



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 14, 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 August 14, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 24, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. REFERRED BACK TO PLAN COMMISSION: (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, drive through restaurant and fueling/gas/service station use within a Downtown (DI) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

2. (ZP 23-29) Public Hearing on the request to rezone 205 Hudson Street from Low-Density Residential (RI) to Public Institutional (PI), submitted by the Department of Community and Economic Development, on behalf of Redeemer Evangelical Lutheran Church, property owner (Ald. C. Wery, District 8).
3. (ZP 23-29) Consideration with possible action on the request to rezone 205 Hudson Street from Low-Density Residential (RI) to Public Institutional (PI), submitted by Department of Community and Economic Development, on behalf of Redeemer Evangelical Lutheran Church, property owner (Ald. C. Wery, District 8).
4. (SP 23-02) Consideration with possible action on the declaration of surplus for a city-owned property located at 929 N Broadway, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. R. Scannell, District 7).

F. Informational.

1. Bellin Hospital Campus: 744 S Webster Ave, 720 S Van Buren St, 740 S Van Buren St, 905 Cass St, 600 S Webster Ave - Public Hearing Postponed.
2. Director's Report.
3. Date of next meeting: September 11, 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

August 14, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

REFERRED BACK TO PLAN COMMISSION: (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, drive through restaurant and fueling/gas/service station use within a Downtown (DI) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To permit the following uses within the DI District: convenience store, drive through restaurant and fueling/gas/service station.

NOTE: This item was referred back to Plan Commission following the August 1, 2023 Common Council.

Surrounding Zoning and Land Uses:

SUBJECT: Downtown (DI) - Former Bank Building

NORTH: Public Institutional - Brown County Central Library

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

EAST: Downtown (DI) - Surface Parking Lot

WEST: Downtown (DI) - 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 uses. 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 DI 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 provided some updates since the July meeting including renderings and a conceptual space plan for the c-store lobby, restaurant, and business service center. The basic footprint of the building is generally consistent with D1 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 D1 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. The gas pumps are planned to be located north of the existing building in the surface lot north of the store.

Drive through restaurant: This use is conditional within the D1 district. The remodel of the site is making use of existing infrastructure within the site. The applicant envisions an Indian 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.

Lengthy discussions occurred at the previous Plan Commission and Common Council meetings. Common Council has sent the item back to Plan Commission reviewing three main areas of concern:

1. The site is very close to child care facility. Encompass has a facility across the alley and three specific areas of concern were noted.

Off-gassing of fuel. In consultation with Department of Public Works, staff does not believe this is . The fuel pumps would be located within 100 feet of the outdoor playground for Encompass Childcare. For context, the three nearest elementary schools (Howe, Fort Howard, DaVinci) all have gas stations located on the same block or directly across the street.

2. Safety and hours of operation. Concerns have been noted for consumer and employee safety at the convenience store during overnight hours.

3. Liquor license analysis. The convenience store does not need to sell beer and alcohol. Other convenience stores exist in the city without liquor licenses. However, if the applicant so chooses to make those sales, they must apply for appropriate licensing. Existing city alcohol code notes that any portion of a building where sales would be located must be 300 feet from the main entrance of a school, church, or hospital. The existing southeastern portion of the building is within 300 feet of the First Church of Christ, Scientist. The northwestern portion of the building is within 300 feet of Encompass Day Care which is a site for 4K classes for the Green Bay Area Public School District. An applicant can request the Common Council to approve a liquor license within 300 feet of a church, school, or hospital.

With this in mind, staff recommends approval but has recommended adding a condition.

For safety concerns, staff has recommended traffic analysis, and a photometric lighting plan. Additionally, staff is limiting hours of operation from 10 pm until 5 am unless a minimum of two staff members are present at all times at a convenience store.

For the concerns of amount of gas pumps and off-gassing. Staff felt it was appropriate to cap the number of pumps to 6 total gas pumping stalls (3 pumps with a pump on each side). This is similar to the full amount at other locations in the near downtown which are near other schools. Staff did not make any further conditional recommendations.

For the concerns of a liquor license. As noted, a convenience store use does not require liquor/beer sales. It is optional, but the applicant has made clear that the site would like to sell alcohol. Existing code limits a liquor license on site without Common Council approval based on proximity to a church and school. If the applicant would like to pursue a liquor license, approvals for liquor licensing are at the discretion of the Common Council.

The applicant has provided three following pieces of information:

1) An updated conceptual site plan. Site plan updates note narrowed drive entrances along Monroe and Pine as well as an outdoor seating area for the restaurant use.

2) A presentation about the site giving further details and renderings of the redevelopment. Note: The presentation includes references to alcohol sales on site. The applicant must apply for a separate liquor license if they desire to sell alcohol on site.

3) An updated narrative/proposal letter from the applicant, Basudev Adhikari.

RECOMMENDATION

Approval of request, subject to:

a. Developers must provide an Initial Review (IR) scoping document and an abbreviated Traffic Impact

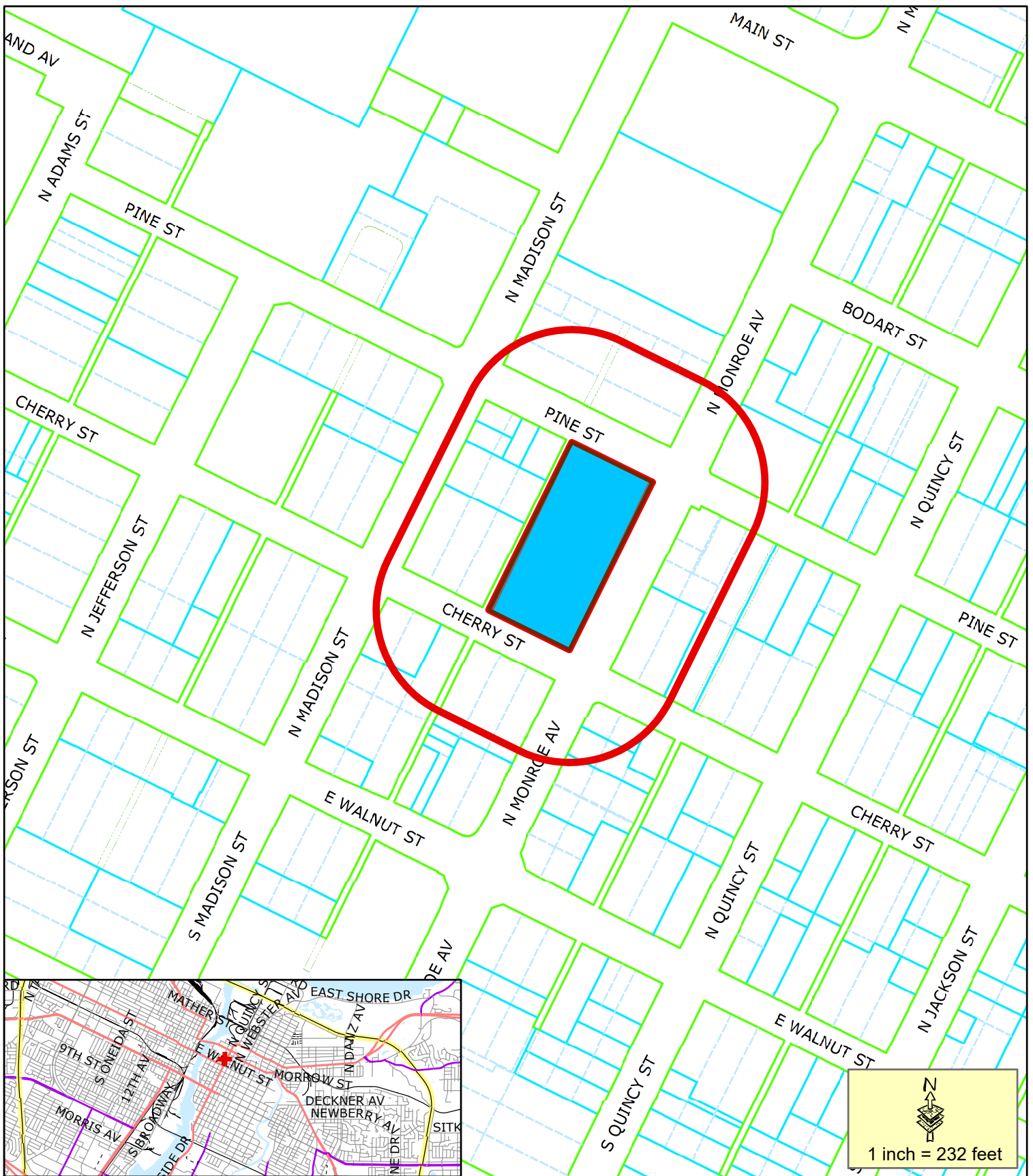
Analysis (TIA) report to address the proper number and location of access points for redevelopment. Developers shall engage with the Department of Public Works and Department of Community and Economic Development to create revised/final plans which satisfy both departments.

- b. A photometric plan providing lighting must be submitted and approved by both the Department of Community and Economic Development and the Police Department.
- c. A maximum of 3 gasoline fuel pumps (6 total gasoline pumping stations (3 pumping units x 2 sides per pump))
- d. A minimum of 3 electric vehicle (EV) charging stations.
- e. For any operations of the convenience store between 10pm and 5am, at least two employees must be present and staffed to commence operations.
- f. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

- 1. Property Map 23-25
- 2. ZP 23-25 Application
- 3. 23-25 M Trip Generation Forecast TIA Recommendation.djah (002)
- 4. 201 Proposal Letter Updated 8-08-23
- 5. 201 N Monroe Green Bay WI - 08-09-23 Conceptual Site Plan
- 6. 201 N Monroe Presentation Conditional Use 08.08.2023



 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



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

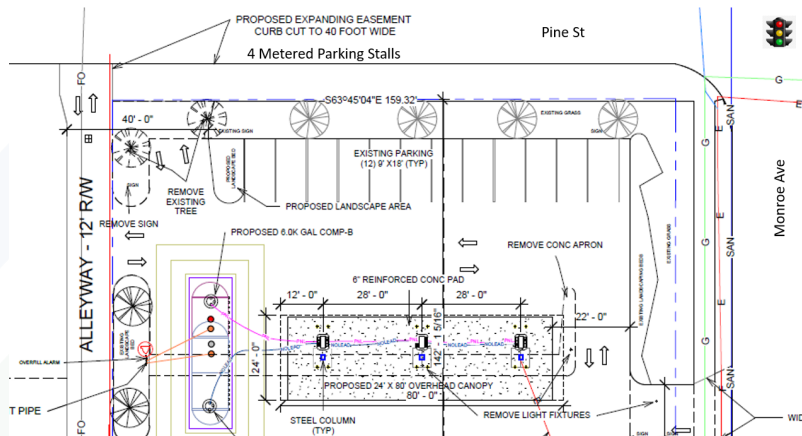


Figure 3 – Proposed Driveway, Monroe Ave, 201 N Monroe Ave Redevelopment

Green Bay Area Business Development LLC

Basudev Adhikari
Member/Applicant
Green Bay Area Business Development LLC
916 Mulberry Lane
Kohler, Wisconsin 53044

August 8, 2023

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

Dear Jon LeRoy and To Whom it May Concern:

We are writing this letter to express our continued interest and intent to collaborate with The City of Green Bay, Community, and Businesses for the redevelopment of the subject property located at 201 N Monroe Avenue, Green Bay, WI 54301. We have experience in the mixed-use redevelopment projects in Green Bay and in surrounding communities, including but not limited to Sheboygan, Manitowoc, Kewaunee and Sturgeon Bay, will result in a transformative initiative.

Our plan for the redevelopment project entails a significant investment of approximately four (\$4,000,000) million dollars. The focus will be creating a high-end quality Convenience Store, Restaurant, Business Service Center with fuel and charging stations. This will cater to the needs of our on-the-go customers and visitors. Importantly, 30-35 new job opportunities in Downtown Green Bay will be created. The Convenience Store/Mini-Mart will bear the esteemed BP Flag, which will bring a sense of trust and excellence to the downtown area. Moreover, the UPS business, and packaging and shipping services will further contribute.

With the addition of the high quality and technologically advanced fueling pumps and vapor recovery systems provided by BP, studies have shown that the air quality is improved by 95% and lost vapors should not be a concern due to the auto shut off capabilities at the immediate source of the dispenser, and the filling sites.

We are also addressing any concerns with the service of alcohol by providing a locked area for all liquor products in the to ensure the controlled and monitored operation. I am also honored to attest to my personal track record of having operated with more than 21 Class B and Class A licenses in the State of Wisconsin for over 15 years. An ID Scanner is used whenever the sale of alcohol or tobacco is conducted. We will also be adding a high level of security at the location, with the addition of Sky Bell security cameras to ensure a safe and inviting location for all to enjoy.

One of the key highlights of our project is the addition of a top-tier Indian restaurant, inspired by the success of my existing restaurant: The Spices Bar and Restaurant, in Sheboygan. The demand for an Indian restaurant in the Downtown Green Bay area has been recognized, we are excited to bring the same quality service and food that has garnered praise and positive feedback from the Sheboygan community to the City of Green Bay. We have recently been awarded as a finalist for the Best of Sheboygan County in the restaurant category. We will only be serving beer and wine in the restaurant and bar to further accommodate any concerns.

916 Mulberry Lane, Kohler, Wisconsin 53044

In addition to enhancing the culinary landscape of the downtown district, our redevelopment project will also address the growing need for charging stations, providing a valuable service to the increasing number of electric and hybrid vehicles, Employees, Employers, Residents and Tourists, need a place to charge! At present, there are currently zero (0) charging stations in Downtown Green Bay according to PlugShare on July 27th, 2023 (www.plugshare.com).

To ensure the utmost quality and aesthetic appeal of the project, we are proud to partner with ProVisions, LLC (www.provisionsllc.com). ProVisions, LLC and/or its affiliates' experience and expertise in developing projects in the Green Bay downtown and surrounding areas will be invaluable. We are excited to utilize and enhance the unique design of the existing building to transform the space into a modern and inviting destination that the local community will visit, enjoy and appreciate. We have considered the feedback received during the planning phase and have adjusted the proposed additions to the site plan accordingly. This includes accommodating suggested and required sizes for entrance points and reducing the number of fuel dispensers to three to address any traffic concerns and optimize the overall flow of the property.

The site's current condition presents an opportunity for us to bring about a significant positive change. Already, an investment of \$150,000 has been made towards the property's cleanup and preparation for City Council Approval. Our commitment to upgrading and beautifying the site will provide the downtown community with a clean and friendly environment that complements the city's vision.

In conclusion, we believe that the redevelopment project at 201 N Monroe Ave will not only contribute to the economic growth of the downtown district but also serve as a beacon of progress for the entire Green Bay community. We are excited about the prospects of this venture and look forward to working closely with you to make it a resounding success.

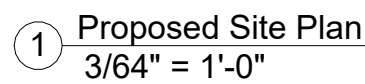
Thank you for your time and consideration. We eagerly anticipate a fruitful partnership and the opportunity to contribute to the development of Green Bay's downtown.

Sincerely,

Green Bay Area Business Development, LLC

 *Basudev Adhikari*

Basudev Adhikari
Member



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:	

<u>FLOOR</u>	<u>GROSS (SF)</u>	<u>USABLE (SF)</u>
LOWER LEVEL:	9,731	8,897
FIRST FLOOR:	9,763	8,760
<u>MEZZANINE / 2ND FLOOR:</u>	<u>4,710</u>	<u>4,100</u>
TOTAL AREA:	24,204	21,757

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

PROPOSED PARKING
2 ADA PARKING SPACES
26 STANDARD 90° PARKING SPACES
3 EV CHARGING PARKING SPACES
31 TOTAL PARKING SPACES

CURRENT
AREA: 39,617 SF
PERCENTAGE: 75.19%

PROPOSED
AREA: 41,015 SF
PERCENTAGE: 77.84%

CURRENT
UNOCCUPIED / FORMER BANK FACILITY
BUSINESS GROUP B

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 15.0K 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 30 FEET WIDE AT THE PROPERTY LINE AND 40 FEET WIDE AT THE CURB LINE WITH AN 18 FOOT MINIMUM THROAT LENGTH
- WIDEN EXISTING CURB CUT ALONG N. MONROE AVENUE TO 30 FEET WIDE AT THE PROPERTY LINE AND 40 FEET WIDE AT THE CURB LINE WITH AN 18 FOOT MINIMUM THROAT LENGTH
- DUMPSTER ENCLOSURE WITH CONCRETE PAD
- INSTALL (3) ELECTRIC VEHICLE (EV) CHARGING STATIONS

6632 Telegraph Road, Suite 350
Bloomfield Hills, Michigan 48301
(248) 988-9341 Office

www.provisions.ws

Consultant
Address
Address
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Fax
e-mail

[illegible]

Project number	2023-CUR-Option2
Date	07/24/2023
Drawn by	K.B.
Checked by	Checker

A1

Scale	$3/64" = 1'-0"$
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The map shows the University City area in San Diego. A black rectangle highlights the site location near the intersection of University and Main streets. The map includes major streets like Broadway, University, and Main, and landmarks like the San Diego Zoo and the University City Water Tower. A black rectangle highlights the site location near the intersection of University and Main streets.

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.

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

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

2 ADA PARKING SPACES
26 STANDARD 90° PARKING SPACES
3 EV CHARGING PARKING SPACES
31 TOTAL PARKING SPACES

CURRENT
AREA: 39,617 SF
PERCENTAGE: 75.19%

AREA: 41,015 SF
PERCENTAGE: 77.84%

CURRENT
UNOCCUPIED / FORMER BANK FACILITY
BUSINESS GROUP B

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 15.0K 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 30 FEET WIDE AT THE PROPERTY LINE AND 40 AT THE CURB LINE WITH AN 18 FOOT MINIMUM THROAT LENGTH
- WIDEN EXISTING CURB CUT ALONG N. MONROE AVENUE TO 30 FEET WIDE AT THE PROPERTY LINE AND 40 FOOT WIDE AT THE CURB LINE WITH AN 18 FOOT MINIMUM THROAT LENGTH
- DUMPSTER ENCLOSURE WITH CONCRETE PAD
- INSTALL (3) ELECTRIC VEHICLE (EV) CHARGING STATIONS

6632 Telegraph Road, Suite 350
Bloomfield Hills, Michigan 48301
(248) 988-9341 Office

Consultant
Address
Address
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e-mail

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201 N Monroe Green Bay, WI	
SITE PLAN - COMPLETE PLAN	
Project number	2023-CUR-Option2
Date	07/24/2023
Drawn by	K.B.
Checked by	Checker
A2	
Scale	3/64" = 1'-0"





201 N. Monroe Avenue

Conditional Use Permit Approval

201 N. Monroe, Green Bay, Wisconsin
View from N Monroe Avenue



N. Monroe Avenue

201 N. Monroe, Green Bay, Wisconsin
View from Pine Street



N. Monroe Avenue

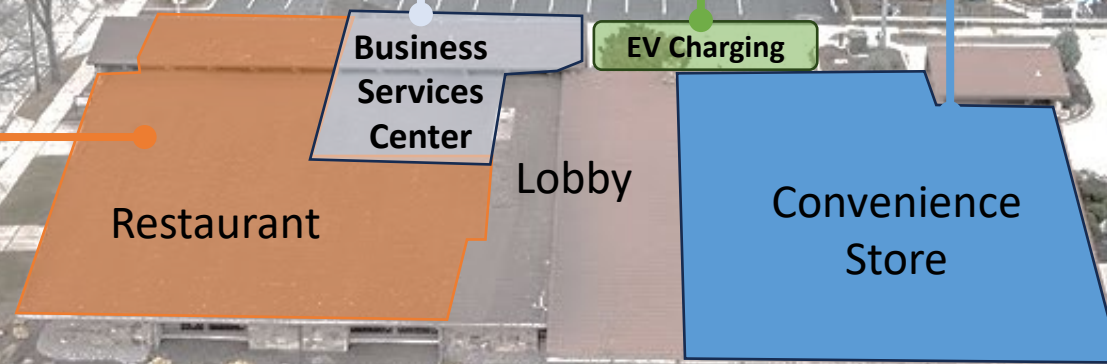
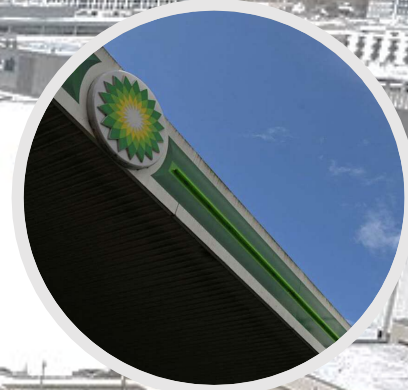
Cherry Street

201 N. Monroe, Green Bay, Wisconsin
View from Cherry Street





201 N. Monroe Avenue Proposed Redevelopment Uses



Business
Services
Center

EV Charging

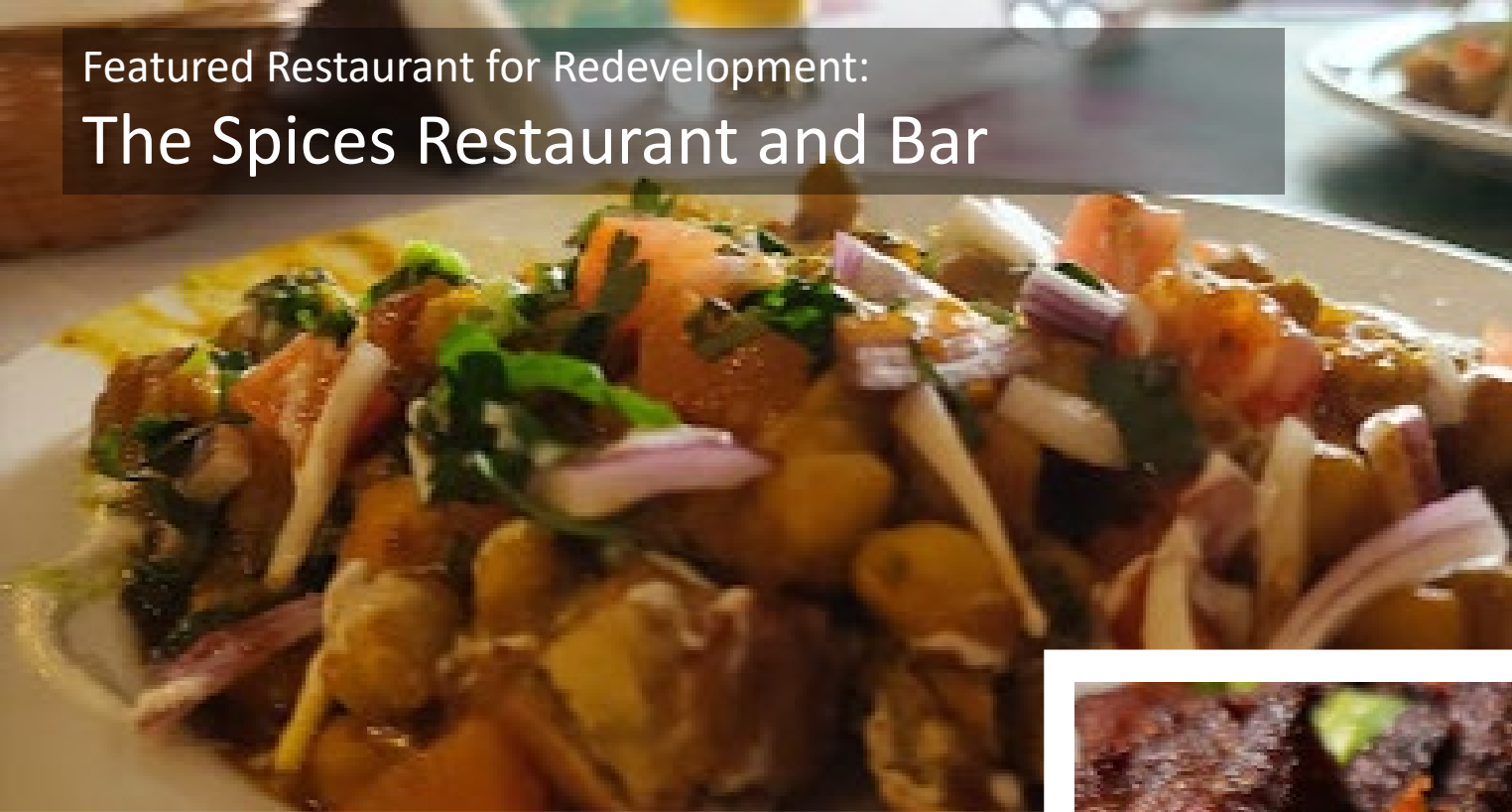
Lobby

Convenience
Store

Restaurant

Fuel Stations

Featured Restaurant for Redevelopment:
The Spices Restaurant and Bar





Redevelopment Information

- Owner and Operator brings vast experience locally and regionally including but not limited to Green Bay, Sheboygan, Manitowoc, Two Rivers, Green Bay, Kewaunee and Sturgeon Bay.
- Owner and Operator has proven success with existing restaurant known as The Spices Restaurant and Bar in Sheboygan offering great service and quality Indian food with a multitude of positive comments its customer base.
- The Spices Bar and Restaurant was recently awarded as a finalist in the Best of Sheboygan County in the restaurant category.
- Partnering with ProVisions, LLC (www.provisionsllc.com) as the developer of the project with excellent experience, expertise and performance with numerous projects in the Green Bay downtown committed to ensure the aesthetics and design of the project are of the high quality and offer something that the City of Green Bay can be proud of.

Redevelopment Information

- \$4 million plus investment into redevelopment project
- 30-35 new employees in the downtown district.
- Quality convenience store with many unique features and access for customers on the go.
- UPS Business Services, Packaging, and shipping store or equivalent.
- Clean BP Branded for the Convenience Store/Mini-Mart, fuel and charging station brings a high-quality name and provider to the downtown area.
- Electric and Hybrid Charging Stations would add a unique and quickly increasing need to the downtown area. (Hybrid Vehicles need both charging and fuel.)





Redevelopment Information

- We adjusted our design of the proposed additions to the site plan to accommodate the City of Green Bay and Public Comment. This reduces fuel dispensers by 40%.
- Traffic study and site plan approval will be required after the City Council's approval of CUP.
- The Alley could be made to be a one way which would provide a much safer environment than is currently allowed.
- The subject property has been vacant for nearly 5 years. Green Bay Retail Center, LLC has already invested \$150,000 in the property in 2022 and 2023.
- Would be upgrading and beautifying the property and providing a clean and friendly environment the City of Green Bay and Community can be proud of.
- Owner and Operator will have its headquarters office at 201 North Monroe Avenue.

Redevelopment Information

Serving of Beer and Wine Beverages at the Restaurant and Bar

- The bartenders are responsible for verifying the identification of all consumers to ensure they are legally eligible to purchase an alcoholic drink.
- The restaurant is scheduled to have operating hours of 5am to 10pm.

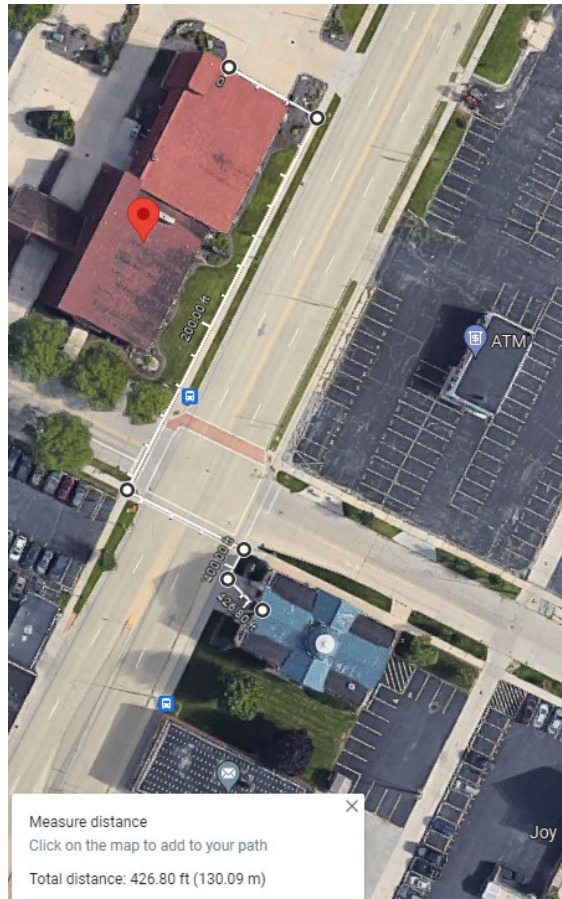
Redevelopment Information

Sale of Alcohol Beverages

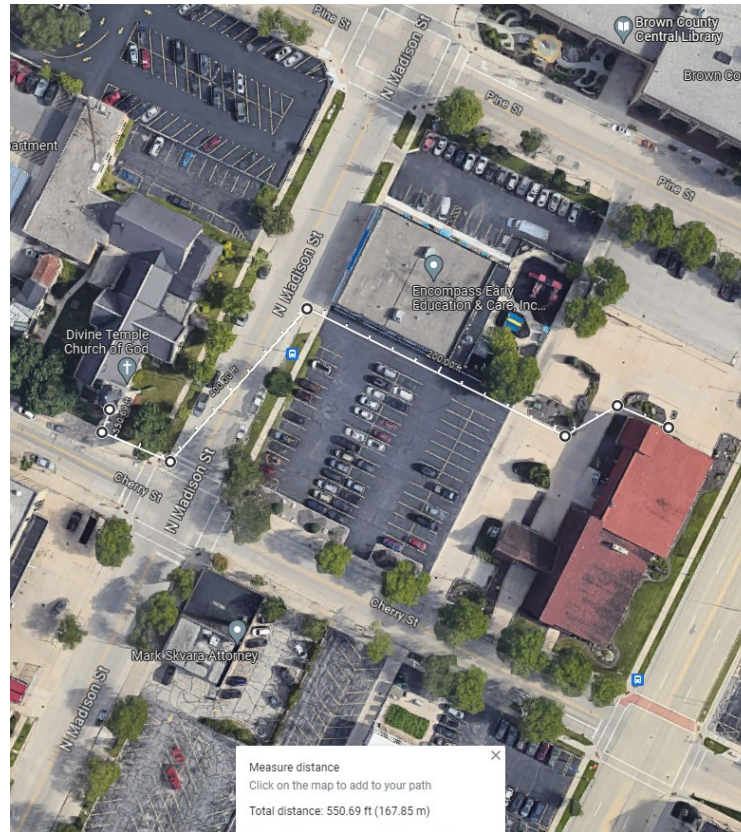
- We believe the convenience store front door is more than 300 feet from the main entrance of any church, school or hospital.
- The convenience store will have a secure and locked display for liquor products to ensure a staff controlled and monitored operation.
- Owner/ Operator is operating more than 21 Class B and Class A licenses in the State of Wisconsin for over 15 years. An ID Scanner is used whenever the sale of alcohol or tobacco is conducted.
- Owner / Operator is willing to install screening/fencing on property if the community/city desires.



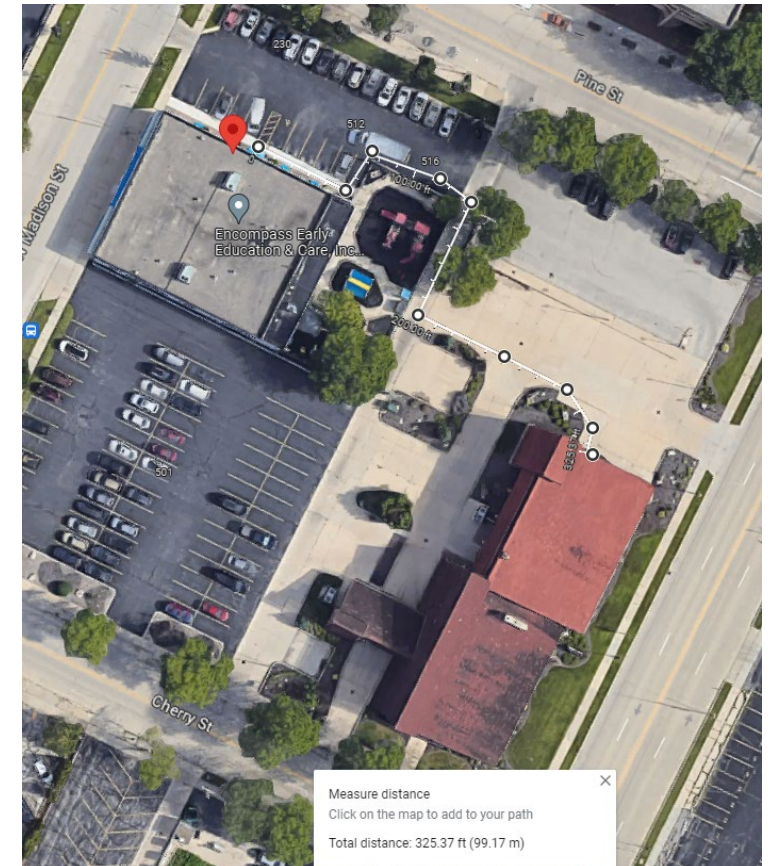
Proximity to church, school, hospital



426.80 feet
from First Church of Christ, Scientist
main entrance along N Monroe Avenue



550.69 feet
from Divine Temple of God
main entrance along Cherry Street



325.37 feet
from Encompass Childcare
main entrance along Pine Street

N. Monroe Avenue

Pine Street

Cherry Street

30'

30'

12' Alleyway

Fuel
Island

Convenience
Store

Lobby

Restaurant

Business
Services
Center

Outdoor Dining
Patio

EV
Charging



Redevelopment Information

Fuel Station Safety

- New gas stations are built to follow state codes put in place by DATCP.
- All Gas stations built after February 1st, 2009, require containments under all gas pumps as well as on top of the tanks, anywhere that regularly contains petroleum products.
- The underground storage tanks as well as piping are required to be double wall. These are also monitored by sensors to detect any problems that would arise with a leak in the lines, tanks, or containment.
- It is very rare to have a catastrophic leak with new fueling system equipment. With all the monitoring systems put in place if a leak were to occur it is detected immediately to allows the owner to act. An example of how safe new fueling systems are is we have recently worked with the DNR in Kaukauna putting in a new fueling system within 50 feet of a public well.





Conceptual Render of Charging Stations



Conceptual Render of Charging Stations



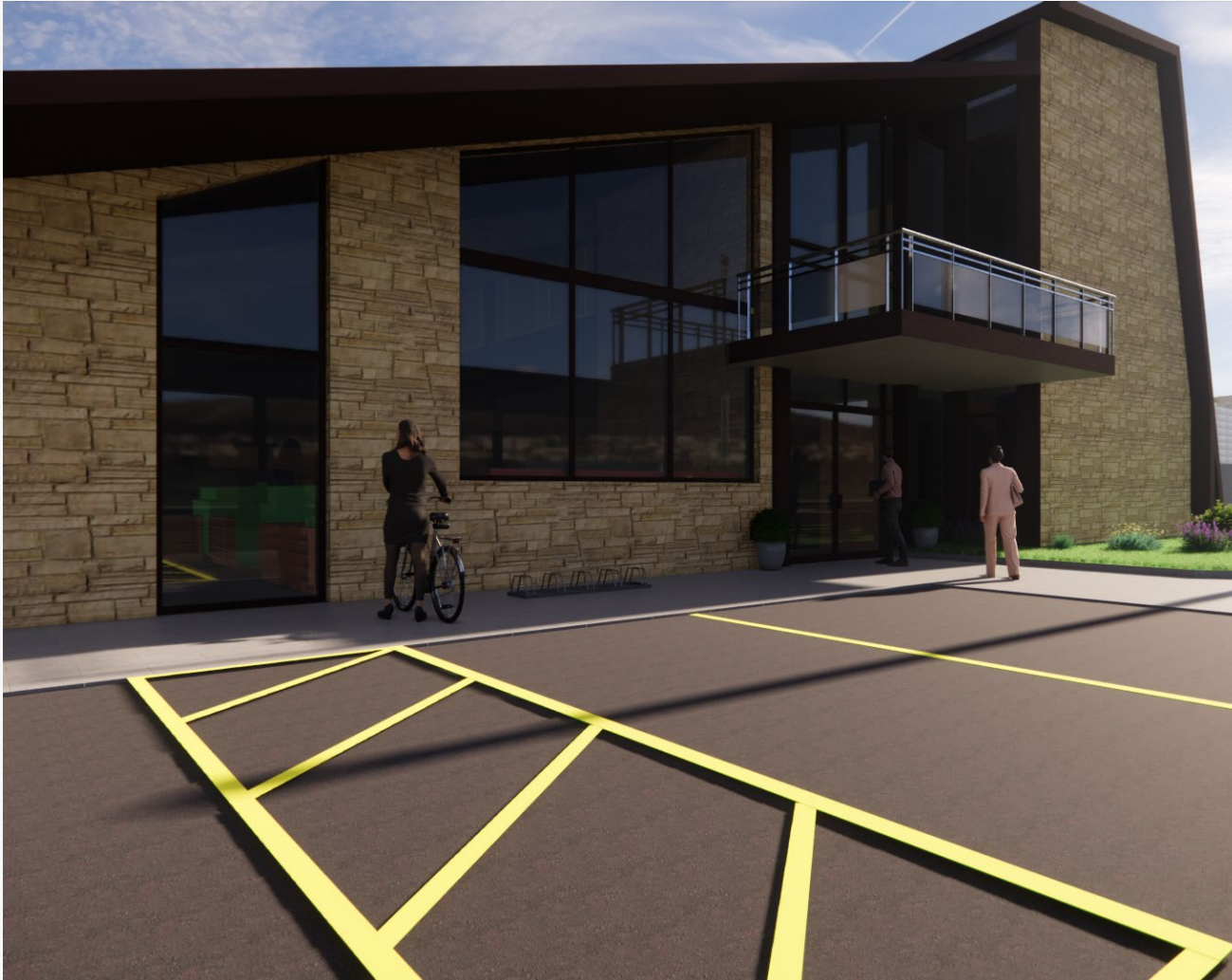
Fuel Stations

Charging Stations





Conceptual Render of Fuel & Charging Stations



Conceptual Render of
Convenience Store Exterior



Conceptual Space Plan



Conceptual Render of Outdoor
Dinning Patio

201 N. Monroe, Green Bay, Wisconsin
Metered Parking in the area





Report to the Green Bay Plan Commission

MEETING DATE

August 14, 2023

PREPARED BY

AGENDA ITEM # E.2

(ZP 23-29) Public Hearing on the request to rezone 205 Hudson Street from Low-Density Residential (R1) to Public Institutional (PI), submitted by the Department of Community and Economic Development, on behalf of Redeemer Evangelical Lutheran Church, property owner (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 14, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 23-29) Consideration with possible action on the request to rezone 205 Hudson Street from Low-Density Residential (RI) to Public Institutional (PI), submitted by Department of Community and Economic Development, on behalf of Redeemer Evangelical Lutheran Church, property owner (Ald. C. Wery, District 8).

BACKGROUND

Primary Address: 205 Hudson Street

Aldersperson/District: Ald. Wery, District 8

Reason for Request: The proposed rezoning will best match the existing land use.

Surrounding Zoning and Land Uses:

Subject: Low-Density Residential (RI) | Religious Institution

North: Low-Density Residential (RI) | Single-Family Homes

South: General Commercial (CI) | Office Building & Railroad

East: Low-Density Residential (RI) | Single- and Two-Family Homes

West: Low-Density Residential (RI) | Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Other Public or Semi-Public uses for this parcel. This rezoning is consistent with this recommendation.

Report: The subject parcel is located at 205 Hudson Street. There is also frontage along South Oneida Street. It is 2.82 acres. The existing land use is a religious institution. We are recommending a rezoning to Public Institutional (PI) district. Our staff has been rezoning religious institutions that are currently zoned Low-Density Residential (RI) to PI as we come across them, considering them a “clean-up” action. Religious institutions are a more appropriate land use in the PI district.

Ald. Wery and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. One inquiry has been made as of the drafting of this report, with opposition to any changes benefiting the property owner.

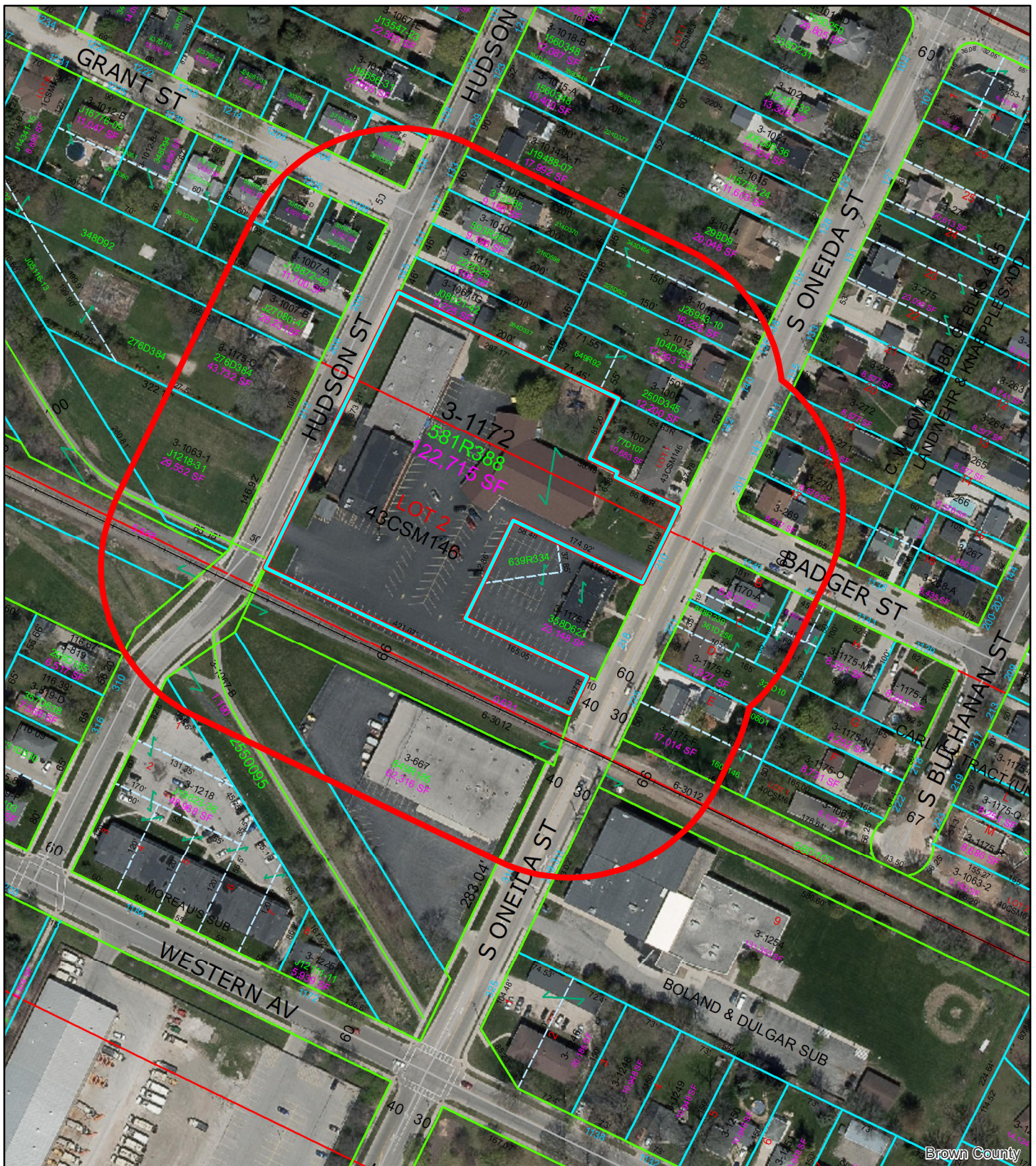
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

I. ZP 23-29 Map



Brown County



(ZP 23-29) Rezone from R1 to PI at 205 Hudson Street



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. 02 Aug 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 205 Hudson Street
- 200-ft Notification Area



Report to the Green Bay Plan Commission

MEETING DATE

August 14, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(SP 23-02) Consideration with possible action on the declaration of surplus for a city-owned property located at 929 N Broadway, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 929 N Broadway

Reason for Request: To declare unused City property as surplus property to transfer to the Redevelopment Authority for disposition and development.

Aldersperson/District: Ald. Scannell / District 7

Surrounding Parcels Zoning and Land Use:

SUBJECT: Low-Density Residential (RI) | Vacant Land

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

SOUTH: Low-Density Residential (RI) | Single-Family Homes

EAST: Light Industry (LI) & Public Institutional (PI) | Commercial & Storage Uses, City Water Tank

WEST: Low-Density Residential (RI) | Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low- to Medium- Density Residential uses for this parcel.

Assessor's Valuation: \$12,700

Analysis: The subject parcel is a 6,333 square-foot residential lot at the corner of North Broadway and Augusta Street. It is currently owned by the City of Green Bay. The City's Redevelopment Authority would like to develop a single-family home on this parcel. To do so, it must be declared surplus.

The City has no need for the subject parcel. Staff released an agency review memo to other City departments, utility providers, and other interested parties. No comments or objections were received.

Ald. Scannell and adjacent property owners have been notified of this request. As of the drafting of this report, no comments or inquiries have been received.

RECOMMENDATION

Approval of the request, subject to the following condition:

- a. The subject property shall be directed to the Redevelopment Authority of the City of Green Bay for disposition and development.

FISCAL IMPACT

ATTACHMENTS

1. SP 23-02 Map
2. SP 23-02 Application



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: 929 N Broadway

Parcel Number(s): 18-502

Petitioner(s): Cheryl Renier-Wigg

Date: 7/20/2023

Email: cheryl.renier-wigg@greenbaywi.gov

Phone Number: _____

Address: _____

City: _____

State: _____

Zip: _____

Property Owner: City of Green Bay

Phone Number: 448-3000

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, Ronda Bitney, 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: _____

Petitioner Signature(s): Cheryl Renier-Wigg

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

August 14, 2023

PREPARED BY

AGENDA ITEM # F.I

Bellin Hospital Campus: 744 S Webster Ave, 720 S Van Buren St, 740 S Van Buren St, 905 Cass St, 600 S Webster Ave - Public Hearing Postponed.

BACKGROUND

A notice for a Public Hearing to amend the existing Planned Unit Development (PUD) for ZO 21-04 to include 600 S Webster Ave was published on July 28, 2023 and August 4, 2023. Bellin Health, the applicant, has chosen to postpone the hearing.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None