



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 11, 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=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

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 September 11, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the August 14, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 23-33) Public Hearing on a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula

Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5).

2. (ZP 23-33) Consideration with possible action a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5)
3. (ZP 23-34) Public Hearing on a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batchner of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9)
4. (ZP 23-34) Consideration with possible action a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batchner of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9).
5. (SV 23-03) Consideration with possible action on a request to vacate 3rd Street east of S. Broadway, submitted by the Department of Community and Economic Development (Ald. B. Johnson, District 9).
6. (ED 23-03) Consideration with possible action on a request to release a 30' utility easement in the East Town Shopping Center at 2360 and 2380 East Mason Street (Parcel #'s 21-126-3-1 and 21-126-3), submitted by HOBLOB Green Bay East LLC, property owner and applicant (Ald. W. Morgan, District 3).
7. (PP 23-01) Consideration with possible action on consultant selection for the Comprehensive Plan Update.

F. Informational.

1. Director's Report.
2. Date of next meeting: September 25, 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

September 11, 2023

PREPARED BY

AGENDA ITEM # E.1

(ZP 23-33) Public Hearing on a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 23-33) Consideration with possible action a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5)

BACKGROUND

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

Surrounding Zoning and Land Uses:

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

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

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

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

WEST Office/Residential (OR) Medical Center

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Commercial (C).

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

Report: The subject property is located on the northeast corner of Deckner Avenue and North Henry Street. This initial CUP came in front of the Plan Commission earlier in summer 2023. The initial request was up to 20 residents within a community living arrangement. An amendment is requested to allow up to 30 residents as the applicant, Mandolin Foundation, has the ability to renovate and manage the entire building rather than the western portion of the building.

The site is comprised of a single lot (Parcel number 21-1224) containing a total of 1.117 acres. The approval of the request would allow the redevelopment of the existing building for a community living arrangement for more than 9 persons (for up to 30, the existing CUP allows for up to 20) for women who have been affected by substance abuse or mental health disorders seeking to be in a structured, sober environment for women and their children. Community living arrangements with more than 9 individuals are a conditional use within the Office-Residential Zoning District. The Mandolin Foundation is seeking to operate Amanda's House; a community living arrangement with a projected space for 30 individuals. The original narrative and operational plan of the applicant are attached within this agenda. Updated floor plans have been included with this report.

A community living arrangement is defined as the following:

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

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

The site is projected to be renovated with the following setup, noting the changes from the existing CUP and amended CUP to accommodate 30 individuals.

Existing CUP

9 bedrooms
2 full bathrooms, 2 half
One group dining room
One kitchen, 2 prep areas
One laundry room

Amended CUP

14 bedrooms
5 full bathrooms, 1 half
One group dining room
One large kitchen area with 2 prep areas, one smaller kitchen
One laundry room

The updated preliminary plans must meet bulk requirement standards and they will be examined later in this report.

A neighborhood meeting was held on Wednesday May 31 at Atonement Lutheran Church for one hour. Staff, volunteers, and Amy Griffin of Griffin Builders were present. Zero neighbors attended. No additional comments have been received by Community and Economic Development as to the writing of this report.

In the review of the Conditional Use Permit (CUP), the Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- (6) Adequate parking facilities as specified in Article XVIII of this chapter.
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The use of communal living arrangements for four or more people is permitted with a CUP and must meet the minimum bulk requirement criteria within the Code. The Zoning Ordinance Section 44-1581 related to congregate living uses, includes development standards for dormitory uses in all districts as follows:

- (1) On-site services shall be for residents of the facility only.
- (2) The maximum number of persons occupying the building shall not exceed four per bedroom with 50

square feet of sleeping area per resident, except that more than four individuals may be allowed per room if all said individuals are related by blood, marriage, or adoption. Rooms shall consist of enclosed spaces having walls that extend from the ceiling to the floor and an entry door.

(3) One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual is required to pass through a sleeping room other than their own in order to access the bath and restroom facility.

(4) One kitchen and dining area for every ten individuals residing in the dormitory.

(5) One laundry facility consisting of a minimum of one clothes washer, one clothes dryer, and a washbasin for every ten individuals residing in the dormitory.

(6) One common use area/lounge of at least 600 square feet in size for relaxation and recreation of the occupants for every ten individuals residing in the dormitory.

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

Specific Item Notes:

4. The kitchen and dining area are noted on the first floor. The dining space can accommodate 24 individuals. The kitchen spaces have been modified to include a large kitchen common room with multiple sets of appliances and a smaller kitchen. The applicant is working with building inspection to accommodate the space for the functionality of two full kitchens (2 sets of appliances, 2 sink areas, etc.) within the larger kitchen common space. If the final plans can meet the functionality of three full kitchens within two spaces, the site can accommodate 30 individuals. If final plans cannot accommodate three full kitchens, the facility shall be limited to 20 individuals.

The group dining room configuration shows space available for 24 individuals. The dining area must be modified to comfortably facilitate 30 individuals or utilize an additional portion of the building to accommodate up to 30 individuals. If the final plans cannot accommodate space for 30 individuals, the facility shall be limited to the 24 individuals noted for space within the preliminary group dining plans.

5. The current plans indicate one stackable washer and dryer and a wet basin with a laundry room. Three washers, dryers, and wash basins are required to accommodate 30 individuals. If final plans cannot accommodate space for three washers, dryers, or wash basins, the facility shall be limited to meet the standards where, for every ten residences, at least one washer, dryer, and wash basin is present.

6. The site has two living rooms and an activity room lounge. The separate areas must remain a minimum of 600 square feet individually.

RECOMMENDATION

Approval of request, subject to:

1. A maximum capacity of 20-30 individual residents within the western, renovated area of the facility (as noted by preliminary plans) if the final plans can meet the minimum standards required by Zoning Ordinance 44-1581. If final approved plans do not meet all bulk requirement standards for 44-1581, the capacity must be reduced to the maximum required individuals based on capacity standards of 44-1581. Any increase in residents beyond 20-30 individuals will require Plan Commission and Common Council approval.

2. If the community living arrangement use is discontinued, the operation is dissolved, or if Mandolin Foundation no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.

3. At the discretion of the Common Council, Plan Commission, or the Director of Community Development, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the dormitory including

but not limited to:

- a) Police service calls.
- b) Documented safety concerns.
- c) Inadequate facilities.
- d) Zoning and property maintenance compliance.
4. Conformance with the submitted operating plan submitted by the applicant.
5. Sex offenders required to register under §301.45, Wis. Stats., are prohibited from stay at the dormitory or caretakers' residence.
6. A mandatory background check for all community living arrangement residents is required and those found to have felony are prohibited from stay at the community living arrangement.
7. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 23-33 Application
2. ZP 23-33 Original Narrative
3. 23-33 Updated FIRST FLOOR PLAN
4. 23-33 Updated SECOND FLOOR PLAN
5. ZP 23-33 Property 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: 1809/1817 DELKNER AVE. GREEN BAY 54302
Parcel Number(s): 21-1224
Petitioner(s): Mandolin Found./Amanda's House Date: 8.11.23
Email: mandolin foundation@gmail.com Phone Number: 920-737-1884
Address: 825 N. Webster Ave. City: GB State: WI Zip: 54302
Property Owner: OLD NO. 5 LLC Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, PAULA JOLLY - MANDOLIN FNDN 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: 8-10-23

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: _____ Receipt No.: _____ Zoning Petition No.: _____

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1809 DECKNER AVENUE
(ZP 23-19)**

JUNE 27, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 22-37 and the recommendation of the Plan Commission on June 12, 2023, the City of Green Bay authorizes a Conditional Use Permit (CUP) for a Community Living Arrangement serving (9) nine or more persons in an Office/Residential (OR) District at 1809 Deckner Avenue (Parcel 21-1224), submitted by Paula Jolly of Mandolin Foundation; Old Number 5 LLC, property owner.

1809
AND
1817

Lot 1 of Volume 37, CSM, Page 46, said map being part of the SW ¼ of the SE ¼, Sec. 32, T24N-R21E, in the City of Green Bay, East side of the Fox River, Brown County, Wisconsin

And

That part of Lot 2, Volume 37, CSM, Page 46, said map being part of the SW ¼ of the SE ¼, Sec. 32, T24N-R21E, in the City of Green Bay, East side of the Fox River, Brown County, Wisconsin, describes as follows:

Commencing at the Northwest corner of said Lot 2, thence S01°14'34"W, 92.14 feet along the West line of said Lot 2 to the Point of Beginning; thence continuing S01°14'34"W, 47.02 feet along said West line to the Southwest corner of said Lot 2; thence S89°38'35"E, 70.43 feet along the South line of said Lot 2; Thence N35°53'15"E, 6.63 feet along the line between Lot 2 and Lot 1 of said CSM; thence N01°14'34"E, 41.63 feet along said line between Lot 2 and Lot 1; thence N89°38'35"W, 74.21 feet to the Point of Beginning.

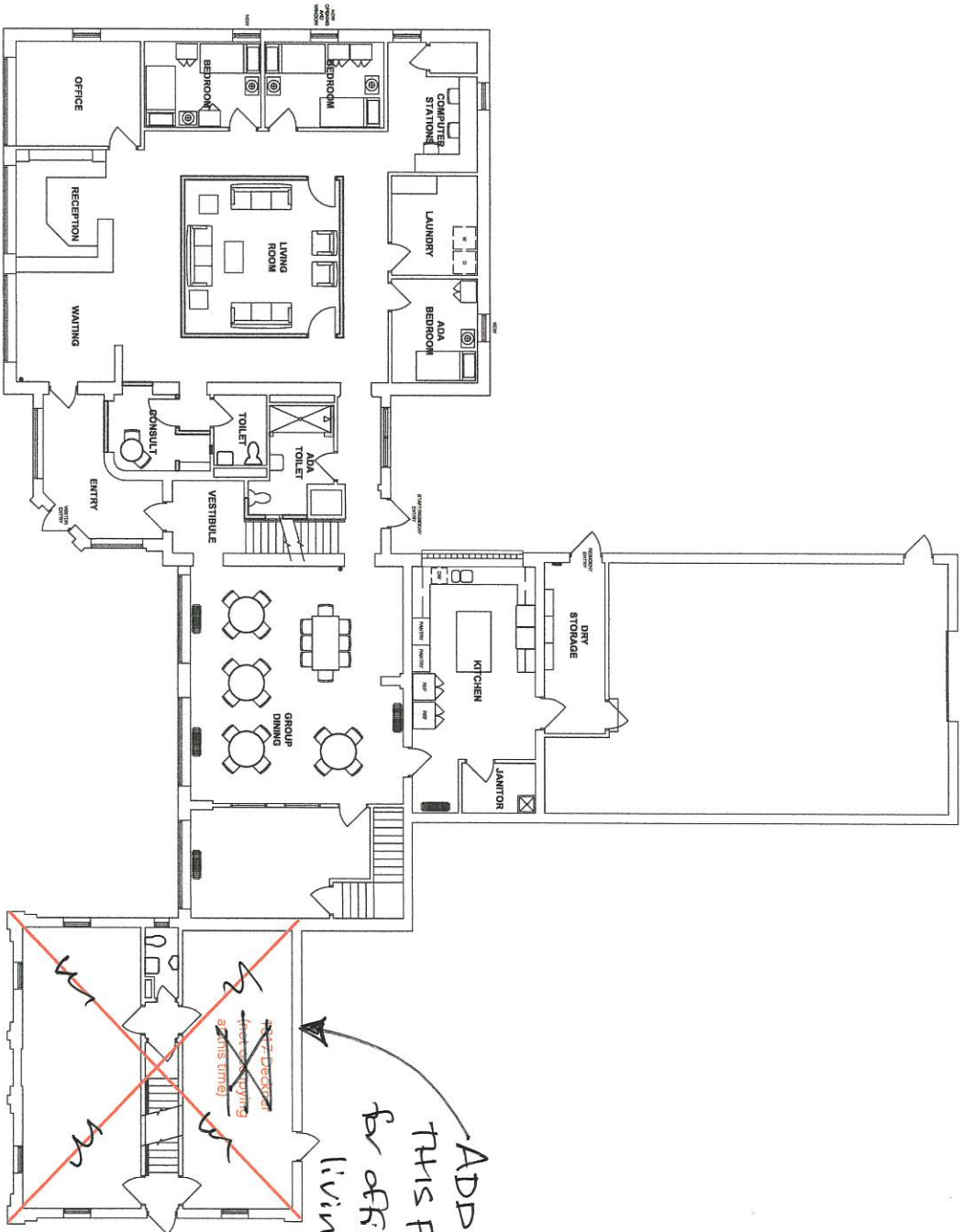
REQUESTING 30 based on

Said conditional-use permit shall be granted subject to: *additional safety of 1817.*

a. A maximum capacity of 20 individual residents within the western, renovated area of the facility (as noted by preliminary plans) if the final plans can meet the minimum standards required by Zoning Ordinance 44-1581. If the final approved plans do not meet all bulk requirement standards for 44-1581, the capacity must be reduced to the maximum required individuals based on capacity standards of 44-1581. Any increase in residents beyond 20 individuals will require Plan Commission and Common Council approval.

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

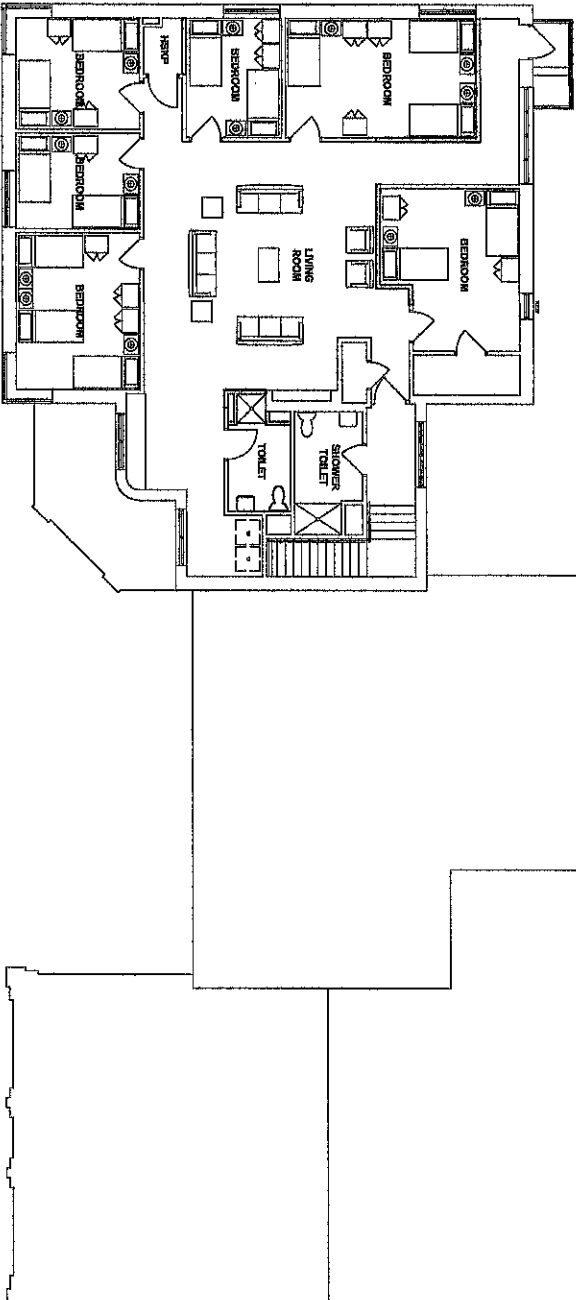
1/16"=1'-0"



ADD IN THIS PORCH
for offices... not
living.

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

1/16"=1'-0"



N HENRY ST

N HENRY ST

N HENRY ST

GREEN BAY CITY OF
MUNICIPAL GARAGE

9

47.02'

74.21'

1676180
3,479

70.43'

6.63'

41.63'

98.41'

46.17'

107.14'

283.40'

122.27'

45,218

PINNACLE
CONSULTING

JO TO GO

RMC GROUP

21-1224

214D377

48,697 SF

37CSM46

LOT 1

GB WATER
UTILITY

OLD NO 5 LLC

267.72'

26.71'

22.35'

60

1799

1809-1817

33

18.29

DECKNER AVE

DECKNER AV

DECKNER AVE

BOBER ST

To: Green Bay Community and Economic
Development Department

May 10, 2023

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

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

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

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

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

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

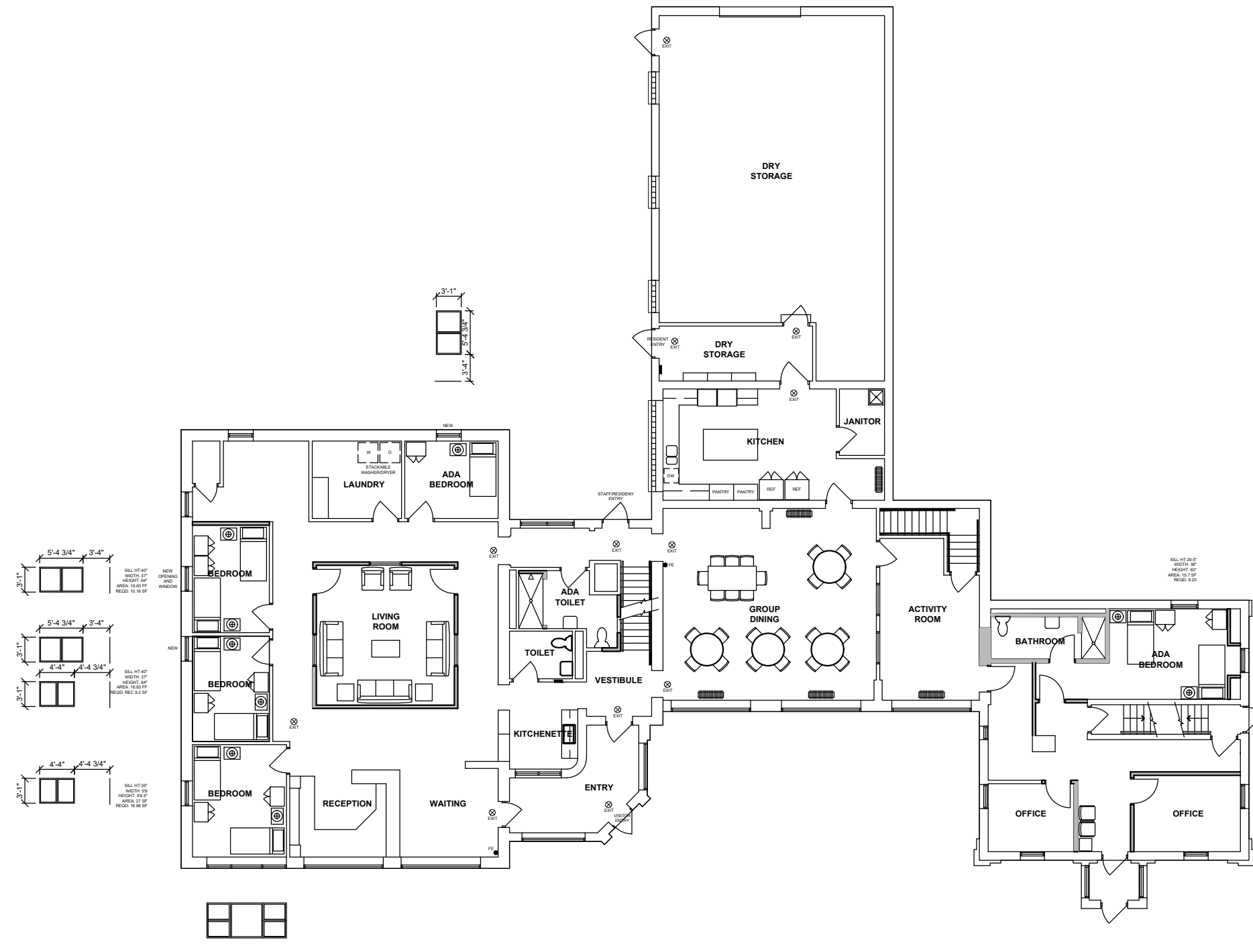
Deckner is a unique property in that it is 1809 and 1817 joined by a garage/office midsection. At this time, Amanda's House is looking to lease and occupy 1809 and the midsection. The long term goal of Mandolin Foundation is to eventually update and move into 1817 as well and ultimately purchase the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

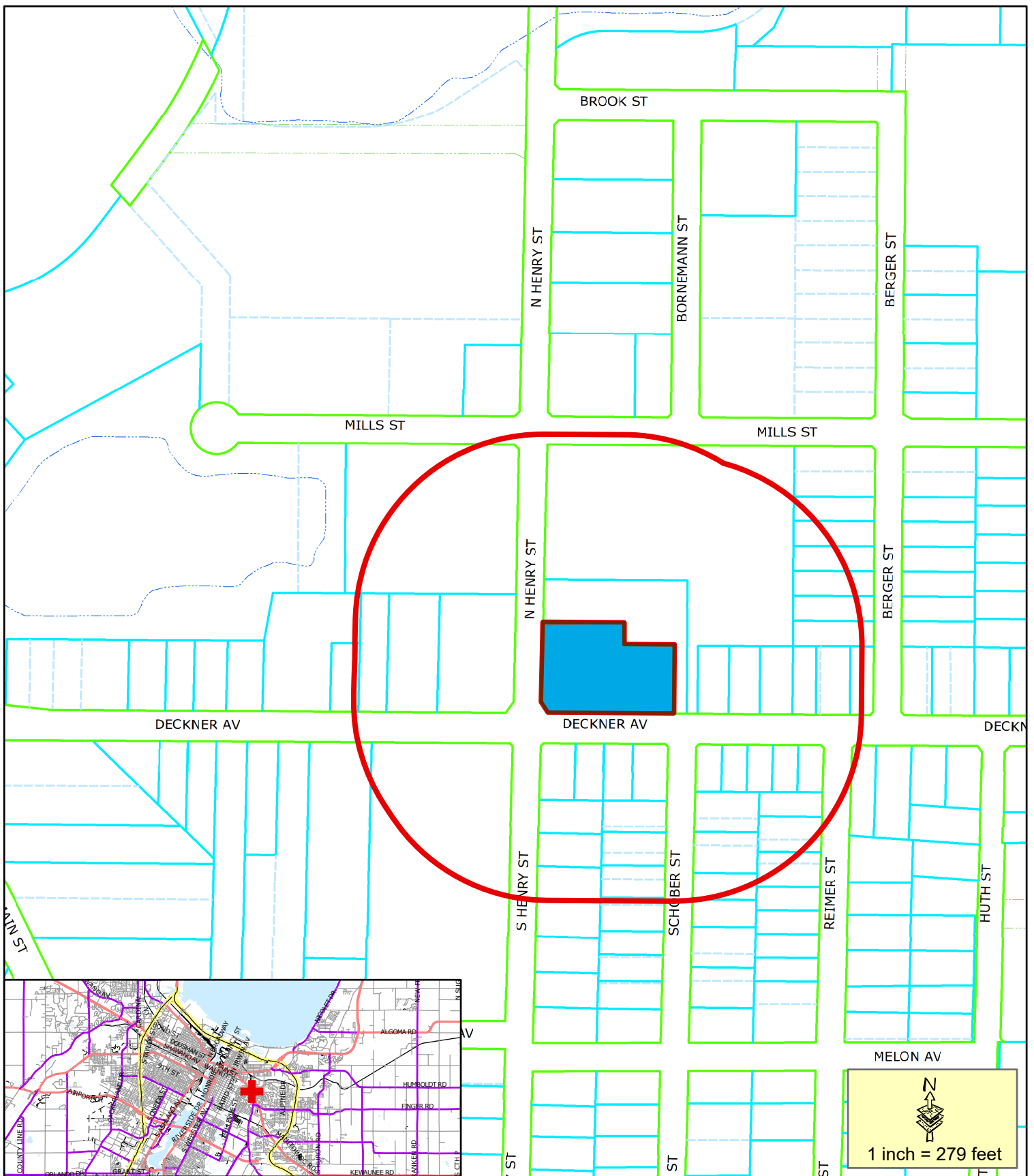
Attached you will also find site maps of the property as well as a preliminary architectural DRAFT starting point for what we are trying to do. This last piece is being provided more for explanation of the building split than anything.

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

Thank you in advance for your time and consideration!

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





Proposed Conditional Use Permit

400' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

Conditional Use Permit Amendment Request (ZP 23-33)

**Request for Community Living
Arrangement Serving 9 or More Persons
1809-1807 Deckner Avenue**



Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

AGENDA ITEM # E.3

(ZP 23-34) Public Hearing on a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batchner of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 23-34) Consideration with possible action a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batcher of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9).

BACKGROUND

Reason for Request: To allow for a conditional use permit to allow for a tavern, bar use at 1234 State Street at the existing Bulldogs Bar and allow for expansion of the outdoor bar/patio area.

Surrounding Zoning and Land Uses:

SUBJECT: Special Purpose-Residential Light Industrial (S-RLI) Bulldogs Bar

NORTH: General Industrial (GI) Blindauer Sheet Metal

SOUTH: Special Purpose-Residential Light Industrial (S-RLI) State Street Pub

EAST: General Industrial (GI) Green Bay Drop Forge

WEST: Special Purpose-Residential Light Industrial (S-RLI) Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Light industrial (LI).

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is partially consistent with the comprehensive plan. The proposed use of the subject property requests using the property as a bar or tavern. The property has been and is currently a bar or tavern. A CUP is required as Bulldogs is seeking to create a large addition to the property.

Report: The subject property is located at 1234 State Street (Parcel I-824), a parcel which is 6187 square feet (approximately 50 x 123 feet in depth). The applicant and property owner, Tony Batcher of Triske J R inc., seeks to expand an existing tavern on the site with an outdoor pavilion in the rear of the property. The existing bar is apart of a two-story structure with outdoor recreation like horseshoes and picnic tables in the backyard.

The property owner is seeking to create more permanent improvements in the rear yard with a pavilion. Staff determined a need to formally receive a Conditional Use Permit to allow for the expansion of the tavern into the remainder of the property. While the existing use is conditional, it is currently being operated as a legal non-conforming use. If approved, this will formalize the tavern use on the site.

The site is located in the special purpose-residential light industrial mixed use district. The district is designed to encourage a mix of compatible land uses which complement both residents and commercial/industrial users and businesses which are compatible for commercial/industrial uses. A tavern/bar has been recognized as a conditional use.

Bulldogs does not have specific plans for the site, but Bulldogs would like to use the backyard in a more formal fashion compared to existing conditions. The existing bar would remain in place, however the western most 17' x 8' of the building would be removed along with a 12' x 12' shed. In its place, the owners

envision an outdoor pavilion area upwards of 38' wide by 41' deep, leaving a 20 foot buffer to the rear yard. Examples of the type of general appearance of the building are attached.

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 has discussed the size of the site with the property owners and believe the site has sufficient space to meet the bulk requirements of the S-RLI district. The district is unique in its mingling of existing residential homes, industrial uses and commercial uses.

The site is adjacent to residential homes to the west along Broadway. Along with many uses in this area, the Bulldogs parcel is small, compact and utilizes outdoor space. The CUP would formally recognize the use of outdoor space and a semi-enclosed environment, which is being proposed. Staff believes the proposed use is an evolution of the existing use on site. Existing orderly development for establishments like this in this district have useable outdoor patio areas.

The existing site does not meet minimum parking standards. The proposed expansion does not either. Opportunities to have a shared parking facility along State Street and within 1000 feet are abundant. The applicants have a preliminary agreement with the owners of 1120 State Street to accommodate shared parking as 1120 State Street uses its lot during typical weekday business hours and Bulldogs operates typically during the late afternoons, evenings, and weekends.

RECOMMENDATION

Approval of request, subject to:

1. The design of the exterior pavilion structure must have architectural features which are complementary and compatible with the existing Bulldogs structure.
2. A formal shared parking arrangement must be reviewed and approved by Community and Economic Development staff and recorded with the Register of Deeds.
3. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 23-34 Application
2. 23-34 Property 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: 1234 STATE STREET GREEN BAY WI 54304

Parcel Number(s): _____

Petitioner(s): TONY BATCHER Date: 8-2-2023

Email: gcasey77@gmail.com Phone Number: 920-471-6566

Address: 1234 STATE STREET City: GREEN BAY State: WI Zip: 54304

Property Owner: TONY BATCHER Phone Number: 920-471-6566

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, TONY BATCHER, 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: Tony Batcher Date: 8-2-2023

Petitioner Signature(s): Tony Batcher

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.: _____

NEW CONSTRUCTION PLANS 1234 STATE STREET

BULLDOGS BAR

Plans for this construction include :

A pavilion style building which would have concrete flooring, 8 ft side walls, garage doors and an open concept with trusses.

Building would be 38 ft wide by ~~55~~ 41 ft long

Trusses would be 38 ft

Garage doors would be 16 ft X 7 ft and there would be 4 of them total

Building will include electrical and water hookups and an outside built in bar area

Back yard area that the new construction will be built on is 50 ft X 65 ft

With the existing shed being removed or moved and the large tree also being removed from the back yard area.

Interior of existing bar is 672 square ft and there are attached pictures including all angles of the existing bar inside and out along with dimensions.

Shared parking is also available at 1120 State Street which is within the 1000 foot limit requirements that need to be met. Business hours at 1120 State Street are weekdays only and use of the shared parking with Bulldogs at 1234 State Street would be nights and weekends only.

The new construction building I want to build would be for an outdoor area bar in the summer months, and an occasional entertainment space. This will include coolers, tables, and seating along with an area for music within the new structure.

The dimensions listed are what I would like to build also realizing that it needs to be taken into consideration what the city will allow for the site.

Picture #1

We are going to remove an existing 8' x 17' storage area that is located at the back of the current building.

Picture #2

The tree in the middle of the back yard will be removed. Existing concrete off of the back storage area will also be removed.

Picture #3

Backyard area 65' x 50' after removal of existing storage area.

Picture #4

Additional picture of the backyard showing storage area to be removed on the left and storage shed that will be moved/removed on the right. Also the tree that will be removed in the backyard.

Picture #5

View from the existing building back door walking under the overhang to the backyard. Another view of the storage area to the left that will be removed.

Picture #6

View of driveway facing State Street and existing building to the left by the back door.

Picture #7

View of front right side of building from the sidewalk on State Street facing the back yard.

Picture #8

View of the front of building from State Street facing existing building.

Picture #9

View of the inside of the bar from the front door facing the back door.

Picture #10

Interior view of the bar area running parallel to State Street.

Picture #11

Existing shed at the end of the driveway to be moved or removed ,based on space.

- Also attached are photos of an existing building that we have looked at and are wanting to do the same style of building for the new construction.

* PICTURE
1

* TO BE REMOVED
8 ft X 17 ft





* PICTURE #2
- remove existing TREE
Back yard

* existing concrete
to be removed



PICTURE #3

Backyard

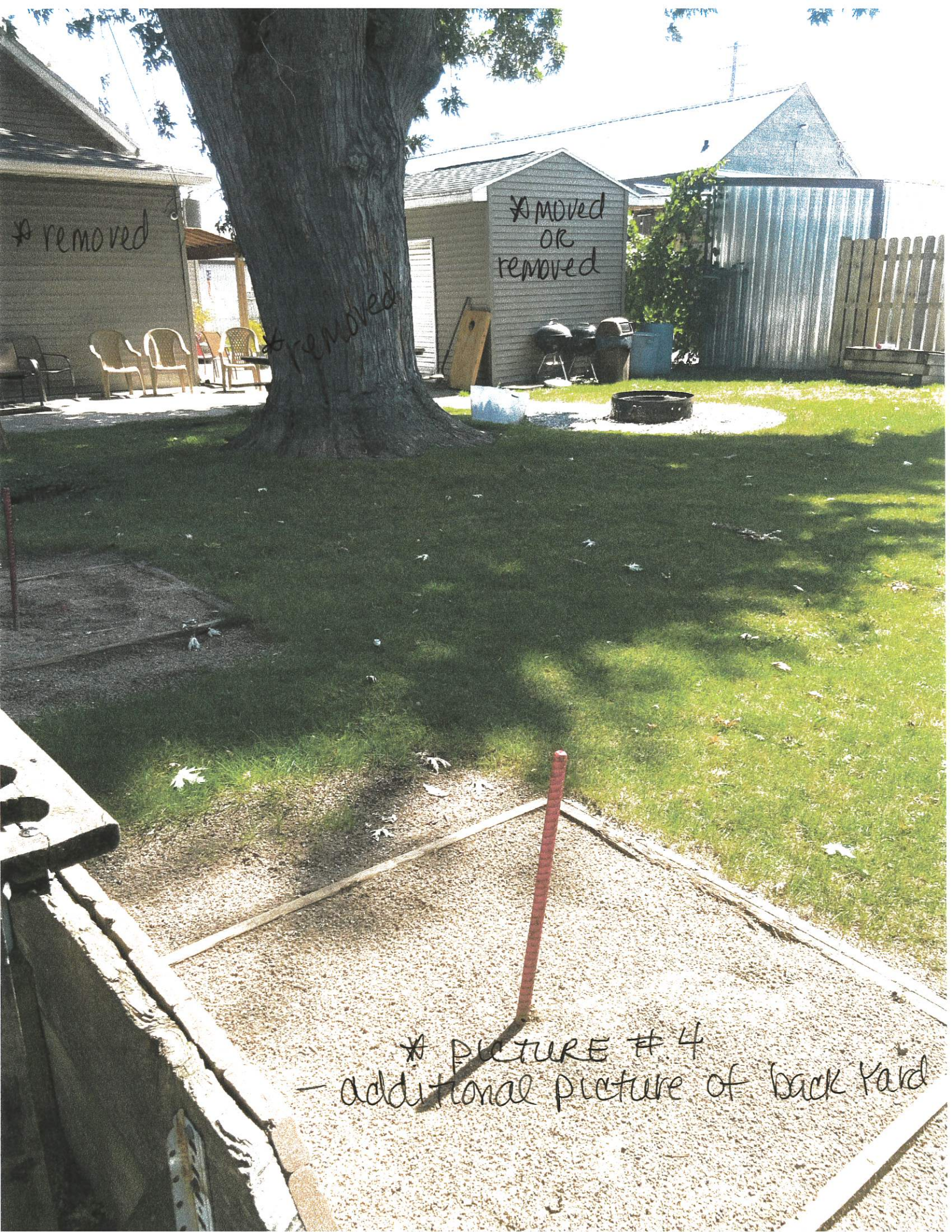
50 ft wide

65 ft long

after removal

of existing

STORAGE AREA



* removed

* moved
or
removed

* removed

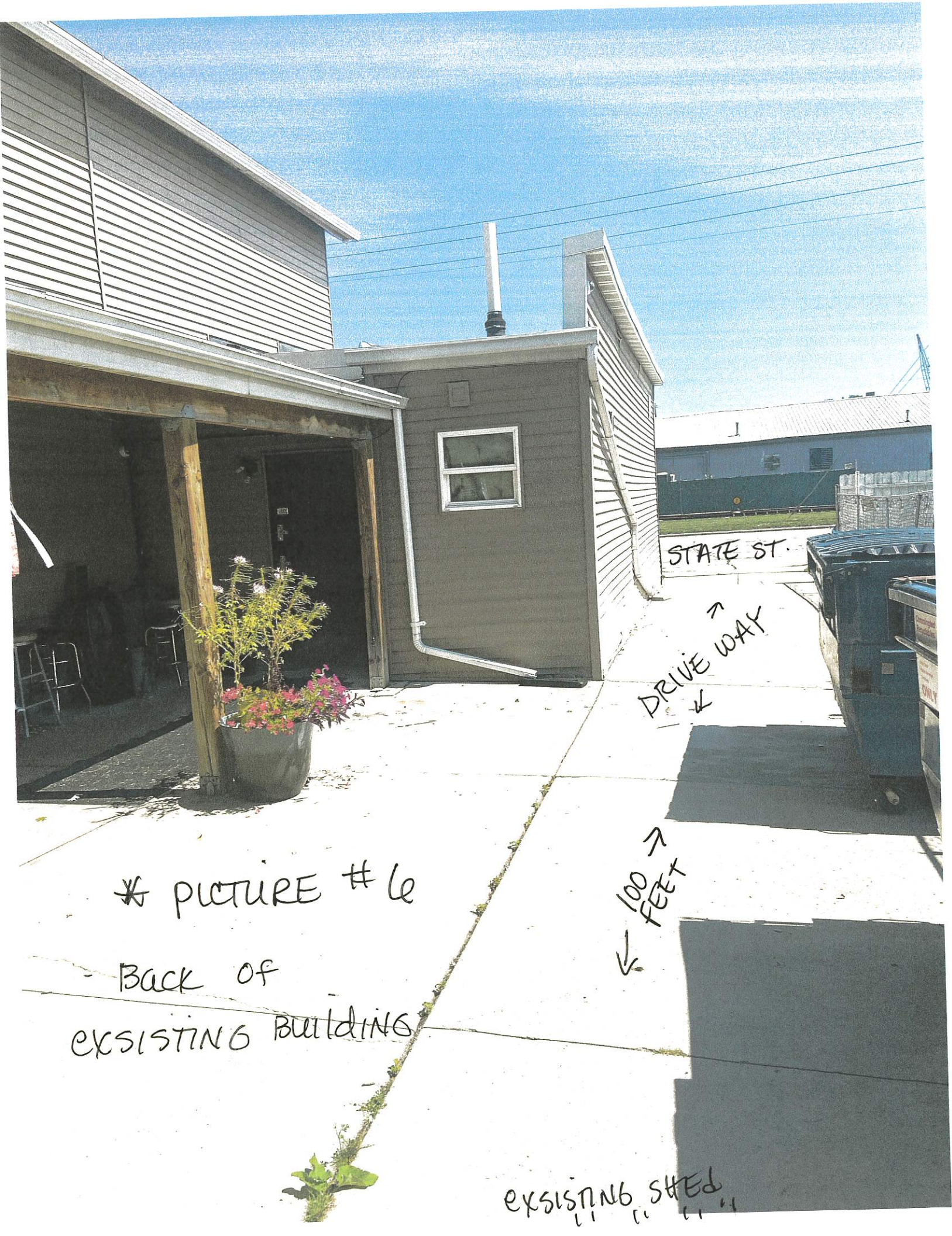
* picture # 4
- additional picture of back yard



X
removed
17 ft

X
removed
8 ft

* PICTURE # 5
- Back door of existing
building under over hang



* picture # 6

Back of
existing building

STATE ST.

DRIVE WAY

100 FEET

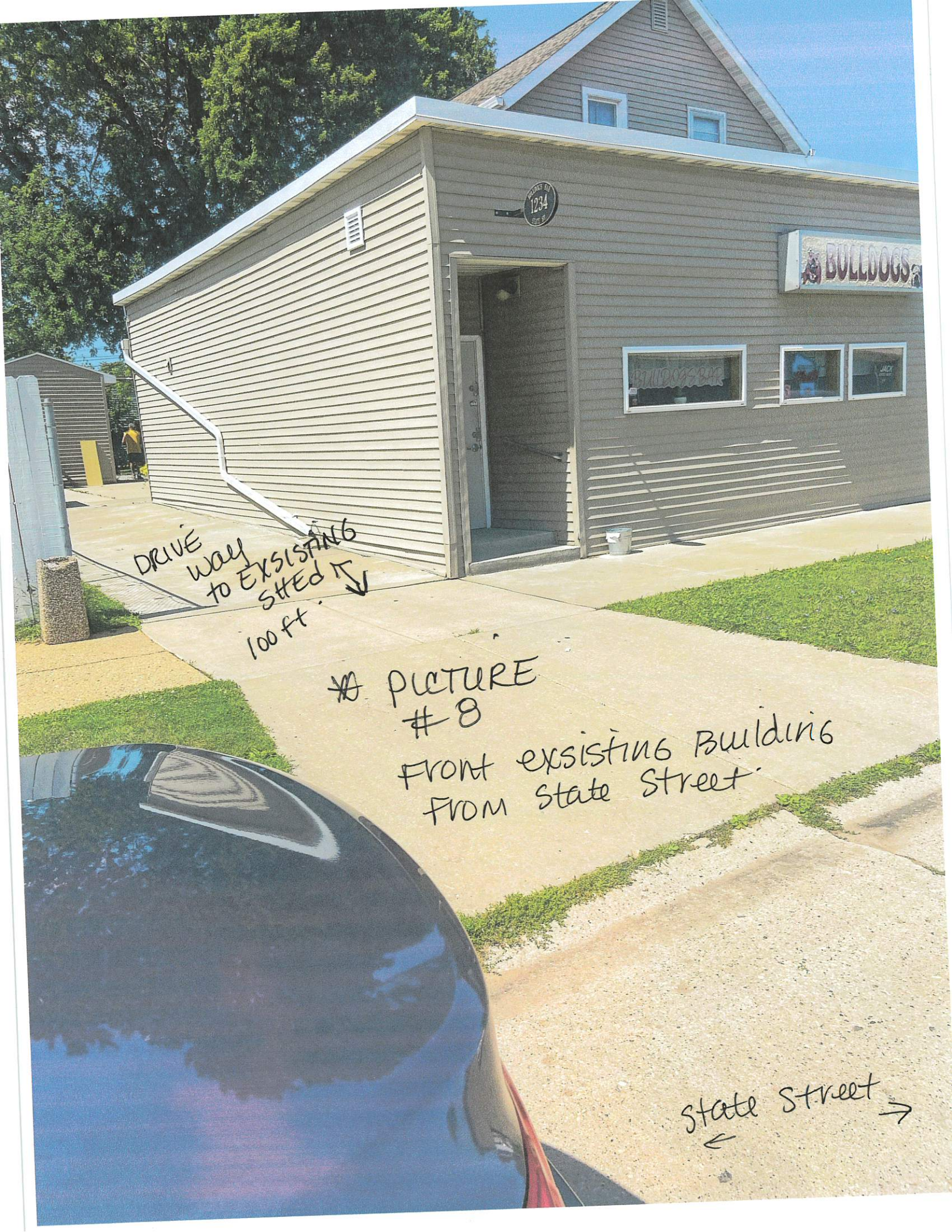
existing shed
" " " "

* PICTURE
7

FRONT RIGHT
SIDE OF
EXISTING BUILDING
FACING BACK YARD

From
State Street
to back of
100 existing
FEET Building
↔

- STATE STREET



DRIVE way to EXISTING SHED 100 ft

PICTURE #8

Front existing Building from State Street.

State Street



Bath
rooms ←

12 x 16 ft.

COME GET IT

NO SMOKING
NO VAPING

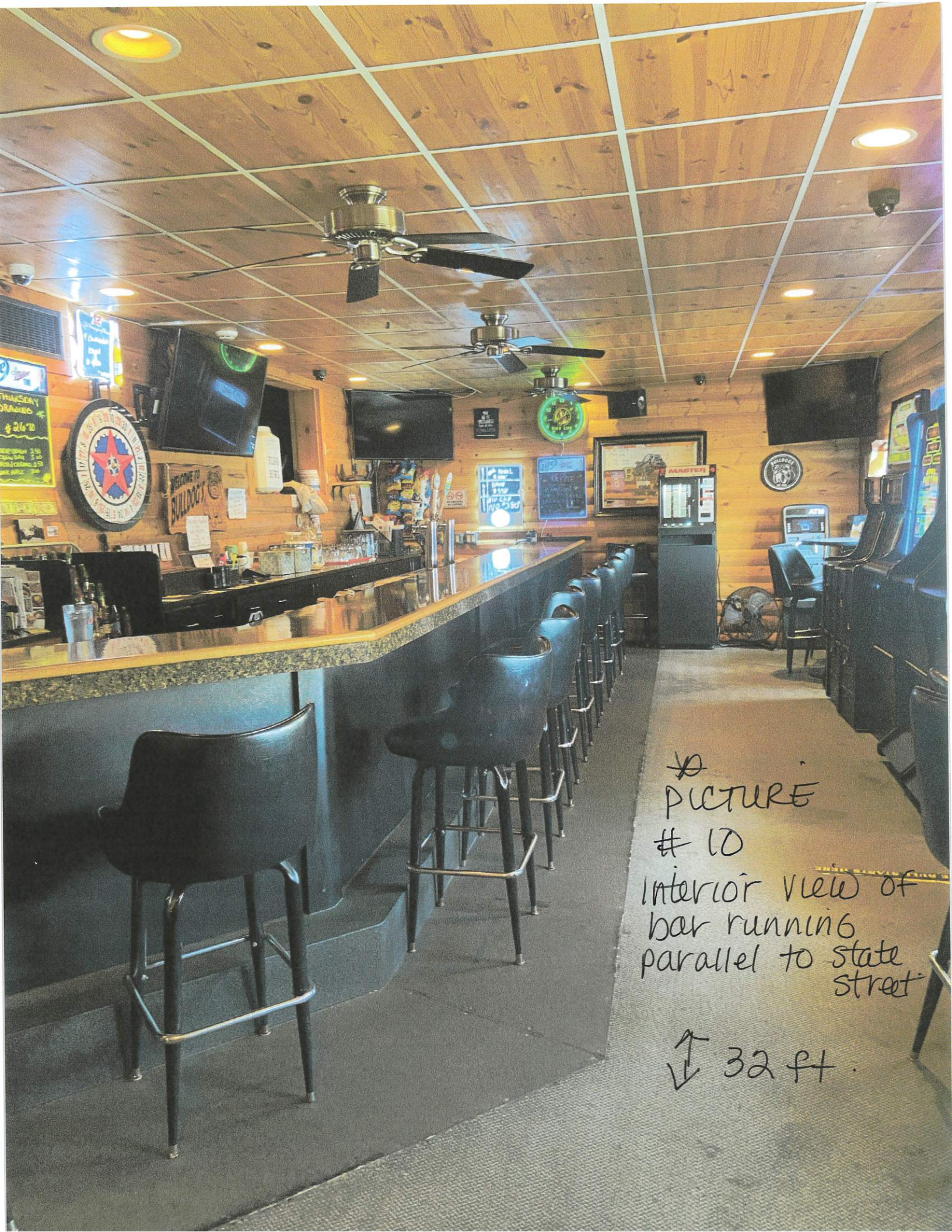
lite BULL DOGS

lite BULL DOGS

* PICTURE
#9

Front door
facing Back door
View

↕
15 Ft.



~~10~~
PICTURE

10

Interior view of
bar running
parallel to state
street

↕ 32 ft.

* picture #11
existing shed at end of driveway to
be moved or removed based on space



* Examples of what we
are wanting to build
with new construction





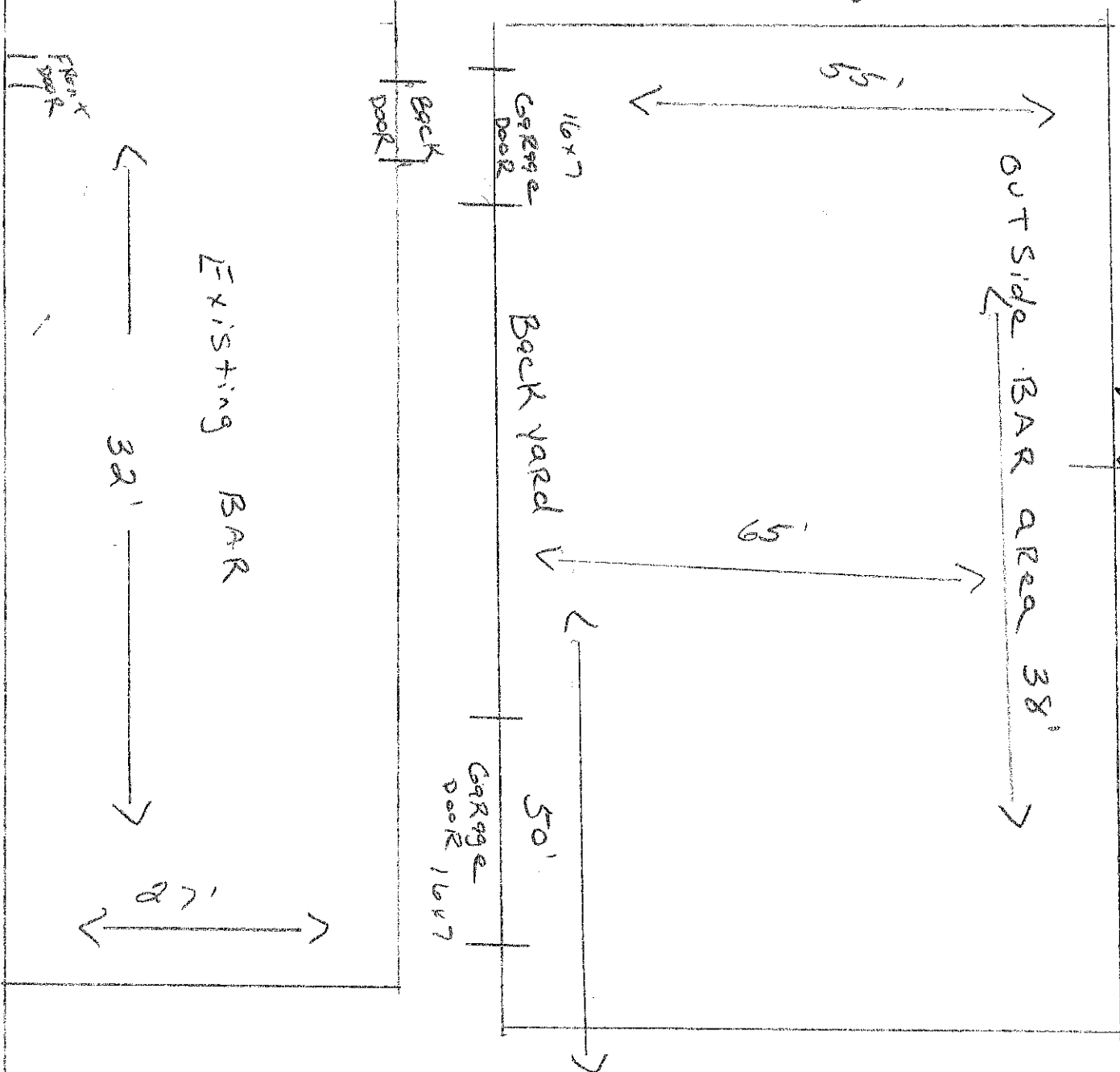
lot 6' line

lot line

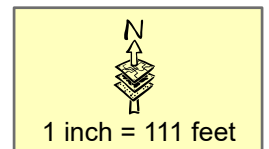
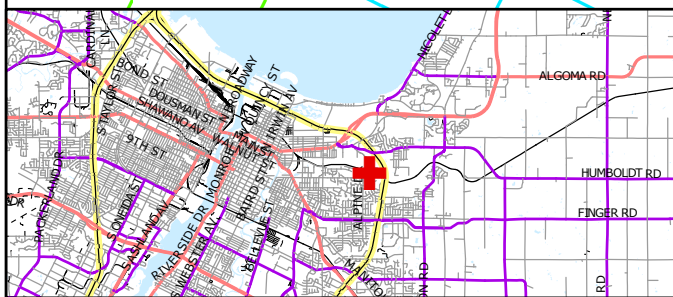
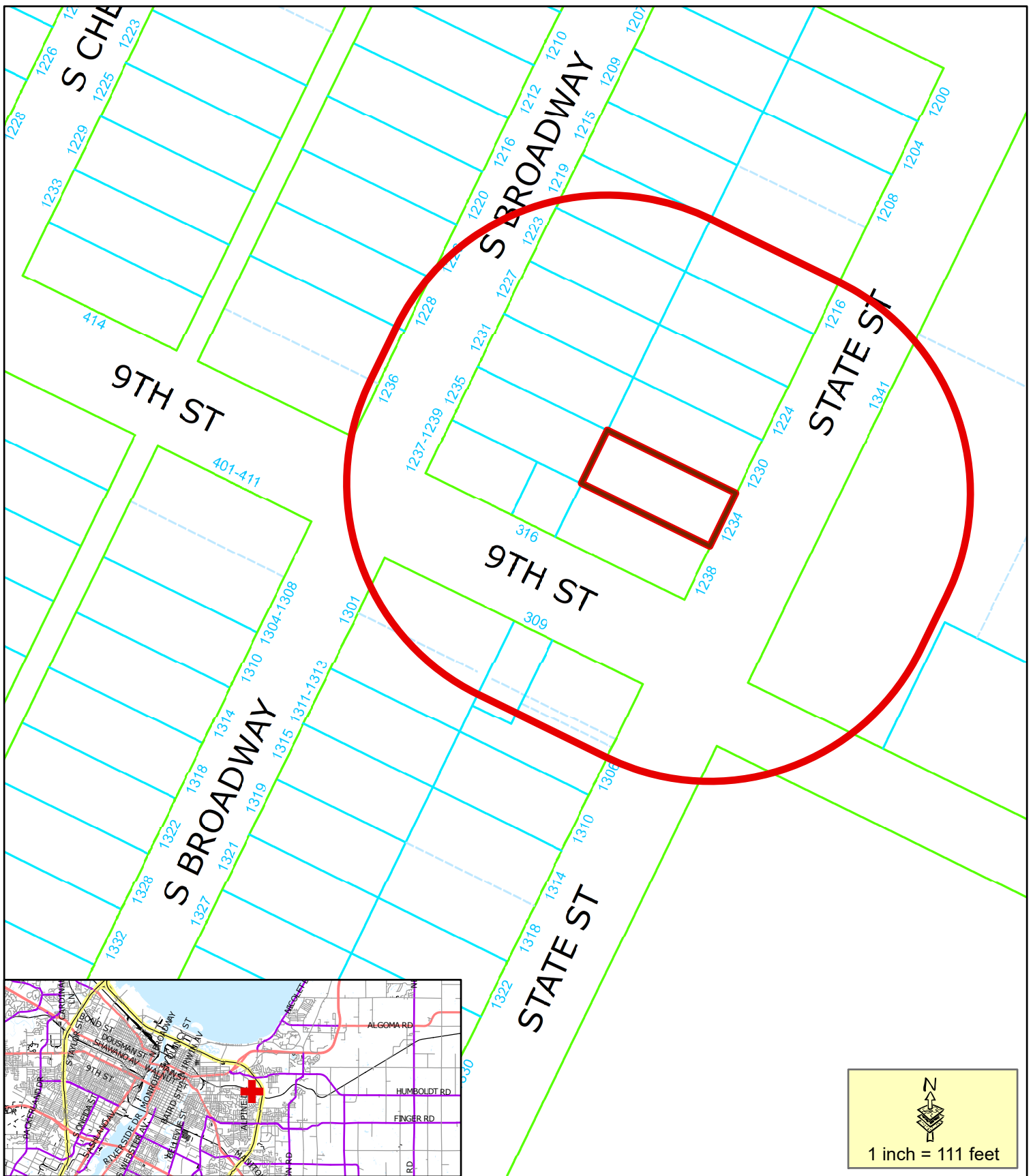
Rear

lot line

Drive way ← 100' →



1234 State Street



Proposed Tavern Expansion 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

Conditional Use Permit Request (ZP 23-34)

1234 State Street

Parcel No. 1-824



Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.5

(SV 23-03) Consideration with possible action on a request to vacate 3rd Street east of S. Broadway, submitted by the Department of Community and Economic Development (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: Vacate existing right of way to allow for a larger development site for commercial/mixed-use.

Aldersperson/District: Ald. Johnson / District 9

Surrounding Zoning and Land Uses:

NORTH: General Commercial (C1), General Commercial

SOUTH: General Commercial (C1), Vacant

EAST: General Industrial (G1), Railroad and Industrial

WEST: Right of Way

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial and medium/high density residential.

Report: The City of Green Bay Redevelopment Authority owns property to the north and south of 3rd Street east of S. Broadway. There is an opportunity to create a larger parcel for redevelopment if 3rd Street east of S. Broadway is vacated. The RDA currently owns 18,535 sqft of property. This includes 719 S. Broadway, 723 S. Broadway, and 801 S. Broadway. If the subject street is vacated, the parcel size would increase by 7,960 sqft to approx. 26,495 sqft.

Ald. Johnson, Shipyard Neighborhood Association, adjoining property owners, and reviewing agencies were informed of this request. The staff spoke with Jeff Hunter at Rum Runners about the request. Delivery trucks (in winter), 7 deliveries/week, and refuse haulers use 3rd Street when leaving the alley. Because this portion of 3rd Street is used by Rum Runners in its business operations, he opposes the street vacation.

The staff has received comments from reviewing agencies, including NEW Water and the Dept. of Public Works (DPW). NEW Water noted that they have a 42" sanitary sewer line just outside of the street being vacated in the railroad alley. DPW has no objections subject to the following:

- I. Petitioner shall be responsible for all costs to properly close 3rd Street at S. Broadway including but not limited to:
 - Removing curb and gutter, pavement, and sidewalks within the Third Street rights-of-way.
 - Remove and replace the curb and gutter, pavement, and sidewalks along S. Broadway rights-of-way to properly close access to Third Street.
 - Abandon storm sewer inlets and leads within Third Street east of S. Broadway.
 - Abandon or relocation of sanitary sewer and laterals within Third Street east of S. Broadway.
 - Modifications to any other public infrastructure as determined by other public utilities.

RECOMMENDATION

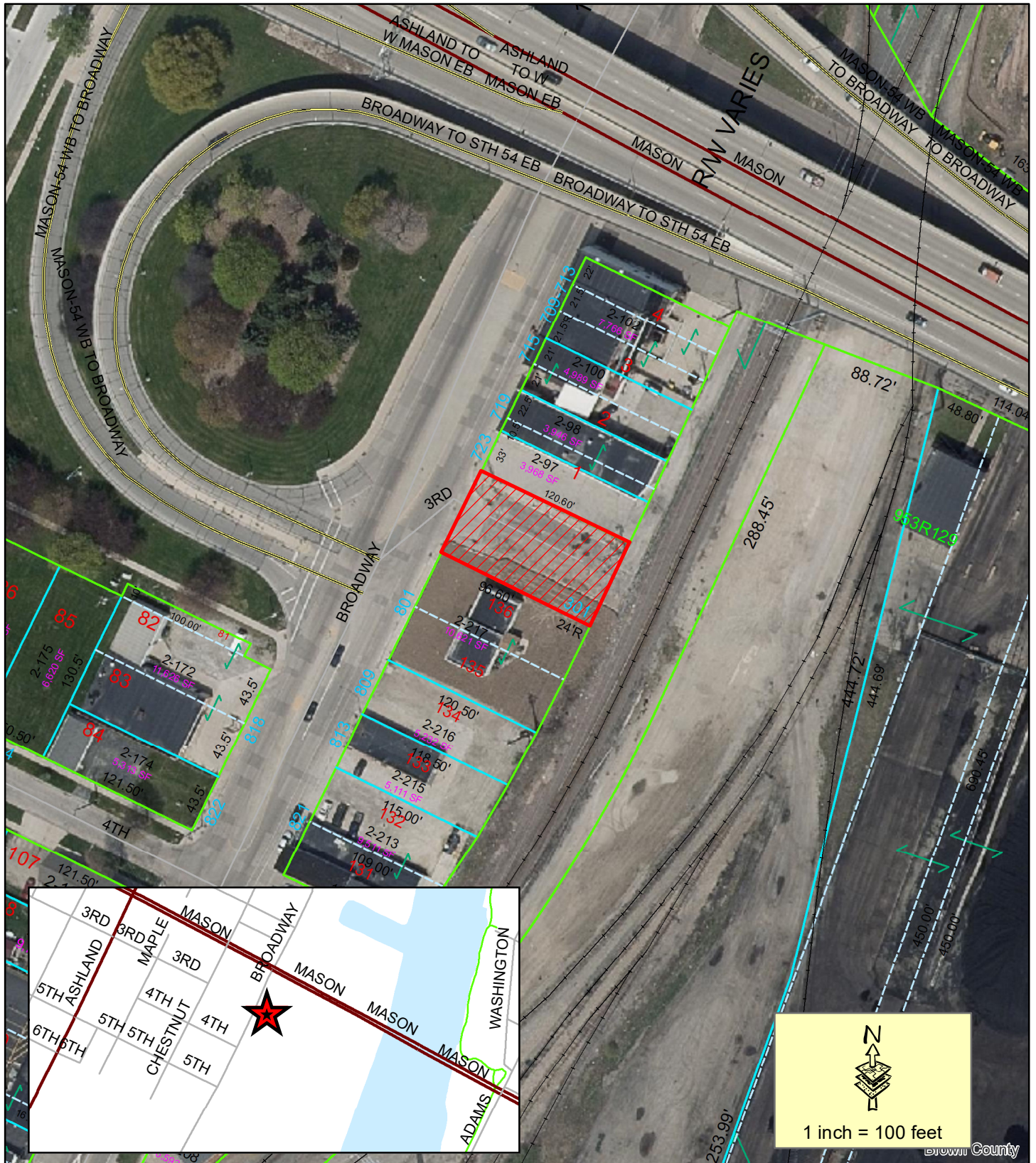
Approval of the request contingent upon waiting period and public hearing and subject to the following condition:

- I. Petitioner shall be responsible for all costs to properly close 3rd Street at S. Broadway including:
 - Removing curb and gutter, pavement, and sidewalks within the Third Street rights-of-way.
 - Remove and replace the curb and gutter, pavement, and sidewalks along S. Broadway rights-of-way to properly close access to Third Street.
 - Abandon storm sewer inlets and leads within Third Street east of S. Broadway.
 - Abandon or relocation of sanitary sewer and laterals within Third Street east of S. Broadway.
 - Modifications to any other public infrastructure as determined by other Public Utilities.

FISCAL IMPACT

ATTACHMENTS

1. SV 23-03 Map
2. SV 23-03 Agency Memo Form DPW comments



Proposed Street Vacation

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.

Street Vacation (SV 23-03) 3rd Street east of S. Broadway



STREET VACATION REQUEST
3rd Street East of S. Broadway

DATE: August 17, 2023

FROM: Green Bay Plan Department
Room 608, City Hall
100 N. Jefferson Street
Green Bay, WI 54301
Attn: Dena Mooney

TO: ☒ Department of Public Works, Steven Grenier, Tom Giese
☐ Wisconsin Public Service, Real Estate Department
☐ AT&T, Karen Wells
☐ Green Bay Water Utility, Nancy Quirk
☐ Green Bay Fire Department, Matthew Knott
☐ Green Bay Police Department, Chris Davis
☐ Green Bay Traffic Engineer, Dave Hansen
☐ Time Warner Cable, Jason Orr
☐ Green Bay Parks, Recreation & Forestry, Dan Ditscheit, Kaurie Mihm
☐ American Transmission Company, Matthew Ernst
☐ Mobilitie: Brentt Michalek
☐ NEW Water, Nathan Qualls, Rob Reinhart
☐ Charter, Vincent Albin
☐ GBAPS, Josh Patchak

Please be advised that the following street vacation request has been made. Please return this comment form (without map) on or before **Friday, September 1, 2023**. Comments may be submitted by email to dena.mooney@greenbaywi.gov. If you have questions, call our department at (920) 448-3407.

Vacation Description: Vacate improved 3rd Street east of S. Broadway

Petitioner(s): City of Green Bay Community and Economic Development Department

Tentative Plan Commission Review: **Monday, September 11, 2023**, Plan Commission Meeting at **6:00 p.m.**

AGENCY COMMENTS

Please indicate if you have facilities within the subject area. Failure to indicate if any facilities are present will be assumed that you have none. If yes, please provide an exhibit indicating location and type of facilities present.

☒ Yes we have facilities present in subject street
☐ No we do not have facilities present in subject street

To the above-mentioned street vacation request, we:

☐ Have no objection.
☒ Have no objection, provided:
☐ Wish to object because:
☐ See attached.

Signed By:


James M. Brunette, P. E. - Assistant Director of Public Works

Date:

August 31, 2023

cc:

Ald. Johnson, District 9

File No.

SV 23-03

PLEASE NOTE: If comments are not received from your agency before the Plan Commission review date, it is assumed your agency approves the request without comment.

DEPARTMENT OF PUBLIC WORKS COMMENTS ON THE
VACATION OF THIRD STREET EAST OF S BROADWAY
(SV 23-03)

Petitioner shall be responsible for all costs to properly close 3rd Street at S Broadway including but not limited to:

1. Removing curb and gutter, pavement, and sidewalks within the Third Street rights-of-way.
2. Remove and replace the curb and gutter, pavement, and sidewalks along S Broadway rights-of-way to properly close access to Third Street.
3. Abandon storm sewer inlets and leads within Third Street east of S Broadway.
4. Abandon or relocation of sanitary sewer and laterals within Third Street east of S Broadway.
5. Modifications to any other public infrastructure as determined by other Public Utilities.





Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.6

(ED 23-03) Consideration with possible action on a request to release a 30' utility easement in the East Town Shopping Center at 2360 and 2380 East Mason Street (Parcel #'s 21-126-3-1 and 21-126-3), submitted by HOBLOB Green Bay East LLC, property owner and applicant (Ald. W. Morgan, District 3).

BACKGROUND

Primary Address: 2360 and 2380 East Mason Street

Alderpersion /District: Alder. Morgan / District 3

Reason for Request: To discontinue utility easement

Analysis: The applicant has requested that an easement shown on the west side of Lot 1, CSM 9084, at 2360 and 2380 East Mason Street, be discontinued. The easement does not contain any utilities. The property at 2360 East Mason Street will be developed, so the easement needs to be discontinued before construction begins. There are other utility easements in the area that can be utilized for future development.

Ald. Morgan, adjoining property owners, and the agencies below, were informed of the request. Agencies were informed that if they failed to respond or indicate locations of facilities, it will be assumed that none are present. No objections were received from property owners.

- Department of Public Works: No Objection
- Wisconsin Public Service: No Objection
- AT&T: No Response
- Green Bay Water Utility: No Response
- Time Warner Cable: No Response
- Department of Parks, Recreation, & Forestry: No Objection
- American Transmission Company: No Objection
- Mobilitie: No Response
- NEW Water: No Objection
- Charter: No Response

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ED 23-03 Application

2. ED 23-03 Narrative
3. ED 23-03 Exhibit_A_CSM 9084_Markup
4. ED 23-03 Exhibit B Sketch (Discontinue)
5. ED 23-03 EXHIBIT C Legal Description
6. ED 23-03 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: EAST TOWN MALL OUTLOT

Parcel Number(s): 21-126-3, 21-126-3-1

Petitioner(s): Garritt Bader Date: 7/27/2023

Email: GB@gb-re.com Phone Number: 8135000296

Address: 2380 E MASON ST City: GREEN BAY State: WI Zip: 54302

Property Owner: HOBLOB GREEN BAY EAST LLC Phone Number: 8135000296

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: _____

Date: 7-28-23

Petitioner Signature(s): Scott M. DeBaker

Checklist of required attachments:

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

For office use only:

Review Fee: \$200

Receipt No.: 2763880-0007

Zoning Petition No.: ED23-03

We are requesting that an un-used 30 foot utility easement located on the west side of Lot 1, CSM 9084 as dimensioned on CSM Map No 9084 on be discontinued. We are requesting this discontinuance in advance of a proposed building construction project. There are additional utility easements in the area that could be utilized for any future need.

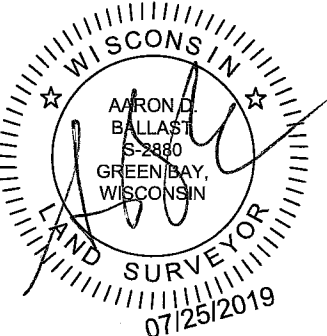
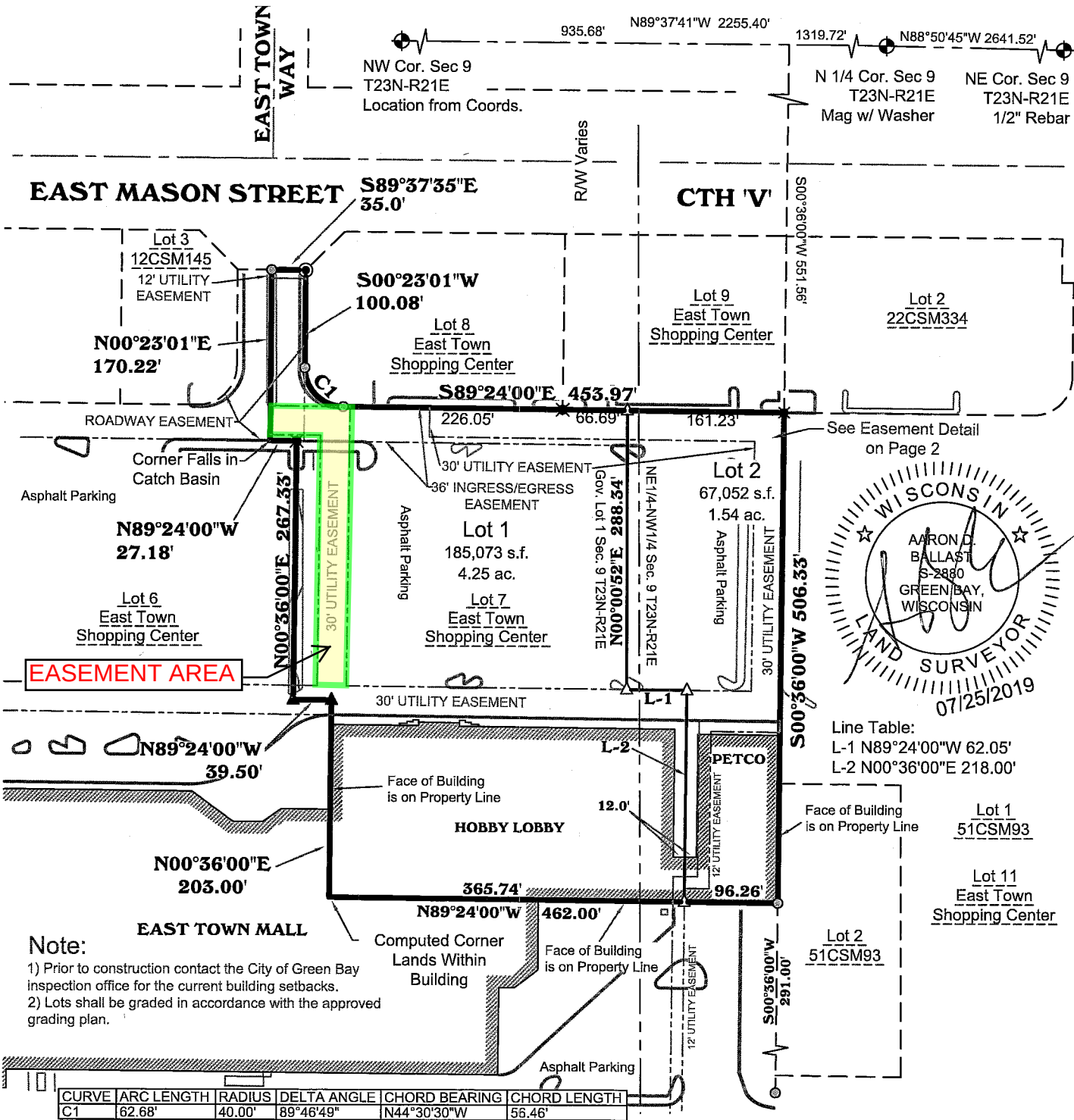
2869162

MAP# 9084
CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
08/06/2019 03:07 PM
REC FEE:
REC FEE: 30.00
PAGES: 4

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

CERTIFIED SURVEY MAP

Lot 7 of the recorded plat of East Town Shopping
Center, recorded in Volume 17, Plats, Page 236
(Document #978912), Brown County Records, being
part Government Lot 1 and part of the Northeast 1/4 of
the Northwest 1/4 of Section 9, T23N-R21E, City of
Green Bay, Brown County, Wisconsin.



NT
Professional Land
SURVEYORS
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0818-101

Owners: GBES OWNER LLC
Parcel No: 21-126-3
Address: 2350-2390 Mason Street

Bearings referenced to the North line of the
Northwest 1/4, Section 9, T23N, R21E,
published to bear N89°37'41"W.

- US Public Land Corner by Brown
County as noted.
- 1.32"x18" Iron Pipe, Weighing
1.13# /l.f. with Cap Set
- Survey Nail Set
- 1" Iron Pipe Found
- Cut Cross Found
- 2" Iron Pipe Found
- Survey Nail Found

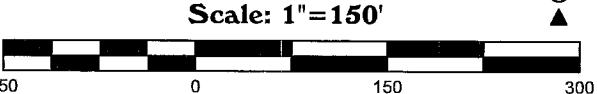
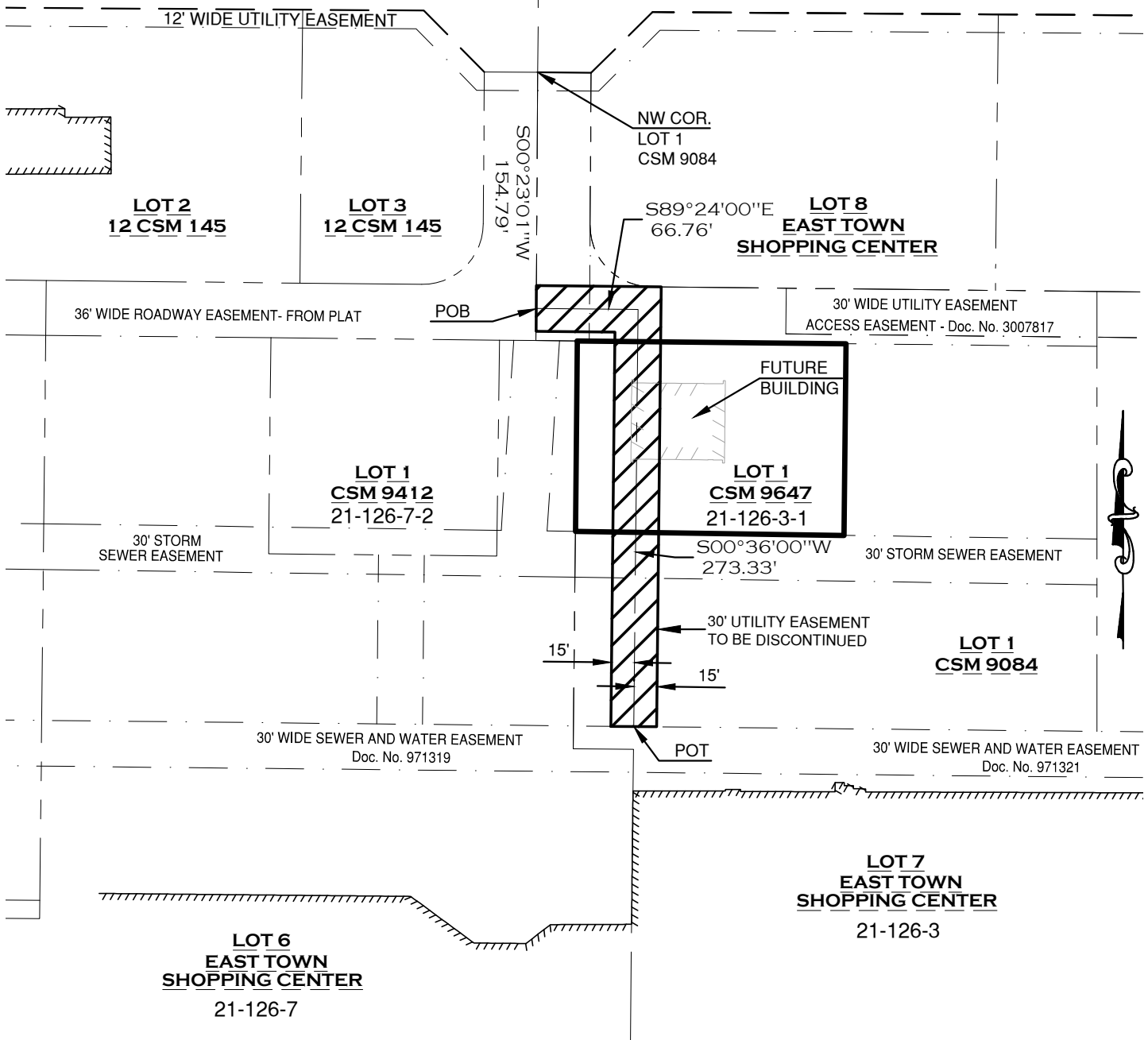


EXHIBIT B

PART OF LOT 1, CSM 9084, Doc. No. 2869162 & PART OF LOT 1, CSM 9647, Doc. No. 3040271, BEING A PART OF LOT 7, EAST TOWN SHOPPING CENTER, RECORDED IN VOLUME 17, PLATS, PAGE 236 AS DOC. NO. 978912, BEING PART OF GOVERNMENT LOT 1, SECTION 9, TOWN 23 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

EAST MASON STREET CTH V



LEGEND

POB POINT OF BEGINNING
POT POINT OF TERMINATION

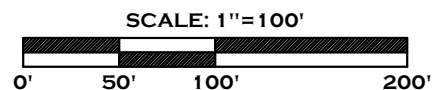


EXHIBIT C

Legal Description

Part of Lot 1, CSM 9084, Doc. No. 2869162 & part of Lot 1, CSM 9647, Doc. No. 3040271, being a part of Lot 7, East Town Shopping Center, recorded in Volume 17, Plats, Page 236 as Doc. No. 978912, being part of Government Lot 1, Section 9, Town 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin more described as follows:

Commencing at the NW corner of said Lot 1, CSM 9084;

Thence S00°23'01"W, 154.79 feet on the west line of said Lot 1 to the Point of Beginning of the centerline of a 30 foot wide Utility Easement to be discontinued.

Thence S89°24'00"E, 66.76 feet;

Thence S00°36'00"W, 273.33 feet to the north line of an Easement for Sewer and Water Purposes, recorded in Jacket 5177, Image 28, as Doc. No. 971321, the Point of Termination.



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

ED 23-03

Map printed on 8/29/2023

1:1,200

1 inch = 100 feet*

1 inch = 0.0189 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov



Report to the Green Bay Plan Commission

MEETING DATE

September 11, 2023

PREPARED BY

AGENDA ITEM # E.7

(PP 23-01) Consideration with possible action on consultant selection for the Comprehensive Plan Update.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None