDRED TWENTY-TWO (522), FIVE
HUNDRED FORTY-ONE (541), FIVE
HUNDRED FORTY-TWO (542) AND FIVE
HUNDRED FORTY-THREE (543), PLAT OF
NAVARINO, IN THE CITY OF GREEN BAY,
EAST SIDE OF FOX RIVER, BROWN
COUNTY, WISCONSIN.

VICINITY MAP
NOT TO SCALE

PARCEL #:	11-188
ACRES:	1.209
ACRES (SF):	52,690
ZONING:	D1-DOWNTOWN
BUILDING AREA:	

FLOOR AREA R/U RATIO: 1.11

CURRENT PARKING
2 ADA PARKING SPACES
53 STANDARD 90° PARKING SPACES
0 EV CHARGING PARKING SPACES
55 TOTAL PARKING SPACES

IMPERVIOUS SURFACE:

USE:

PROPOSED
FUEL STATION WITH CONVENIENCE STORE
MERCANTILE GROUP M
SHIPPING & PRINT RETAIL STORE
BUSINESS GROUP B
RESTAURANT / TAVERN
ASSEMBLY GROUP A-2

- INSTALL (3) DOUBLE SIDED FUEL DISPENSERS FOR A TOTAL OF (6) FUEL STATIONS
- 24' X 80' OVERHEAD CANOPY FOR FUEL DISPENSERS
- 6" REINFORCED CONCRETE PAD FOR FUEL DISPENSER AREA
- INSTALL 5.0K GALLON COMP-A UNDERGROUND STORAGE TANK
- INSTALL 6.05K GALLON COMP-B UNDERGROUND STORAGE TANK
- WIDEN EXISTING EASEMENT ALLEYWAY CURB CUT ALONG PINE STREET TO 40 FEET WIDE
- WIDEN EXISTING CURB CUT ALONG N. MONROE AVENUE TO 40 FEET WIDE
- DUMPSTER ENCLOSURE WITH CONCRETE PAD
- INSTALL (3) ELECTRIC VEHICLE (EV) CHARGING STATIONS

www.provisions.ws

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
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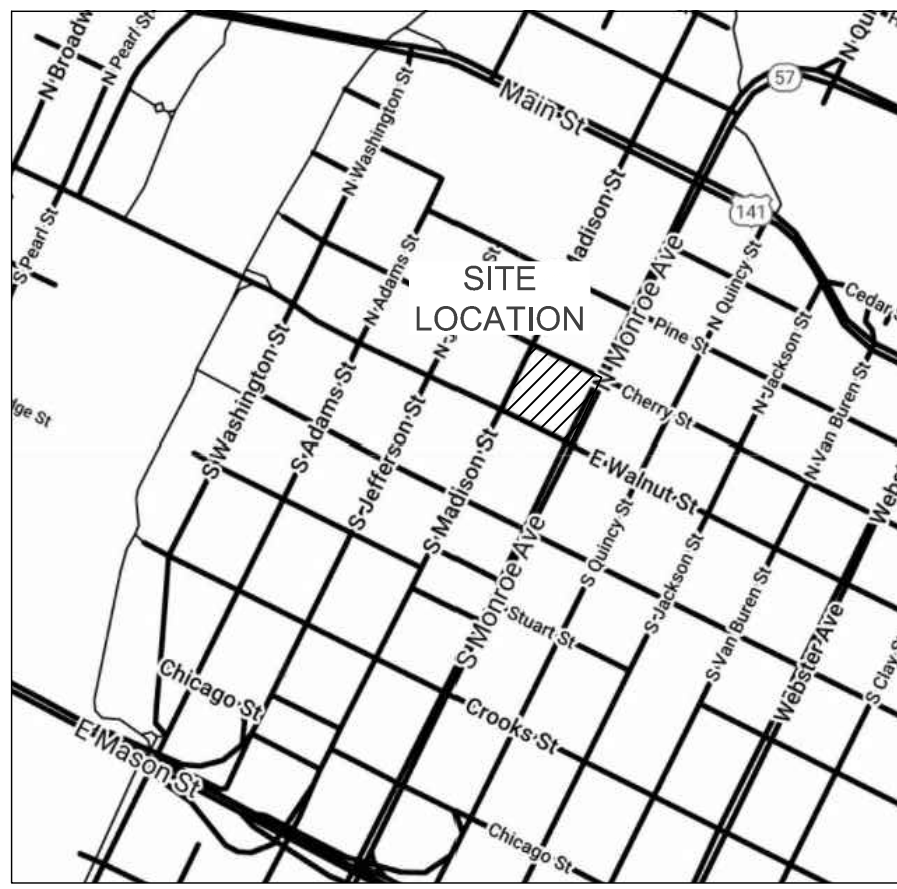
Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

Project number	2023-CUR-Option1
Date	06.28.2023
Drawn by	K.B.
Checked by	Checker

A1

Scale	$3/64" = 1'-0"$
-------	-----------------



VICINITY MAP
NOT TO SCALE



BEARINGS ARE REFERENCED TO
WISCONSIN BROWN COUNTY (2010)
VERTICAL DATUM IS NAVD 88

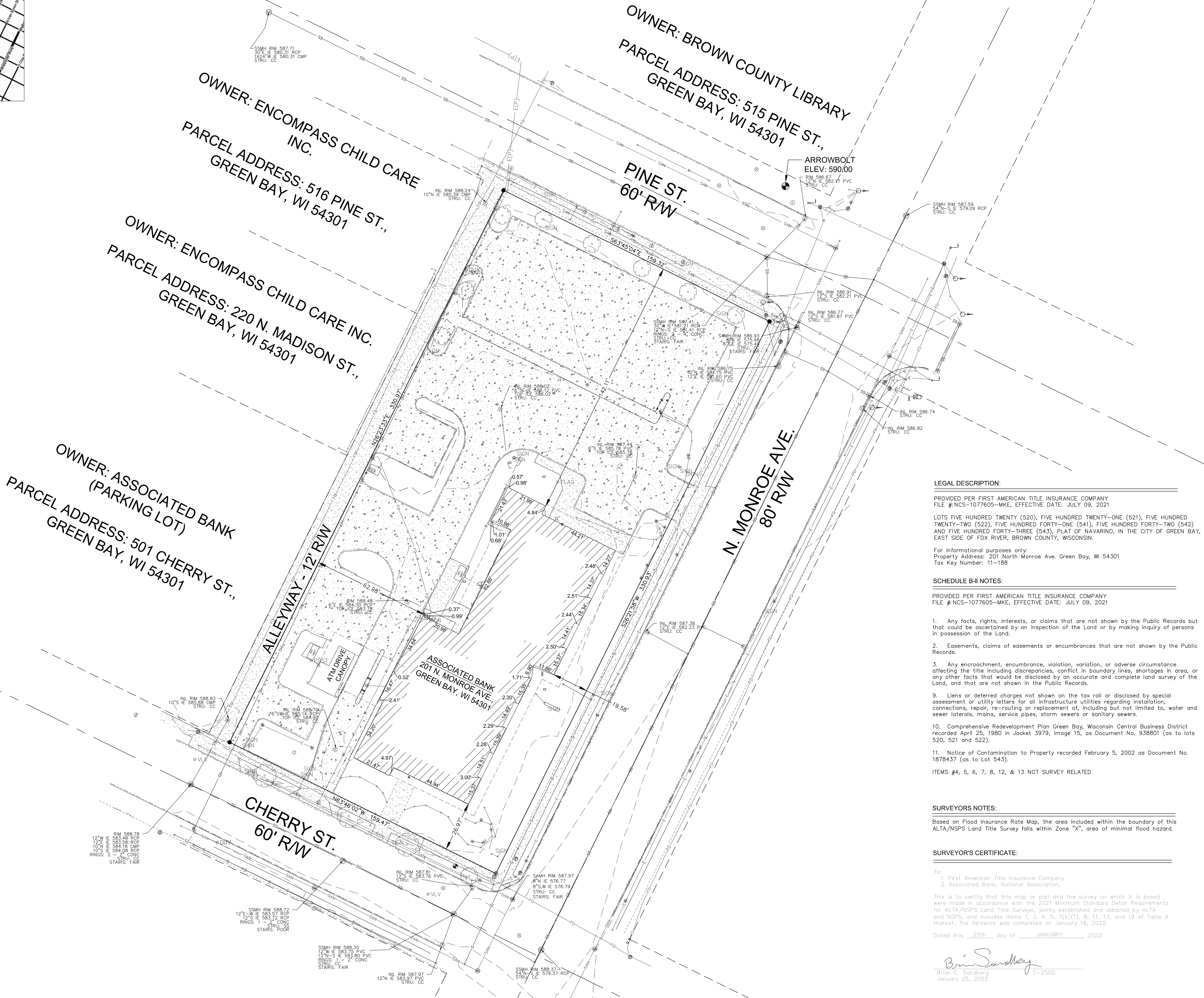


Toll Free (800)242-5511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS:
2021493384, 2021493385, 2021493389, 2021493391,
2021493397, 2021493398, 2021493404, 2021493405
ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS
SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES
HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES
MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS
RECEIVED FROM MEMBERS NOTIFIED. LACKING
EXCAVATION THE EXACT LOCATION OF UNDERGROUND
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND
RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE
DETAILED INFORMATION IS REQUIRED, THE CLIENT IS
ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D.
FOUND OR AS NOTED
- = 1-1/4" O.D. x 18" LONG.
IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- 970.90± = SPOT ELEVATION
- ⊙ = BUSH, SHRUB
- ⊙ = POLE/POST/BOLLARD
- ⊙ = BOULDER
- ⊙ = PULLBOX
- ⊙ = MANHOLE TYPE NOTED
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = STORM SEWER MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = UTILITY METER
- ⊙ = GUY WIRE POLE
- ⊙ = LIGHT POLE
- ⊙ = PEDESTAL
- ⊙ = POWER POLE
- ⊙ = INLET
- ⊙ = CURB INLET
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE WITH MAST
- ⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊙ = CLEANOUT
- ⊙ = FLAG POLE
- ⊙ = UTILITY MARKER POST
- ⊙ = SIGN ON POST
- ⊙ = UTILITY CONTROL BOX
- ⊙ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- ⊙ = BUILDING OUTLINE
- = MINIMUM SETBACK
- - - = MINOR CONTOUR
- - - = MAJOR CONTOUR
- - - = FENCE
- - - = BEAM GUARD
- - - = CHAINLINK FENCE
- - - = WOODED AREA/SHRUB EDGE
- - - = WATER MAIN
- - - = STORM SEWER
- - - = SANITARY SEWER
- - - = NATURAL GAS MAIN
- - - = UNDERGROUND TELEPHONE
- - - = UNDERGROUND ELECTRIC
- - - = OVERHEAD UTILITY LINES
- - - = UNDERGROUND FIBER OPTIC
- - - = UNDERGROUND CABLE TV
- - - = COMMUNICATION CONDUIT
- ⊙ = ASPHALT SURFACE
- ⊙ = CONCRETE SURFACE
- ⊙ = WETLANDS

ALTA / NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION:

PROVIDED PER FIRST AMERICAN TITLE INSURANCE COMPANY
FILE #NCS-1077605-MKE, EFFECTIVE DATE: JULY 09, 2021

LOTS FIVE HUNDRED TWENTY (520), FIVE HUNDRED TWENTY-ONE (521), FIVE HUNDRED
TWENTY-TWO (522), FIVE HUNDRED FORTY-ONE (541), FIVE HUNDRED FORTY-TWO (542)
AND FIVE HUNDRED FORTY-THREE (543), PLAT OF NAVARINO, IN THE CITY OF GREEN BAY,
EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

For informational purposes only:
Property Address: 201 North Monroe Ave. Green Bay, WI 54301
Tax Key Number: 11-188

SCHEDULE B-II NOTES:

PROVIDED PER FIRST AMERICAN TITLE INSURANCE COMPANY
FILE #NCS-1077605-MKE, EFFECTIVE DATE: JULY 09, 2021

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
- Easements, claims of easements or encumbrances that are not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
- Liens or deferred charges not shown on the tax roll or disclosed by special assessment or utility letters for all infrastructure utilities regarding installation, connections, repair, re-routing or replacement of, including but not limited to, water and sewer laterals, mains, service pipes, storm sewers or sanitary sewers.
- Comprehensive Redevelopment Plan Green Bay, Wisconsin Central Business District recorded April 25, 1980 in Jacket 3979, Image 15, as Document No. 938801 (as to lots 520, 521 and 522).
- Notice of Contamination to Property recorded February 5, 2002 as Document No. 1878437 (as to Lot 543).

ITEMS #4, 5, 6, 7, 8, 12, & 13 NOT SURVEY RELATED

SURVEYORS NOTES:

Based on Flood Insurance Rate Map, the area included within the boundary of this ALTA/NSPS Land Title Survey falls within Zone "X", area of minimal flood hazard.

SURVEYOR'S CERTIFICATE:

- To:
- First American Title Insurance Company
 - Associated Bank, National Association,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(b)(1), 8, 11, 13, and 19 of Table A thereof. The fieldwork was completed on January 18, 2022.

Dated this 25th day of JANUARY, 2022.

Brian E. Sandberg
January 25, 2022
S-2500



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

ASSOCIATED BANK
- MONROE AVE.
GREEN BAY

LOCATION:

201 NORTH MONROE
AVENUE, GREEN
BAY, WI 54301

CLIENT:

RINKA+

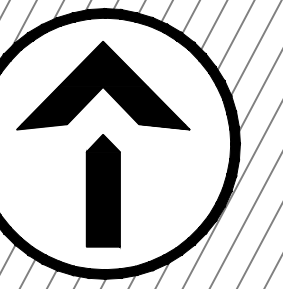
RELEASE:

01

REVISIONS:

#	DATE	DESCRIPTION
01	12/24/22	PLAT
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###

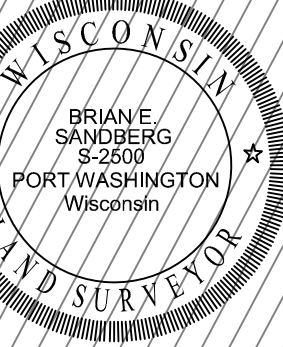
NORTH ARROW:



SCALE: 1" = 20'



SEAL:



all in

SHEET:

ALTA / NSPS LAND
TITLE SURVEY

PROJECT MANAGER: B.S.

PROJECT NUMBER: 220152

DATE: 01/24/2022

SHEET NUMBER:

01



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: 201 North Monroe Avenue, Green Bay, Wisconsin

Parcel Number(s): 11-188

Petitioner(s): Green Bay Area Business Development, LLC Date: 06/28/2023

Email: missionbda@gmail.com ; mwikol@provisions.ws Phone Number: 920-226-1786

Address: 1710 Indian Avenue City: Sheboygan State: WI Zip: 53081

Property Owner: Green Bay Retail Center, LLC Phone Number: 248-988-9341

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, Basudev Adhikari, 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: 06/28/2023

Petitioner Signature(s): Basudev Adhikari 06/28/23

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.: _____



Public Works Department
100 North Jefferson Street - Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

MEMORANDUM

To: Director Steve Grenier, P.E.
Zoning Administrator and Senior Planner Jon LeRoy

From: Traffic Engineer David J.A. Hansen, P.E., PTOE

Re: Preliminary Trip Generation Forecast & Site Plan Review
201 N Monroe Ave (Pine-Monroe-Cherry)
ProVisions dba Green Bay Area Business Development, LLC

Date: Wednesday, July 19, 2023

This memorandum serves as my initial assessment of the proposed referenced development based on the plan set provided by Jon LeRoy on Friday, July 14, 2023.

ITE Trip Generation

The assumed land uses are:

1. 932 High-Turnover Sit-Down Restaurant. The letter provided by the developer referenced the restaurant portion as “fast casual”. Although ITE has a land use code for fast casual, it only has one data point. ITE cautions the use of small sample size data sets. Therefore, similar ITE Land Use Code 932 was used, which has a high sample size. The overall usable building size is 8,760 SF. No land use splits were provided so I estimated 35%, 3,066 SF.
2. 945 Convenience Store/Gas Station. I estimated 45% of the overall usable building size to this land use, which is 3,942 SF. The ITE Trip Generation Manual (TGM) asks for the number of vehicle fueling positions (VFP) based on usable square footage, which was 6 VFP.
3. 920 Copy, Print, and Express Ship Store. I estimated 20% of the overall usable building size which is 1,752 SF.

Pass-by trips were estimated using a weighted average based on square footage and highest values that WisDOT allows, meaning it is likely that traffic volumes will be higher. Linked trips were estimated at 10%. No adjustments were made to pass-by trips since they did not exceed the maximum.

Figure 1 – Trip Generation Estimates, 201 N Monroe Ave Redevelopment

Weekday, Peak Hour of Generator

Land Use	ITE Code	1,000 SF GFA or Vehicle Fueling Positions	Weekday Daily Trips (Rate)	Weekday AM Peak Hour			Weekday PM Peak Hour		
				In % (Trips)	Out % (Trips)	Total Rate (Trips)	In % (Trips)	Out % (Trips)	Total Rate (Trips)
High-Turnover Sit-Down Restaurant	932	3.07	329 107.20	24 57%	18 43%	42 13.68	27 51%	24 49%	51 16.35
Convenience Store / Gas Station	945	6.00	1,591 265.12	50 50%	49 50%	99 16.46	58 50%	57 50%	115 19.13
Copy, Print, and Express Ship Store	920	1.75	71 40.00	8 51%	7 49%	15 8.12	10 43%	12 57%	22 12.30
Total Generated Trips			1,991	82	74	156	95	93	188
Linked Trips			(200)	(9)	(8)	(16)	(10)	(10)	(19)
Total Driveway Trips			1,791	73	66	140	85	83	169
Pass-by Trips			(712)	(30)	(27)	(56)	(34)	(33)	(68)
Total Pass-by Trips			(712)	(30)	(27)	(56)	(34)	(33)	(68)
Total New or Added Trips			1,079	43	39	84	51	50	101

Notes:

ADT =	8,900	Linked Trips =	10%
PHV (10% ADT) =	890	Pass-by Trips =	40%
Max Pass-by (10% of PHV) =	89		
AM Peak Pass-by =	56		
PM Peak Pass-by =	68		
Is any peak pass-by > max pass-by?	No	(If Yes, then decrease percentage of pass-by trips)	

Site Plan Review

The following comments are based on the preliminary site plan submitted by ProVisions.

1. Pine St Driveway Access. The developer is proposing a 40 ft wide driveway access contiguous to and east of the existing alleyway access roughly midblock on Pine St between Madison St and Monroe Ave. The total driveway width including alleyway would be 40 ft. As a result, a minimum of one metered on-street parking stall would be eliminated, and likely based on the forecasted traffic volumes and movements, the remaining three metered stalls would need to be removed. Removing all metered parking on the S side of Pine St between the alleyway and Monroe Ave would allow for the increased eastbound right turn movements at the signalized intersection with Monroe Ave. The developer is also proposing alternating two ingress and two egress movements, which would compromise motorist and pedestrian safety at the alleyway and driveway. See Figure 2.

Figure 2 – Proposed Driveway at Pine St Alleyway, 201 N Monroe Ave Redevelopment

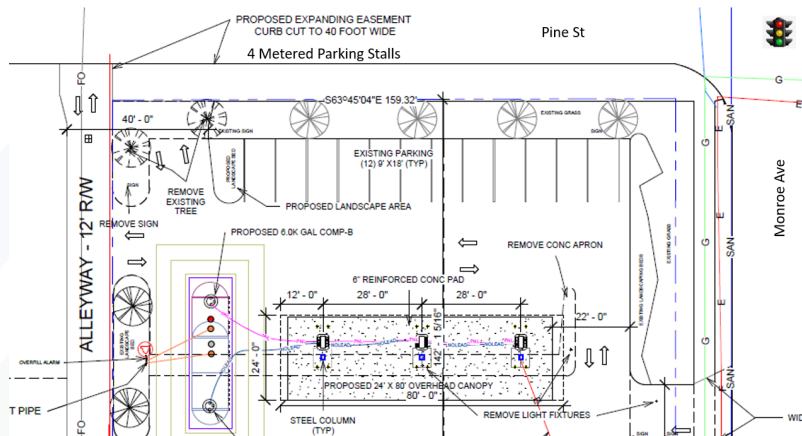


Figure 3 – Proposed Driveway, Monroe Ave, 201 N Monroe Ave Redevelopment



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # E.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 by NxGen Investments, property owners (Ald. J. Brunette, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.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 (R1) zoning district, submitted by NxGen Investments, property owners (Ald. J. Brunette, District 12).

BACKGROUND

Reason for Request: To authorize a Conditional Use Permit for a two-family semi-detached residence within a Low Density Residential (R1) district at 3102 S Sandstone Court, submitted by Shane Renard of NxGen Investments LLC, applicant and property owner. (Ald. J. Brunette, District 12)

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) - Undeveloped

NORTH: Low Density Residential (R1) - Undeveloped Lot, Single Family Residential

SOUTH: Low Density Residential (R1) - Undeveloped Lot

EAST: Low Density Residential (R1) - Undeveloped Lot, Single Family Residential

WEST: Low Density Residential (R1)/Conservancy (C) - Undeveloped Lot and Green Space

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Low Density Residential.

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property requests the creation of two family residential buildings on a corner lot.

Report: The subject property is parcel 6H-4425, a corner lot at the intersection of Sandstone Place and S Sandstone Court. Developers NxGen Investments intend to construct a two-family duplex on the property. The subject property is an undeveloped lot in the Sand Ridge Park South First Addition subdivision. The parcel is a corner lot as the north-south Sandstone Place turns into the cul-de-sac east-west Sandstone Court. The parcel is 0.28 acres and is apart of a newer subdivision with many undeveloped lots remaining along Sandstone Court.

This parcel was subject to a conditional use permit request in 2021 for a duplex use within an R1 district. This CUP was approved. However, development did not occur over the following 12 months and the CUP expired. This new CUP shows a duplex which is quite similar in layout and form in comparison to what was approved in 2021. The two-family residence proposes entrances off both Sandstone Place and Sandstone Court.

Enclosed renderings of the residence show an architectural design which is complementary in nature to other new homes being built in the neighborhood. In review of the submitted drawings, the foundational plan does not exactly match each of the drawings. This must be addressed by the applicants during a final site plan review with the city in which they would need to comply with all bulk requirements for corner lots within an

R1 district.

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 staff believes a two-family semi-detached residence can fit in well with the growing neighborhood. The staff believe this type of use is fairly typical within a new subdivision, especially in a corner lot. The use brings a limited mix to the low-density neighborhood, expanding options for future residents of the area.

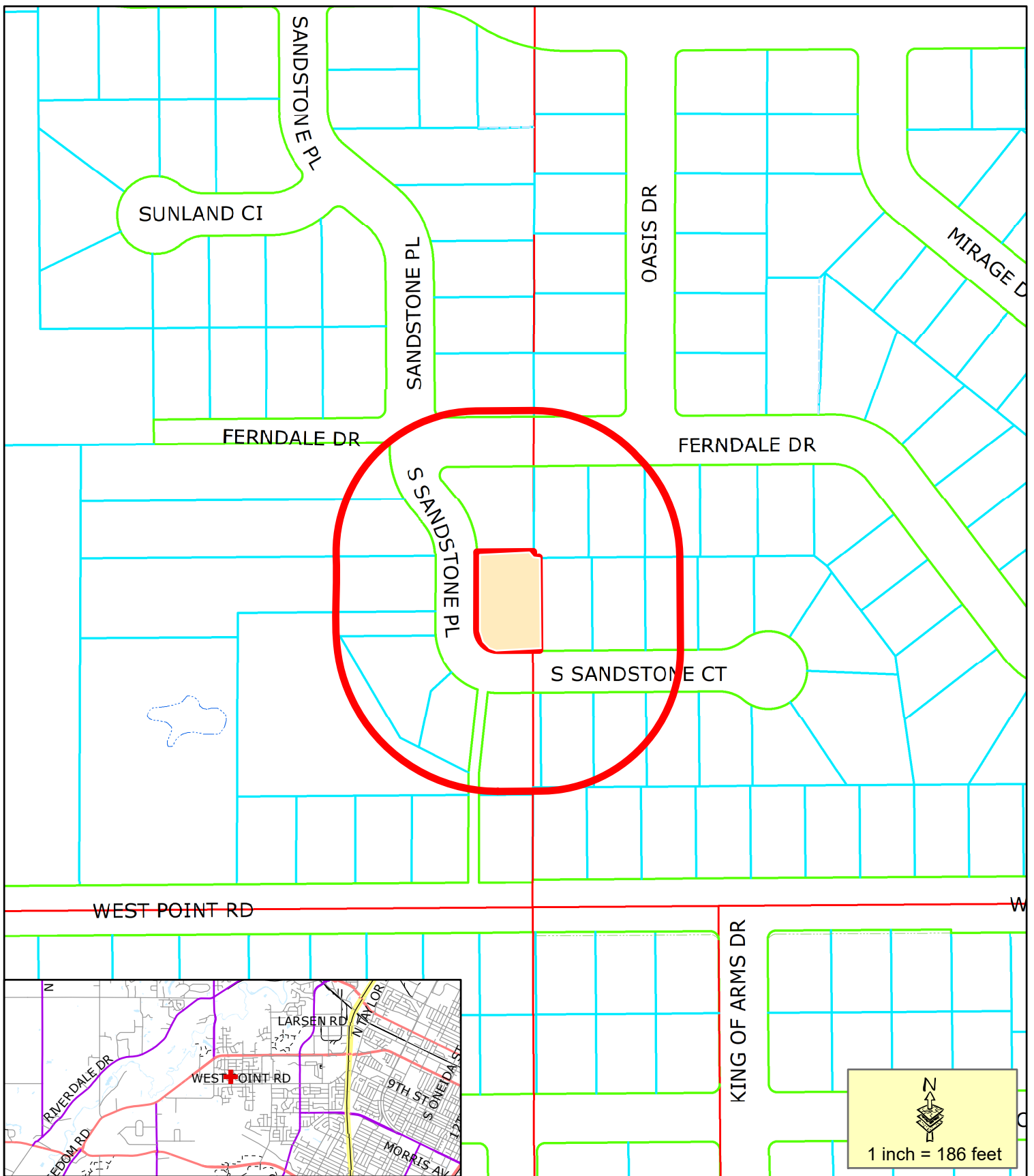
RECOMMENDATION

Approval of the request, subject to compliance with all of the regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Property Map 23-27
2. ZP 23-27 Application Page
3. ZP 23-27 Submitted Information



Proposed Conditional Use Permit

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 JL

Rezone Request (ZP 23-27)
Request for a
Conditional Use Permit for Duplex
3102 S Sandstone



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: 3102 S. Sandstone Crt Green Bay WI 54313

Parcel Number(s): 6H-4425

Petitioner(s): NxGen Investments LLC

Date: 6-23-23

Email: renardrealtygb@gmail.com

Phone Number: 920.606.4436

Address: 1255 Scheuring Rd. DePere WI 54115 Suite C

City: DePere

State: WI

Zip: 54115

Property Owner: NxGen Investments LLC - Shane J. Renard Member

Phone Number: 920.606.4436

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, Shane J. Renard - Member of NxGen Investments LLC, 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)
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- ☐ 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: 6-23-23

Petitioner Signature(s): 

Checklist of required attachments:

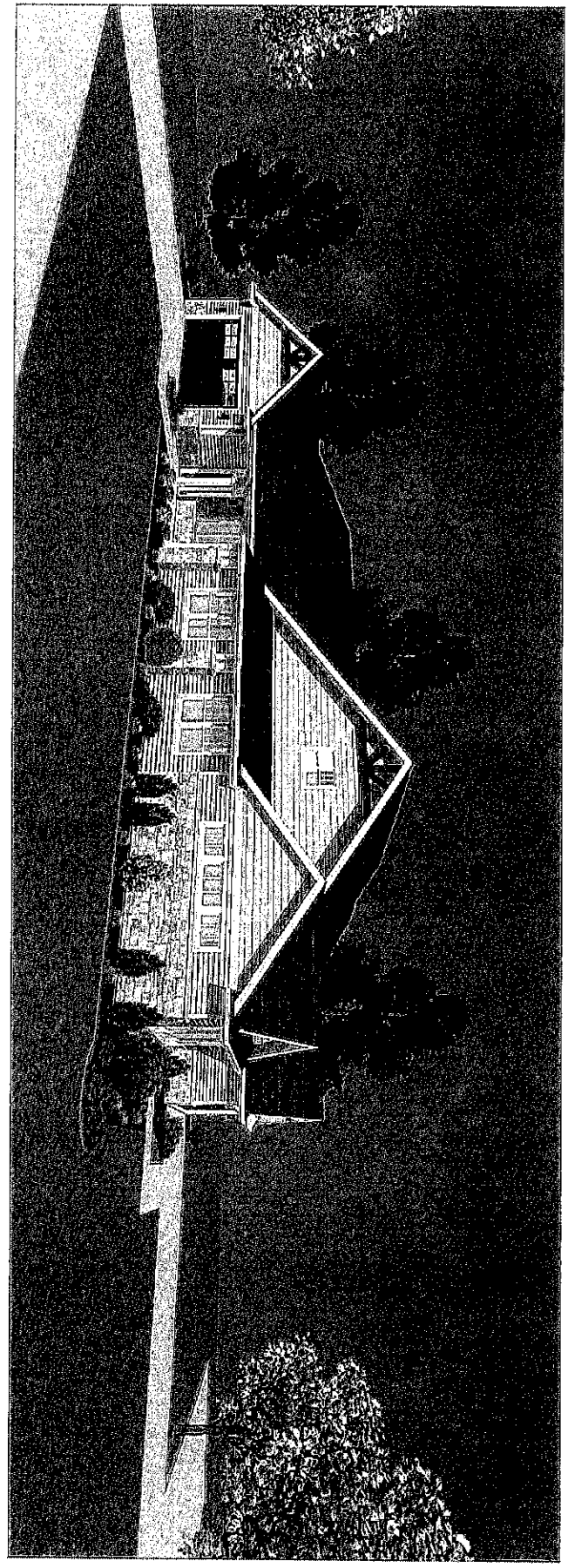
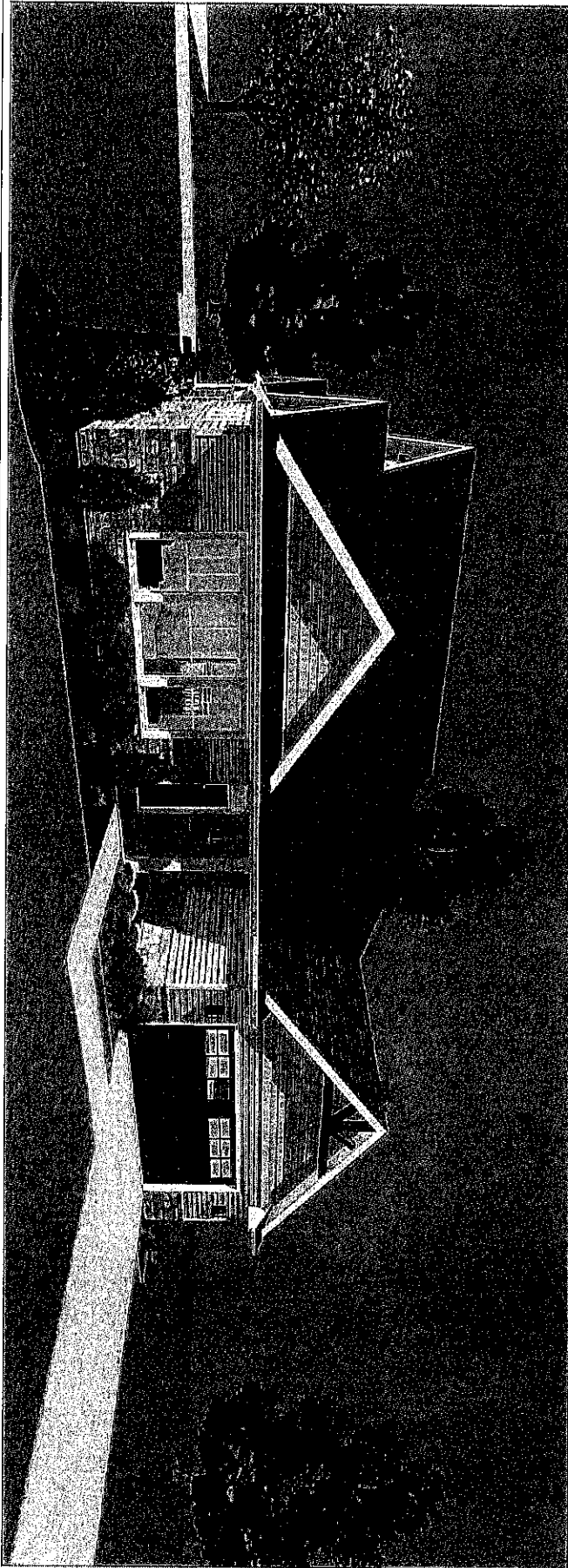
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



DRAWINGS
DESIGNED FOR:

Renard Luindo Design

James Kassner Construction
2339 Cedar Ridge, Green Bay, WI 54313
920-494-2364

IMPORTANT NOTE
IT IS HEREBY STATED THAT THESE DRAWINGS ARE THE PROPERTY OF JAMES KASSNER CONSTRUCTION AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JAMES KASSNER CONSTRUCTION. ANY VIOLATION OF THIS NOTICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

EXHIBIT
COPYRIGHTED
PLANS
THESE PLANS ARE THE SOLE PROPERTY OF JAMES KASSNER CONSTRUCTION AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JAMES KASSNER CONSTRUCTION. ANY VIOLATION OF THIS NOTICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

James Kassner
Construction

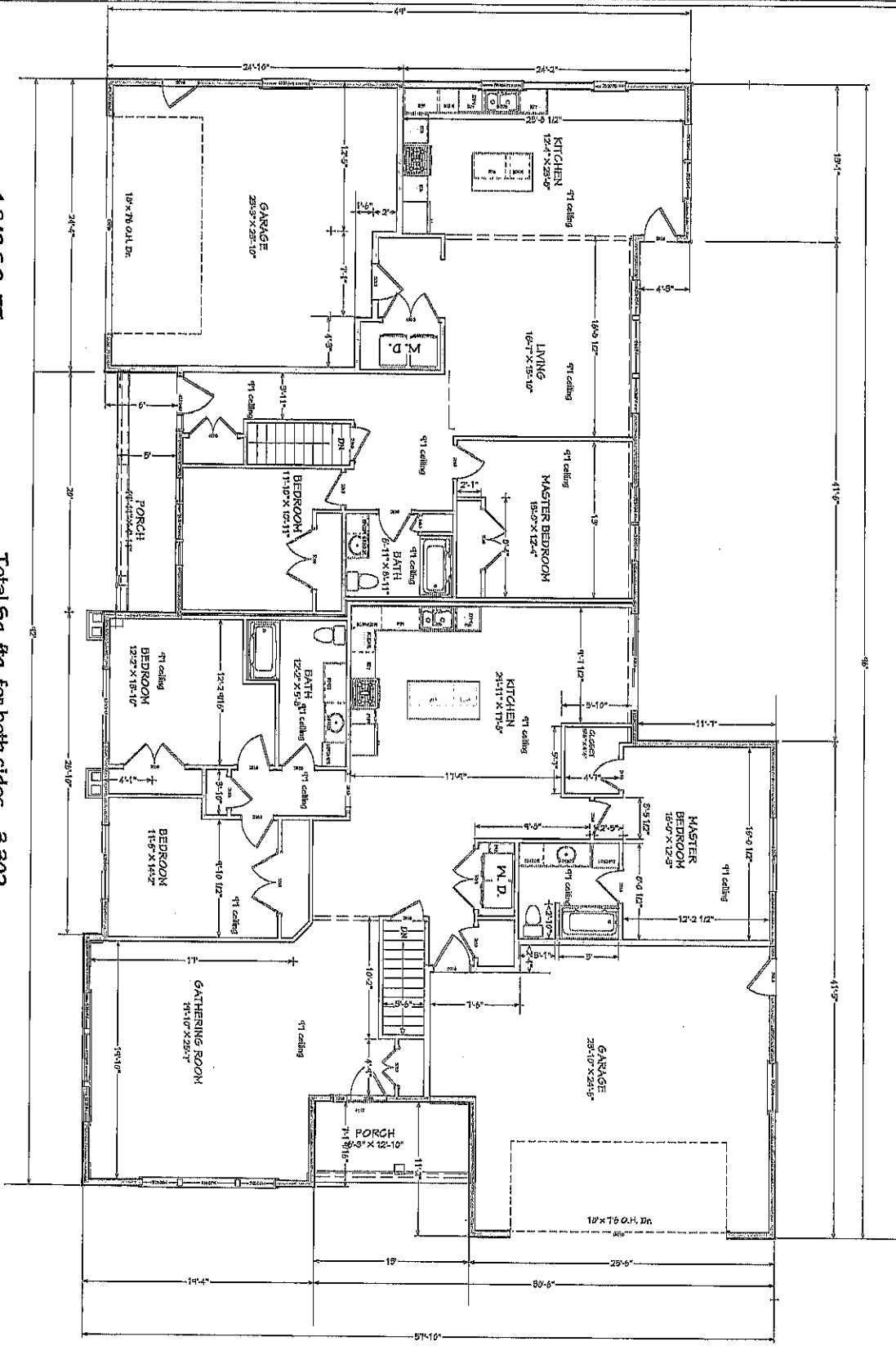
SCALE:

DATE:

5/31/2022

PAGE:

1



NOTE:
ALL EXTERIOR AND DOOR S.O.
HEIGHTS PER BALKEN RESIDENT

2/1

NOTE:
ALL EXTERIOR DIMENSIONS ARE SHOWN TO
REFLECT HOUSE FOUNDATION WALL
SHEDDING TO FLEM OUT WITH 1"
FOUNDATION TORS.

1,342 SQ. FT.

Total Sq. ftg. for both sides 3,302

1,460 SQ. FT.

1st Floor

3/2

PLAN SPECIFICATIONS:

1. THIS SET OF DRAWINGS IS THE PROPERTY OF JAMES KASSNER CONSTRUCTION, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES KASSNER CONSTRUCTION, INC.

2. THE CLIENT AGREES TO HOLD JAMES KASSNER CONSTRUCTION, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS SET OF DRAWINGS FOR ANY PROJECT OTHER THAN THAT SPECIFICALLY IDENTIFIED HEREON.

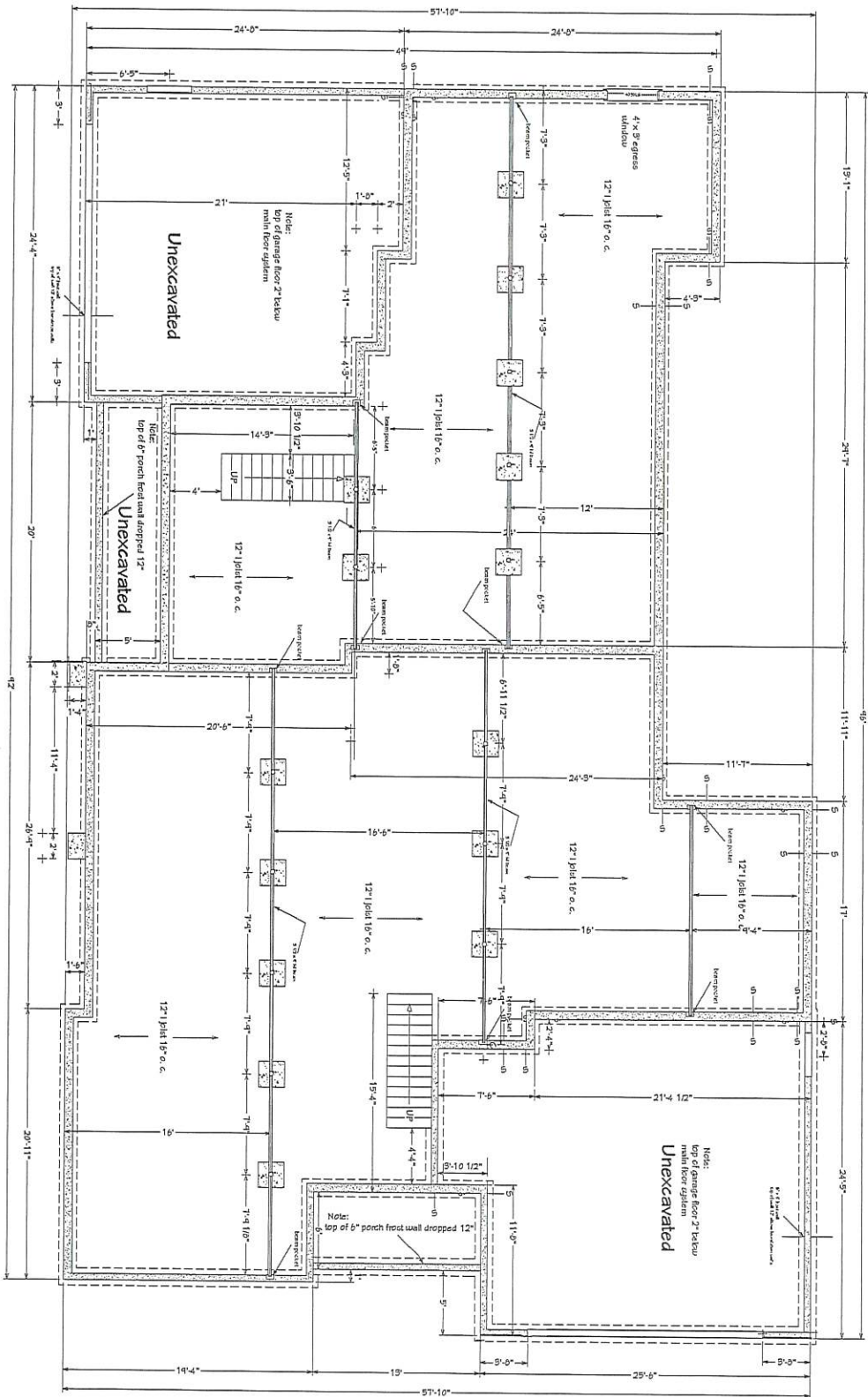
3. JAMES KASSNER CONSTRUCTION, INC. DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE, COMPLETE, OR FREE FROM ERROR. THE CLIENT AGREES TO HOLD JAMES KASSNER CONSTRUCTION, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS SET OF DRAWINGS FOR ANY PROJECT OTHER THAN THAT SPECIFICALLY IDENTIFIED HEREON.

4. THE CLIENT AGREES TO HOLD JAMES KASSNER CONSTRUCTION, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS SET OF DRAWINGS FOR ANY PROJECT OTHER THAN THAT SPECIFICALLY IDENTIFIED HEREON.

NOTE:
THIS CONSTRUCTION PLAN
CURRENTLY DOES NOT
INCLUDE FOUNDATION
DETAILS. SEE
SEPARATELY FOR PERMITTING.

8" x 8" foundation walls
Note: Top of Garage floors and porches elevation @ 2"
from top of main floor system

Foundation



Note:
Walls Contructed to zero footings as per
cc/c/s

PLAN SPECIFICATIONS:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
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James Kassner Construction
2339 Cedar Ridge, Green Bay, WI 54313
920-494-2364

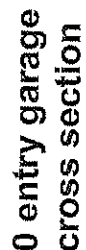
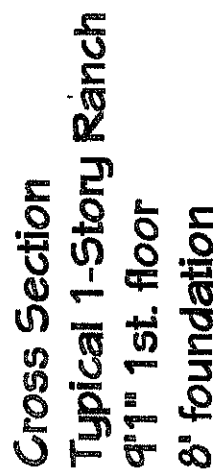
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James Kassner Construction
2339 Cedar Ridge, Green Bay, WI 54313
920-494-2364



Lot Grading and Erosion Control Plan

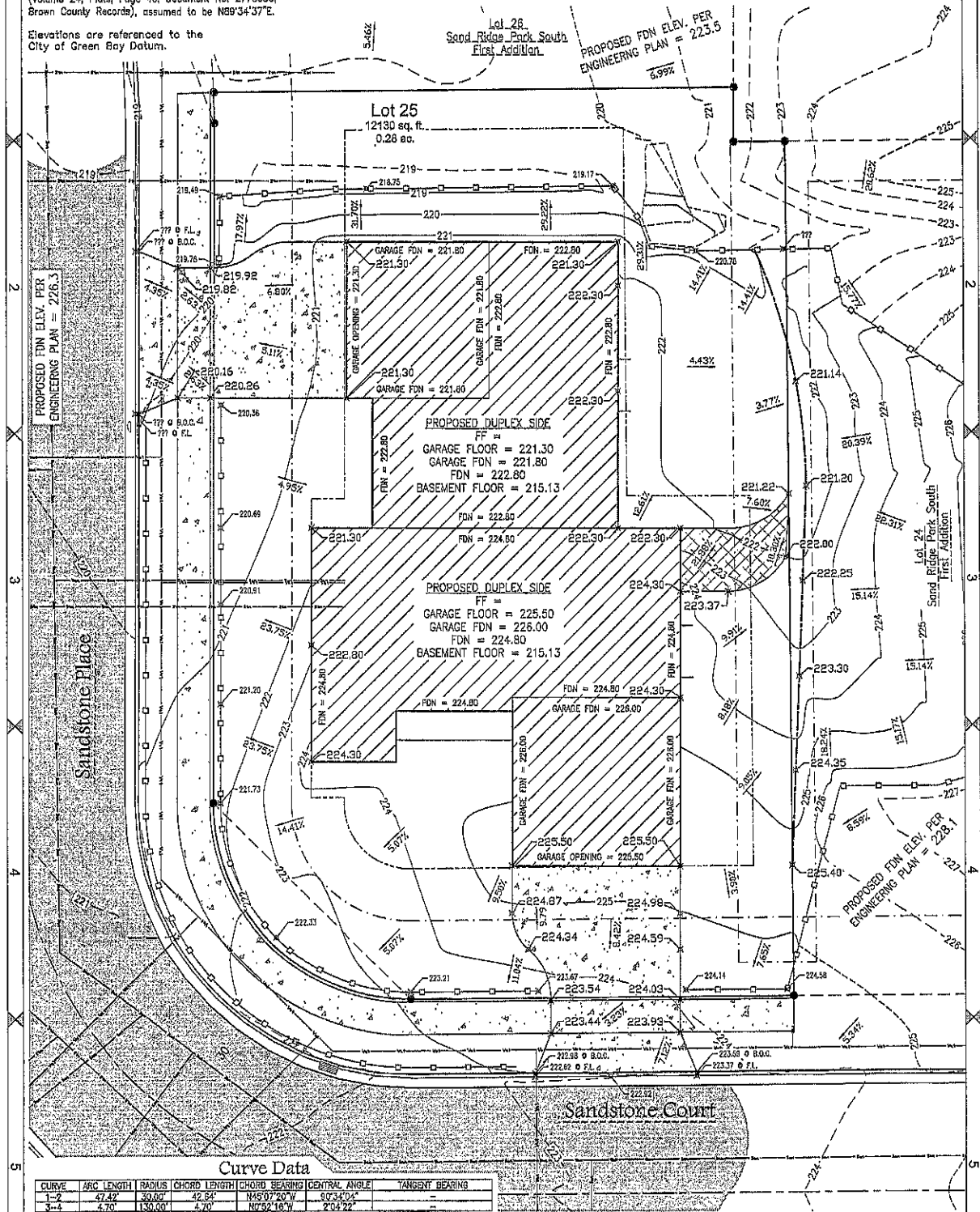
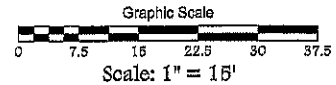
All of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), being in the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4, of Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

NOTES

Bearings referenced to the North Line of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), assumed to be N89°34'37"E.

Elevations are referenced to the City of Green Bay Datum.

1413 S. Sandstone Place &
3102 S. Sandstone Court



Client: Barton Designs
Tax Parcel: 6H-4425
Drafted By: ZRH
File: K-12177Lot25 SitePlan 102121.dwg
Data File: K-12177.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

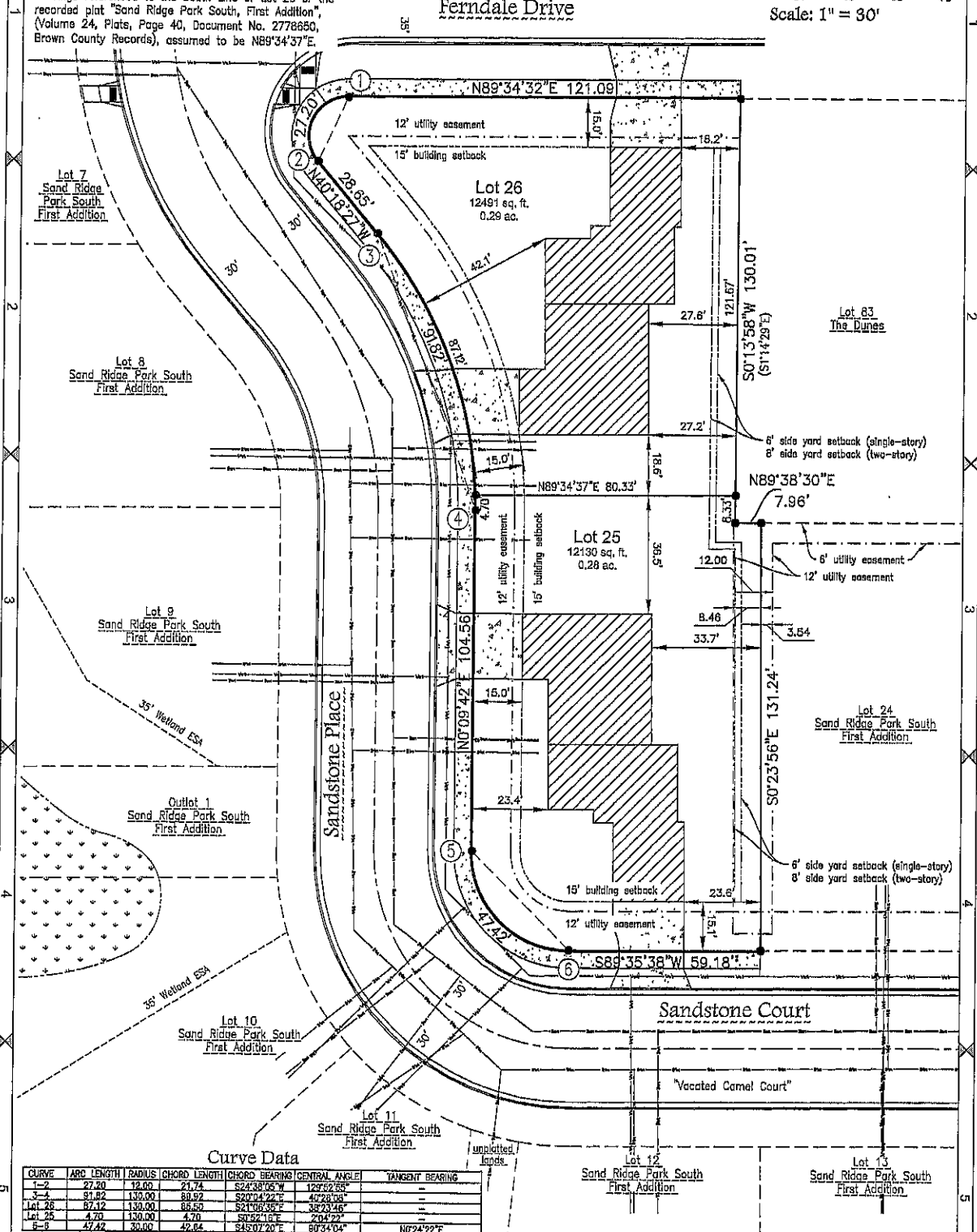
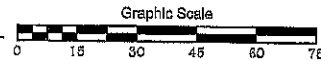
Sheet Four of Four
Project No.: K-12177
Drawing No.: X-1195
Fieldwork Completed: 10/27/21

Buildable Area Exhibit

All of Lots 25 and 26 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), being in the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4, of Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

NOTES

Bearings referenced to the South Line of Lot 26 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), assumed to be N89°34'37"E.



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	27.40	12.00	21.74	S24°38'08"W	123°22'35"	-
3-4	81.82	130.00	80.92	S20°14'22"E	42°08'04"	-
Lot 26	87.12	130.00	85.50	S21°09'39"E	38°23'45"	-
Lot 25	4.70	130.00	4.70	S0°52'18"E	204°22'	-
5-6	47.42	30.00	42.84	S45°07'20"E	80°34'00"	N0°24'22"E

Client: Barton Designs

Tax Parcel: 6H-4425 & 6H-4426

Drafted By: ZRH

File: K-12177.Lots25and26 Exhibit 112520.dwg

Data File: K-12177.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: K-12177

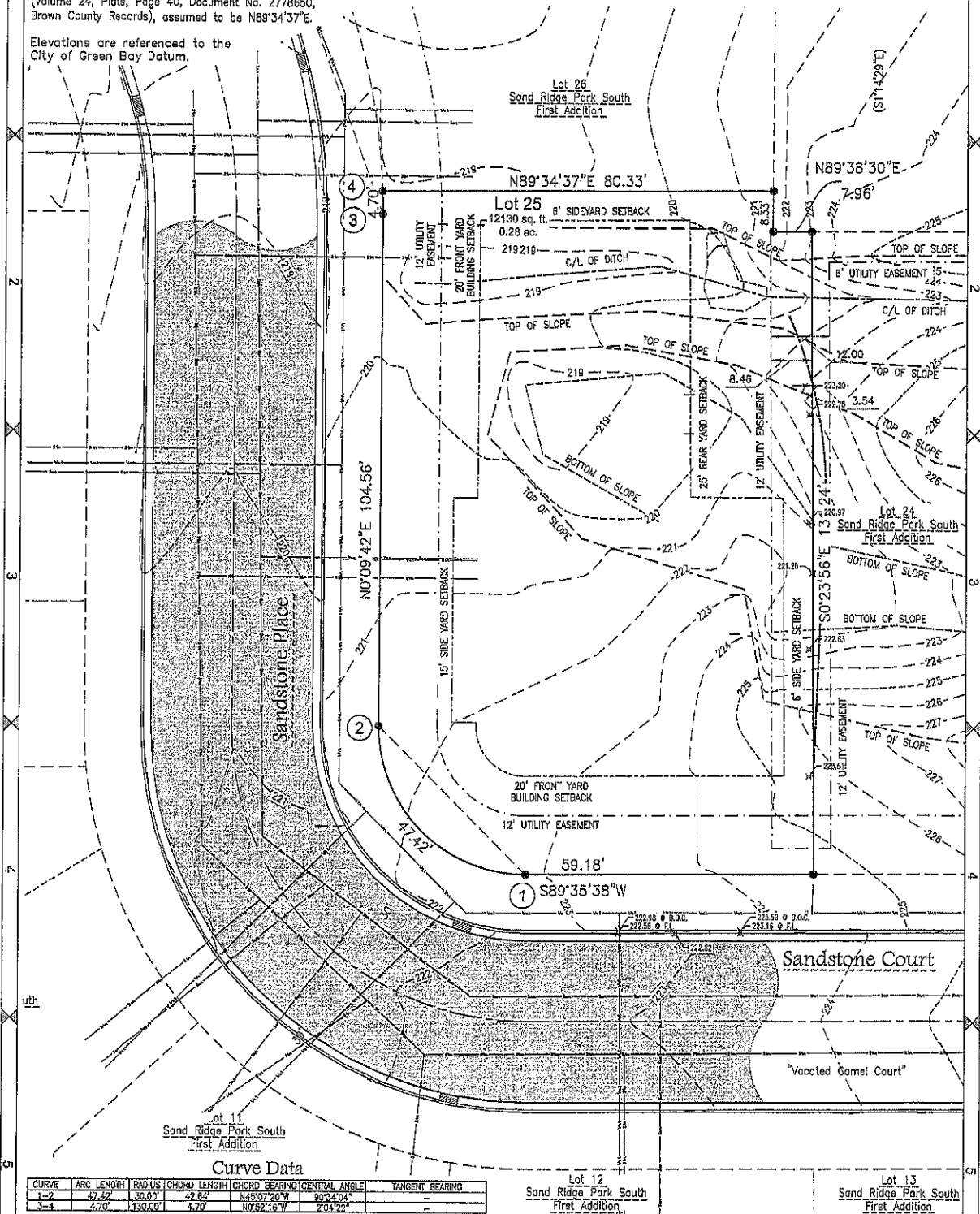
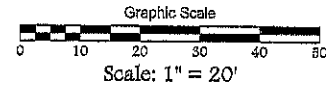
Drawing No.: X-1047

Fieldwork Completed:

All of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), being in the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

Bearings referenced to the North Line of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), assumed to be N89°34'37"E.

1413 S. Sandstone Place &
3102 S. Sandstone Court



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	47.42'	30.00'	42.64'	N45°07'20"W	90°34'04"	-
3-4	4.70'	130.00'	4.70'	N0°52'16"W	704°22"	-

Client: Barton Designs
Tax Parcel: 6H-4425
Drafted By: ZRH
File: K-12177Lot25 SitePlan 102121.dwg
Data File: K-12177.txt

Mau & Associates, LLP
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400 Security Blvd Ste 1, Green Bay, WI 54313-8712

Sheet One of Four
Project No.: K-12177
Drawing No.: X-1195
Fieldwork Completed: 10/27/21

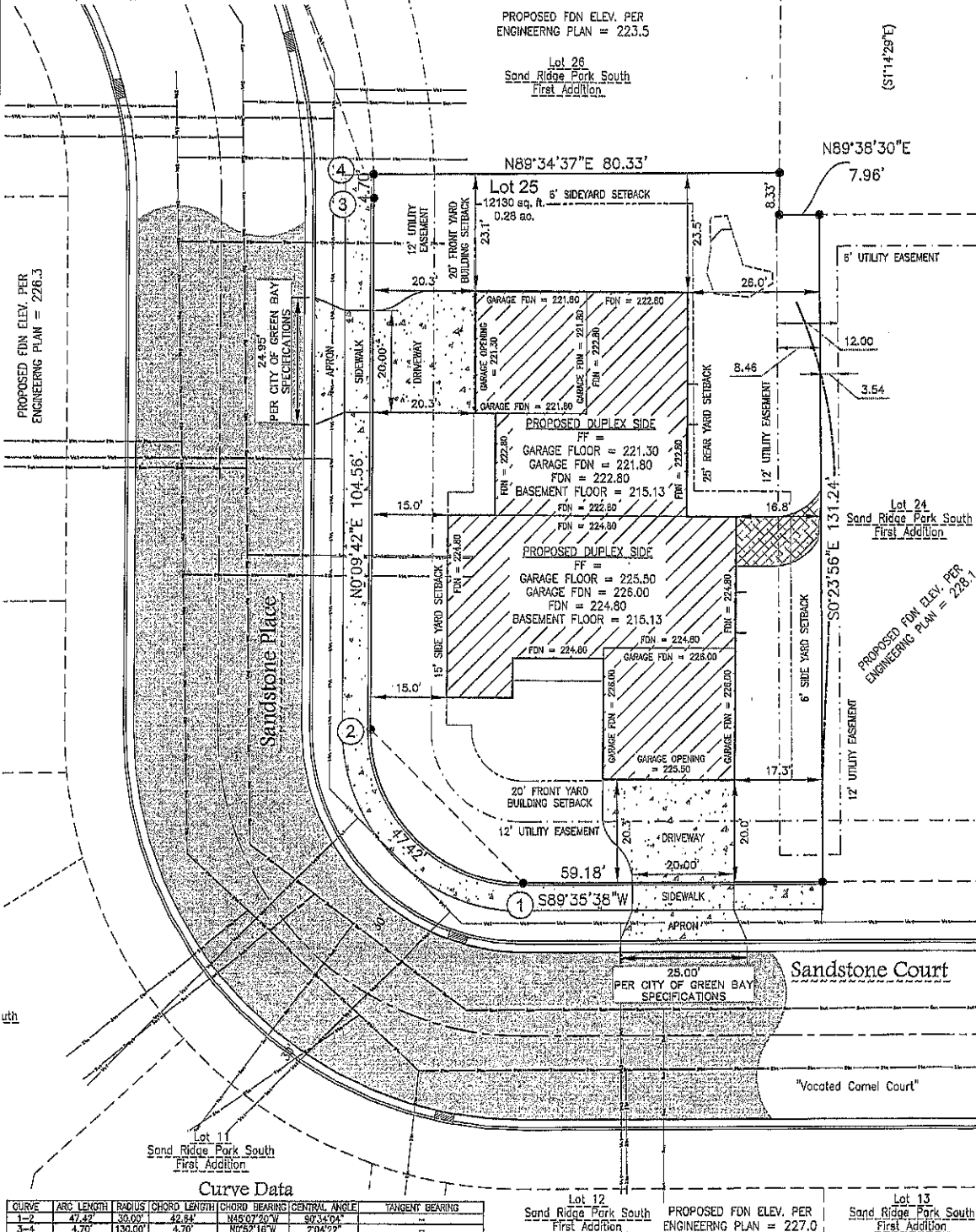
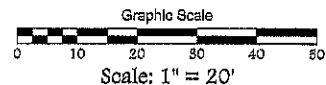
Proposed Site

All of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), being in the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

NOTES

Bearings referenced to the North Line of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), assumed to be N89°34'37"E.

1413 S. Sandstone Place &
3102 S. Sandstone Court



Client: Barton Designs
Tax Parcel: 6H-4425
Drafted By: ZRH
File: K-12177Lot25 SitePlan 102121.dwg
Data File: K-12177.txt

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Sheet Two of Four
Project No.: K-12177
Drawing No.: X-1195
Fieldwork Completed: 10/27/21

General Grading and Erosion Control Plan

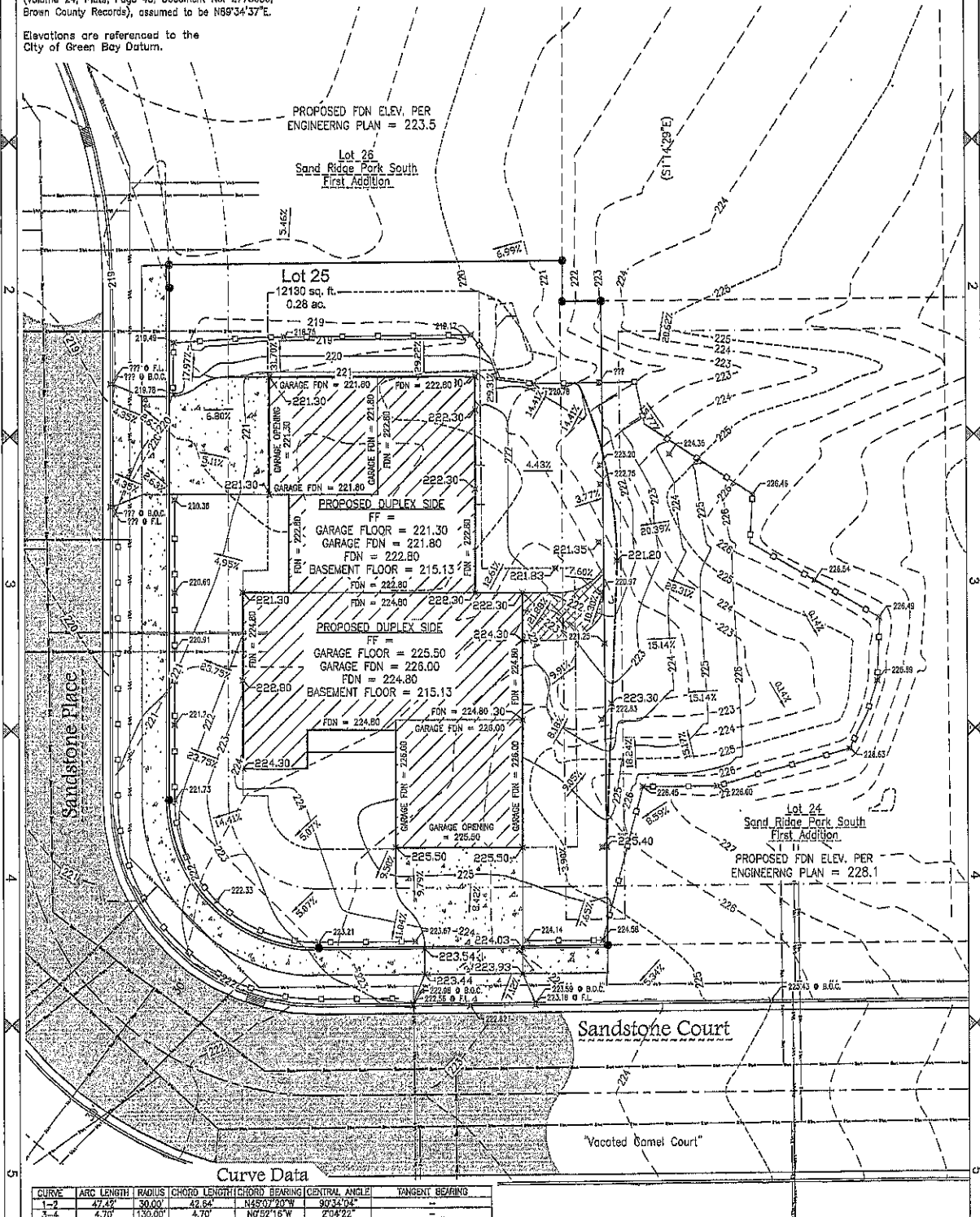
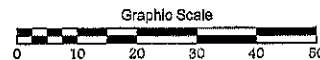
All of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), being in the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin.

NOTES

Bearings referenced to the North Line of Lot 25 of the recorded plat "Sand Ridge Park South, First Addition", (Volume 24, Plats, Page 40, Document No. 2778650, Brown County Records), assumed to be N89°34'37"E.

Elevations are referenced to the City of Green Bay Datum.

1413 S. Sandstone Place &
3102 S. Sandstone Court



Client: Barton Designs
Tax Parcel: 6H-4425
Drafted By: ZRH
File: K-12177 Lot25 SitePlan 102121.dwg
Data File: K-12177.txt

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Sheet Three of Four
Project No.: K-12177
Drawing No.: X-1195
Fieldwork Completed: 10/27/21



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.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).

BACKGROUND

Reason for Request: To provide access to land for future development.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) - Retail and Service Businesses; Low Density Residential (R-1) - Undeveloped Lands; Public Institutional (PI) - Beaver Dam Public Park

NORTH: Highway Commercial (C2) - Retail, Service and Restaurant Businesses

SOUTH: Public Instructional (PI) - Public Park and Creek Way; Low Density Residential (R-1) - Single- & Two-Family Uses

EAST: General Commercial (C1) - Undeveloped Land; Low Density Residential (R-1) - Undeveloped Lands

WEST: Low Density Residential (R-1) - Single- & Two-Family Uses and Mobile Home Park

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial; high intensity retail, office, or housing; and public uses.

Report: The subject area is located south of Mason Street/Mason Street Frontage Road, west of Interstate 41, east of Hobart Drive and north of Beaver Dam Park and West Point Road. The former Area Development Plan (ADP) 21 was adopted in 1970 as a way to reserve areas for public roadways and utilities to provide access to the bulk of the subject property. There have been multiple requests to amend ADP 21 in the past 50 years, the last being in 2004 where no changes were made because of the need to identify wetlands, floodplains and other environmentally sensitive areas. In Late 2019, a wetland delineation and floodplain study was conducted identifying which areas of the property would be developable.

The current amendment request is intended to remove the mapped rights-of-way that have been found to be unfeasible due to environmental issues. These include the extension of Bellwood Lane east beyond its current construction limits, undeveloped Meadowview Drive, and the extension of Springdale Lane north from its existing cul-de-sac terminus. The request also includes adding an extension of Hinkle Street to the official map, which currently only runs on the south side of West Mason Street between West Mason Street and the frontage road, to extend south and southwest to connect to Hobart Drive approximately 400 feet south of Bellwood Drive.

The petitioner is requesting this official map amendment to "create a roadway that provides direct north-south access between West Point Road and W. Mason Street without requiring accessing the South Frontage Road and the traffic backups that routinely occur there now as a result" as well as opening up approximately five acres of property made available for residential development along the extended Hinkle Street. Property located east of the proposed Hinkle Street extension, south of the floodway setback and

north of MacArthur School will be dedicated for park purposes. Staff has been anticipating such a request so that the formerly “landlocked” interior acreage would become accessible and developable. The mapping of Hinkle Street and the removal of unbuildable streets is the first step in that process, along with the vacation of the platted Sections of Bellwood Lane, Springdale Lane, and Meadowbrook Drive, which are included within this Plan Commission Agenda as SV 23-02.

As of the drafting of this report, staff heard concern from the Parks Department related to the proximity of the proposed roadway extension to Beaver Dam Park’s Ball Field #1 outfield and the presence of a significant 50" diameter oak tree that will likely be impacted if the road is placed at this location. Additionally, staff want the Plan Commission to be aware that Hinkle Street would be classified as a collector road and therefore needs to be mapped at a width of 80 feet, which may be requested to be altered during subsequent land division and platting activities.

Alderperson Eck, the MacArthur Heights Neighborhood Association and affected property owners have been notified of the request. The staff has received no inquiries regarding the proposed map amendment request as of the drafting of this report.

RECOMMENDATION

Approval of the request is contingent upon a waiting period and public hearing and subject to the following conditions:

1. The full extent of Hinkle Street right-of-way is officially mapped at an 80' width.
2. Platted Bellwood Lane, Springdale Lane and Meadowbrook Drive are vacated as requested in Street Vacation (SV) 23-02.

FISCAL IMPACT

ATTACHMENTS

1. Map Amendment Request SR
2. Memo - Hasselblad Map Amendment Request - 2.20.23
3. Image Map Amendment
4. OMA 23-014 Location and Exhibit Map



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: 2405 W. Mason Street & Rear 2405 W. Mason Street

Parcel Number(s): 6H-1109, 6H-1109-2, 6H-1109-3

Petitioner(s): Garritt Bader, GB Real Estate Investments, LLC Date: 2-20-23

Email: gb@gb-re.com Phone Number: 813-500-0296

Address: 300 N. Van Buren Street City: Green Bay State: WI Zip: 54301

Property Owner: GB HMC West Mason, LLC Phone Number: 813-500-0296

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, Garritt Bader, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: [Signature] Date: 6-30-23

Petitioner Signature(s): [Signature]

Checklist of required attachments:

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

For office use only:

Review Fee: \$200

Receipt No.: _____

Zoning Petition No.: OMA 23-01

MEMORANDUM

To: Green Bay Community & Economic Development Dept.
From: Garritt R. Bader, Principal, GB Real Estate Investments, LLC
Date: February 20, 2023
Re: Map Amendment Request

The following is supplemental information accompanying my request for an Official Map Amendment on property I own south of W. Mason Street, east of Hobart Drive and west of Interstate 41.

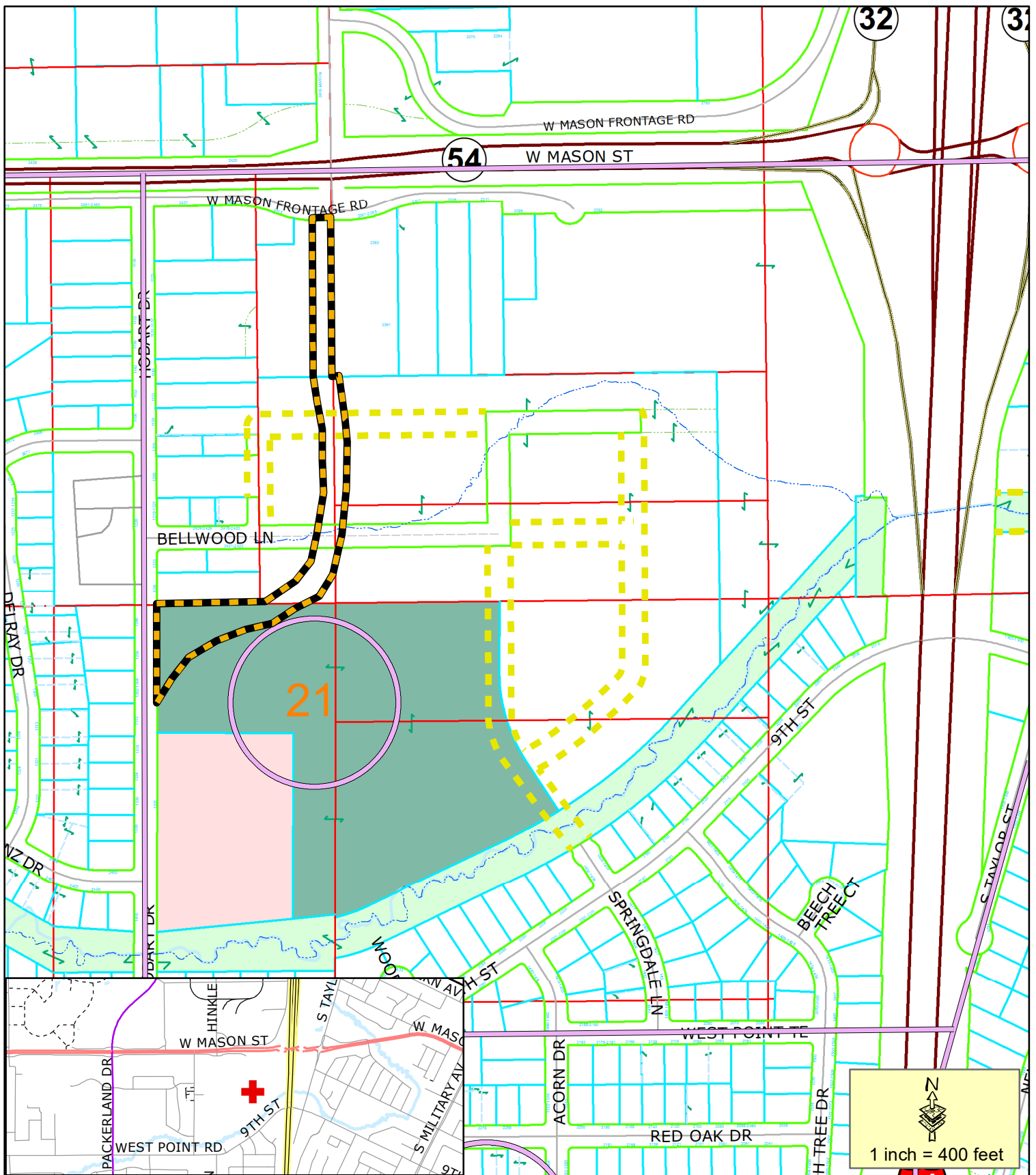
Request Details:

This request is part of my broader plan to open five acres of currently-landlocked property for residential development; increase the valuation and appeal of commercial properties along the South Mason Street Frontage Road; and dedicate 20+ acres of land to the city to expand Beaver Dam Park—all while improving traffic patterns along W. Mason Street and the South Frontage Road between I-41 and Packerland Drive.

As can be seen in the accompanying conceptual site layout, this specific request is to amend the Official City Map to include an extension of Hinkle Street from W. Mason Street south to, and curving onto, Hobart Drive south of Bellwood Lane. This action would create a roadway that provides direct north-south access between West Point Road and W. Mason Street without requiring accessing the South Frontage Road and the traffic backups that routinely occur there now as a result.

Approximately five acres of property will be available for residential development along Hinkle Street, with the property for park dedication located east of the proposed Hinkle Street extension, south of the floodway setback and north of MacArthur School. Details of commercial redevelopment plans for properties along the South Frontage Road will be included in a separate request.





-  Proposed New Roadway
-  Proposed Roads to be Removed

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

Official Map Amendment (OMA 23-01) Extension of Hinkle St and Removal of Others





Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.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).

BACKGROUND

Reason for Request: Vacate existing roadway network to allow for future development.

Aldersperson/District: Ald. Eck / District 11

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R-1) - Undeveloped Lands

NORTH: General Commercial (C1) - Retail, Service, Restaurant & Medical Businesses

SOUTH: Public Instructional (PI) - Public Park and Creek Way; Low Density Residential (R-1) - Single- & Two-Family Uses

EAST: General Commercial (C1) - Undeveloped Lands; Low Density Residential (R-1) - Undeveloped Lands

WEST: Low Density Residential (R-1) - Single- & Two-Family Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial; high intensity retail, office, or housing; and public uses.

Report: This request is part of a larger request including an Official Map Amendment to remove planned roadways not yet dedicated, as well as establishing a new course for Hinkle Street in OMA 23-01, also on this agenda.

This area of the City was annexed from the Town of Hobart in the late 1950s. At that time and years following, the area was divided, officially mapped in the 1970s to include a roadway pattern and accommodate the placement of a sanitary sewer connecting the annexed areas to the City system, and allow for the subsequent division of land. Approximately 25 acres of the land has not been divided to date, primarily due to the identification of a navigable waterway traversing the area as well as the identification of considerable wetlands and floodplain. Currently, the petitioner is interested in developing those areas of the 25 acres that are buildable and donating unbuildable land as recreation space to the City Parks Department. The previously platted streets are not likely to be buildable and unnecessary to the petitioners' overall development plan.

The streets included in the vacation request are the unbuilt portion of Bellwood Lane (70' X 800'), unbuilt Springdale Lane (70' X 400'), and unbuilt Meadowbrook Drive (70' X 400'). Additionally, the request includes vacating two unnamed half rights-of-way (35' X 63' & 35' X 86') that were created to allow two land divisions of land previously fronting Hobart Drive.

As of the drafting of this report, staff has received comments from all reviewing agencies, including NEW Water, Fire Dept, Spectrum/Time Warner, Police Dept, GB Water, ATC, DPW and Parks Dept. Concerns expressed and conditions requested include that a turn-around or cul-de-sac be required at the end of constructed Bellwood Lane, easements for Spectrum/Charter Communication which have a service line partially on private property and partially within the right-of-way, and the retention of a 30 foot wide utility easement centered on the existing sanitary sewer located within the vacated right-of-way. To provide an area for a turn-around for public vehicles such as refuse collection trucks, fire apparatus and the like, staff is objecting to the vacation of the unnamed 35' X 86' portion of right-of-way adjacent to 2418-2420 Bellwood Lane (6H-1110-4-G) . Additionally, easements for Spectrum/Chater Communication and the public utilities located within the right-of-way must also be established. Staff would also like to point out that parcel 6H-1110-21 will no longer have any street frontage, however it is owned and controlled by the property owner of 1159 Hobart Drive (6H-1110-11), which has over 80' of frontage on Hobart Drive and has approved of the vacation request.

Beyond the few conditions to be addressed within the report, staff have no concern or objection to the requested vacations. Ald. Eck, adjoining property owners, and reviewing agencies were informed of this request. No objections were received.

RECOMMENDATION

Approval of the request is contingent upon a waiting period and public hearing and subject to the following conditions:

1. The unnamed 35' X 86' portion of right-of-way adjacent to 2418-2420 Bellwood Lane (6H-1110-4-G) is retained as right-of-way and is excluded from the request.
2. The City and other providers will retain easement rights for the existing utilities and services within the vacated rights-of-way area, prior to vacation.

FISCAL IMPACT

ATTACHMENTS

1. Vacation Request Signed SR
2. Memo - Bellwood Vacation Request - 2.20.23
3. SV 23-02 Bellwood-Springdale-Meadowbrook-unnamed image
4. SV 23-02 Location Map



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: 2405 W. Mason Street & Rear 2405 W. Mason Street

Parcel Number(s): 6H-1089, 6H-1109-2, 6H-1109-3

Petitioner(s): Garritt Bader, GB Real Estate Investments, LLC Date: 2-20-23

Email: gb@gb-re.com Phone Number: 813-500-0296

Address: 300 N. Van Buren Street City: Green Bay State: WI Zip: 54301

Property Owner: GB HMC West Mason, LLC & Schaetz Family Phone Number: 813-500-0296

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, Garritt Bader, 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)
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- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
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- ☐ 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: 6-30-23

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: \$1300

Receipt No.: _____

Zoning Petition No.: SV 23-02

MEMORANDUM

To: Green Bay Community & Economic Development Dept.
From: Garritt R. Bader, Principal, GB Real Estate Investments, LLC
Date: February 20, 2023
Re: Bellwood Drive, Springdale Drive & Meadowbrook Drive Vacation Request

The following is supplemental information accompanying my request to Vacate a Street abutting property I own (and more I will own) south of W. Mason Street, east of Hobart Drive and west of Interstate 41.

Request Details:

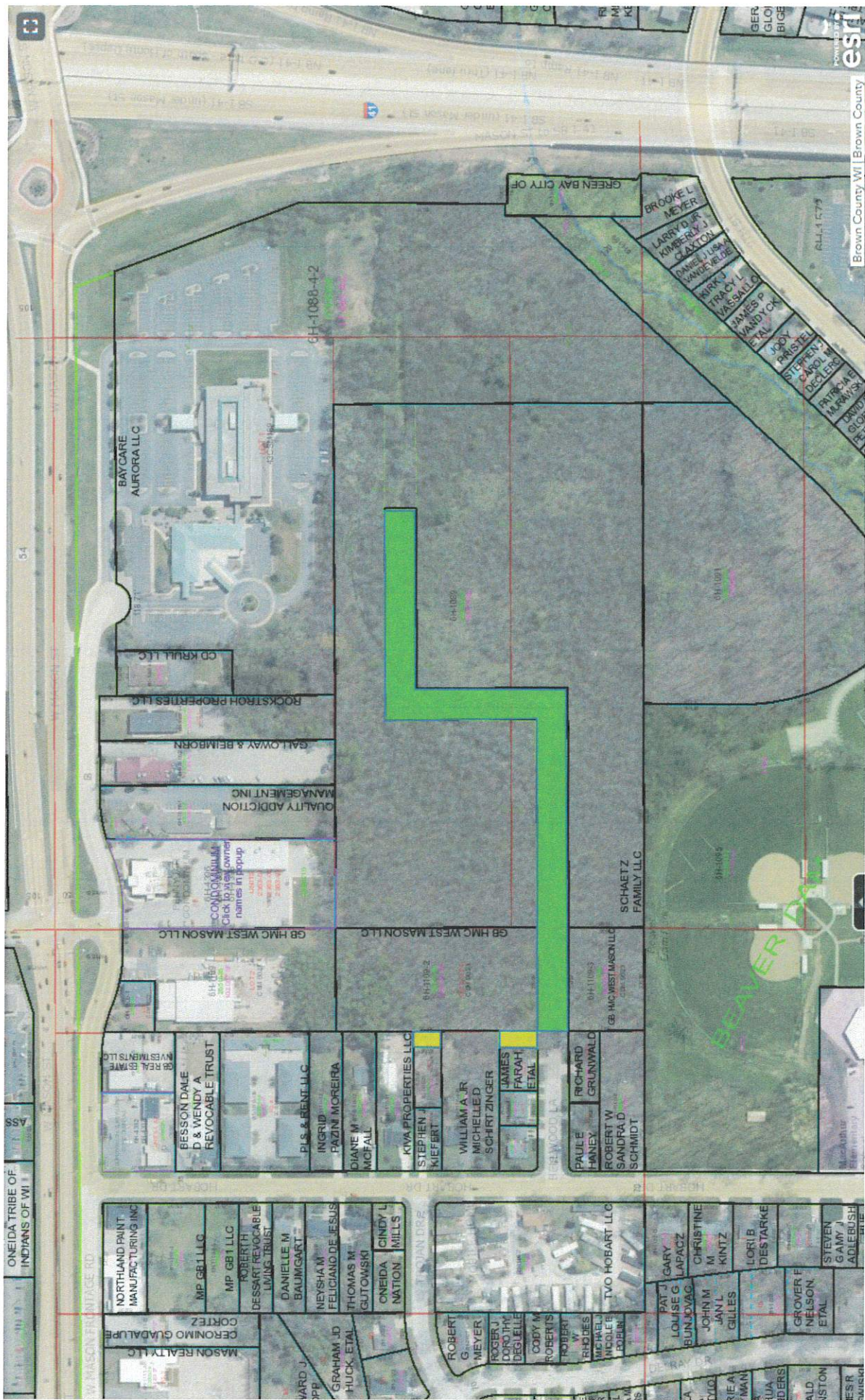
This request is part of my broader plan to open five acres of currently-landlocked property for residential development; increase the valuation and appeal of commercial properties along the South Mason Street Frontage Road; and dedicate 20+ acres of land to the city to expand Beaver Dam Park—all while improving traffic patterns along W. Mason Street and the South Frontage Road between I-41 and Packerland Drive.

As can be seen in the accompanying conceptual site layout, this specific request is to vacate portions of rights-of-way reserved for never-built sections of Bellwood Lane, Springdale Drive and Meadowbrook Drive, highlighted in green in the attached GIS aerial. Small sections of an unnamed street's right-of-way are also requested to be vacated, and returned to adjacent property owners, shown in yellow.

Additionally, I am requesting that the City of Green Bay draft easements for utilities currently located within these rights-of-way, and that the city and myself execute them concurrently with vacation.

This action would return the rights-of-way to the adjacent properties—Parcels 6H-1089 and 6H-1109-2/6H-1109-3—in advance of eventual new platting of those properties for future residential development and partial dedication of property to the city to expand Beaver Dam Park.

Approximately five acres of property will be available for residential development along Hinkle Street, with the property for park dedication located east of the proposed Hinkle Street extension, south of the floodway setback and north of MacArthur School.





Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.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 ____.

BACKGROUND

On June 12, 2023, the Plan Commission approved referring Alder Grant's communication to the Law Department. The communication stated: "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 ____."

The attached memorandum was supplied by the Law Department as a response with the Law Department's recommendation that this request not be approved.

RECOMMENDATION

Receive the Communication and place on file without action.

FISCAL IMPACT

ATTACHMENTS

1. 2023-05-23 Dist I to Plan_Family Definition
2. Memorandum Regarding Alder Grants Request for Change of the Definition of a Family

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.](#)

CITY OF GREEN BAY

TO: Plan Commission

FROM: Assistant City Attorney Logan Wood

DATE: July 19, 2023

RE: Alder Grant's Request for Change of the Definition of a Family

Background:

On June 12, 2023, the Plan Commission approved referring Alder Grant's communication to the Law Department. The communication stated: "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____." Furthermore, Alder Grant followed-up with her communication with a specific request to change the definition of family "to read family of the owner." It is inferred that owner means property owner. My understanding is that Alder Grant's communication seeks to restrict R1 zoning to only allow for the property owner or their family to live in the dwelling.

Current Definition:

Currently, the Green Bay Municipal Code defines family as "a group of two or more persons related by blood, adoption, or foster care arrangement living together as a single housekeeping unit or a group of not more than three adults not so related maintaining a common household."

Analysis:

The proposed change to the definition of a "family" is unlawful and impractical, and Law Departments recommendation is that this request not be approved. First, definitions, such as "family," cannot change based on the zoning designation, and thus, an R1 definition must strictly align with the other zoning code definitions. Second, If Alder Grant's recommendation were to be implemented, the legal ramifications would be severe on property owners. Alder Grant's version of "family" would limit all property owners to only be able to rent their property to their own family members. This would result in houses, duplexes, apartment buildings, and apartment complexes to be restricted in renting to only the property owner's family members. In scenarios where the property owner is a business entity (e.g. LLC, LLP, Corporation, etc.) there would be no family members, and thus, there would be no legal renters available. Third, assuming that the definition was limited to only R1 districts, this would still impact short-term rental properties, as well as allowable duplexes located within R1 districts. Such resulting situations would likely lead to liability exposure in the form of equal protection claims, takings claims, inverse condemnation and other constitutional violations.

Conclusion:

For the reasons stated, it is the Law Departments recommendation that this request not be approved.



Report to the
Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # F.I

2850 Humboldt Road - Withdrawn

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 24, 2023

PREPARED BY

AGENDA ITEM # F.2

1131 Shadow Lane -Withdrawn

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None