



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 25, 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 September 25, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 11, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 23-35) Public Hearing on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by the Department of Community and Economic Development, property owner (Ald. R.

Scannell, District 7).

2. (ZP 23-35) Consideration with possible action on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).
3. (SP 23-03) Consideration with possible action on the request to declare city-owned property as surplus located at 0 Emmet Street (Parcel 18-754-B), submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).
4. (ZP 23-36) Public hearing on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).
5. (ZP 23-36) Consideration with possible action on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).
6. (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).

F. Informational.

1. Director's Report.
2. Date of next meeting: October 9, 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 25, 2023

PREPARED BY

AGENDA ITEM # E.I

(ZP 23-35) Public Hearing on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by the Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 25, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 23-35) Consideration with possible action on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 0 Emmet Street (Parcel #18-754-B)

Aldersperson/District: Ald. Scannell / District 7

Reason for Request: The proposed rezoning will allow this site to be developed with two single-family homes.

Surrounding Zoning and Land Uses:

SUBJECT: General Industry (GI) | Vacant Land

NORTH: General Industry (GI) | Vacant Land

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

EAST: Low-Density Residential (RI) | Single-Family Homes and Vacant Land

WEST: General Industry (GI) | Storage

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low-Density residential uses for this parcel. This rezoning is consistent with this recommendation.

Report: The subject parcel is currently split across Lyndon Street. The portion to the east of Lyndon is 18,000 square feet. The portion to the west is 6,000 square feet. It is currently owned by the City of Green Bay. The City's Redevelopment Authority would like to split this lot across Lyndon and develop two single-family homes on separate parcels. A rezoning is required for this action, along with a declaration of City Surplus (also found on this agenda).

Ald. Scannell and neighbors within 200 feet were notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

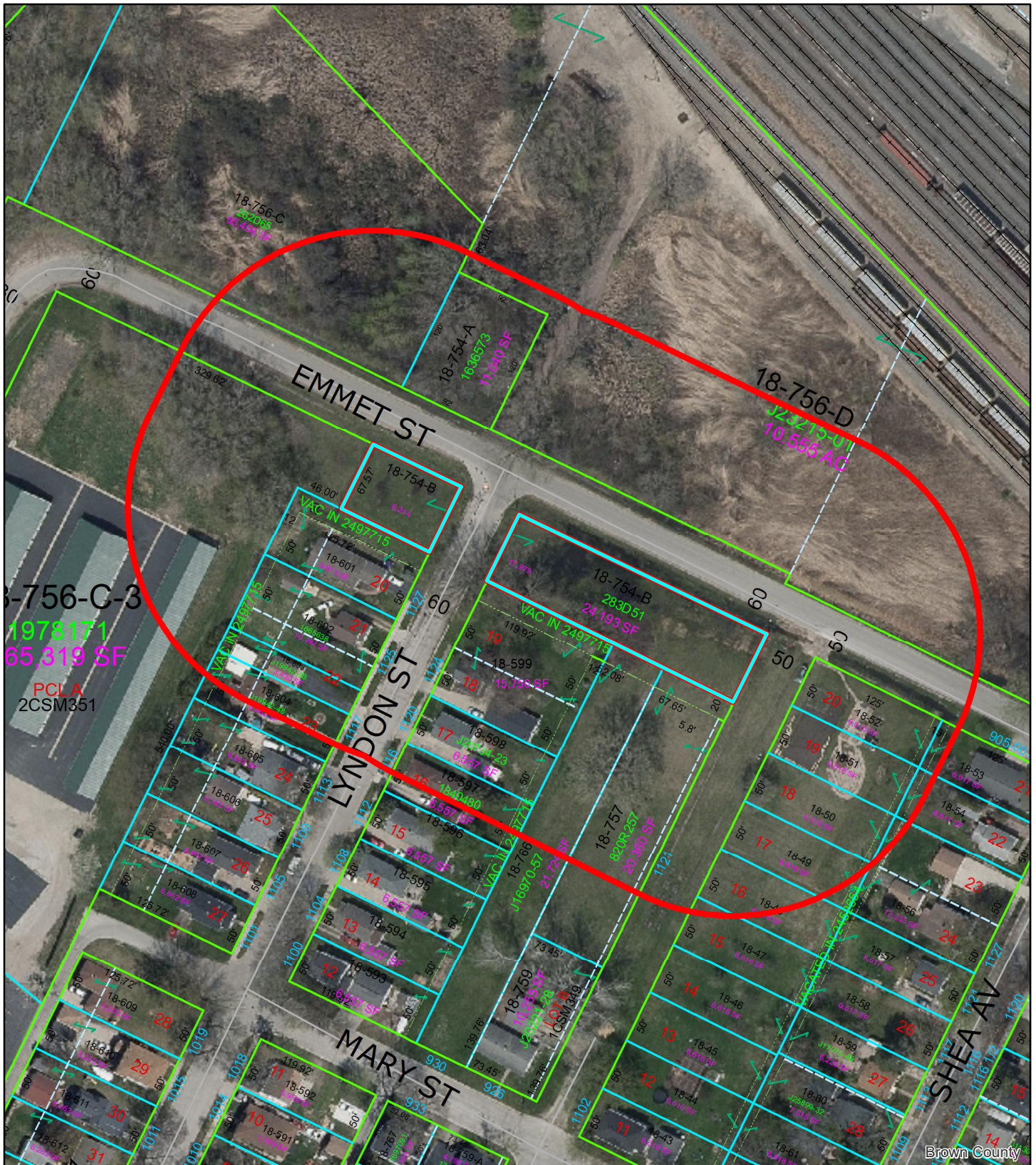
RECOMMENDATION

Approval of the request.

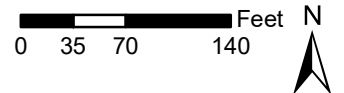
FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-35 Map



(ZP 23-35) Rezone from GI to R1
at 0 Emmet Street (Parcel #18-754-B)



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

- 0 Emmet Street
- 200-foot



Report to the Green Bay Plan Commission

MEETING DATE

September 25, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(SP 23-03) Consideration with possible action on the request to declare city-owned property as surplus located at 0 Emmet Street (Parcel 18-754-B), submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 0 Emmet Street (Parcel #18-754-B)

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: General Industry (GI) | Vacant Land

NORTH: General Industry (GI) | Vacant Land

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

EAST: Low-Density Residential (RI) | Single-Family Homes and Vacant Land

WEST: General Industry (GI) | Storage

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

Assessor's Valuation: Portion of Parcel East of Lyndon Street: \$39,700; Portion of Parcel West of Lyndon Street: \$17,100.

Analysis: The subject parcel is currently split across Lyndon Street. The portion to the east of Lyndon is 18,000 square feet. The portion to the west is 6,000 square feet. It is currently owned by the City of Green Bay. The City's Redevelopment Authority would like to split this lot across Lyndon and develop two single-family homes on separate parcels. 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. The Department of Public Works said that this parcel is not served by sanitary sewer and is a historically wet area. This was forwarded to the Redevelopment Authority staff; there are no issues with this information.

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

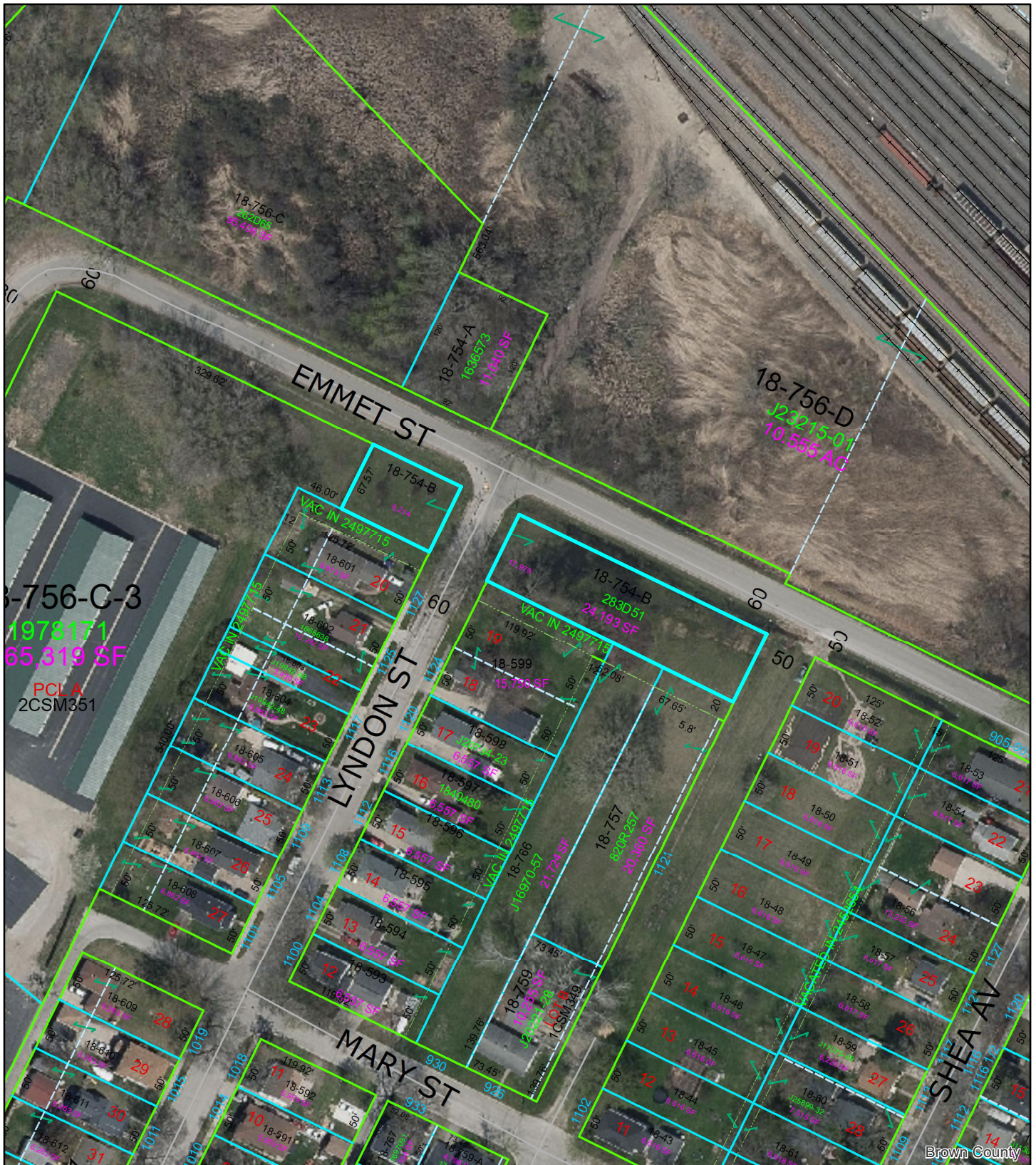
Approval of the request, subject to the following condition:

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

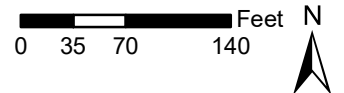
FISCAL IMPACT

ATTACHMENTS

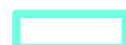
- I. SP 23-03 Map



(SP 23-03) Declaration of City Surplus at 0 Emmet Street (Parcel #18-754-B)



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 0 Emmet Street



Report to the Green Bay Plan Commission

MEETING DATE

September 25, 2023

PREPARED BY

AGENDA ITEM # E.4

(ZP 23-36) Public hearing on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (C1), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 25, 2023

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.5

(ZP 23-36) Consideration with possible action on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

Primary Address: 3164 Finger Road

Aldersperson/District: Ald. Hutchison / District 2

Reason for Request: The proposed rezoning will create one zoning district on the parcel and eliminate split zoning.

Surrounding Zoning and Land Uses:

SUBJECT: Office-Residential (OR) and General Commercial (CI) | Vacant Land and a Single-Family Home

NORTH: Low-Density Residential (RI) | Two-Family, Semi-Detached Dwellings

SOUTH: Planned Unit Development (PUD) | Business Park

EAST: Varied Density Residential (R3) | Vacant Land

WEST: Rural Residential (RR) | Vacant Land

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends commercial uses for this parcel. This rezoning is consistent with this recommendation.

Report: In July/August 2022, the same property was the subject of a rezone application (ZP 22-18/ZO 11-22). At that time, the applicant wanted to make the entire parcel CI. However, the decision was made by the City to not rezone the northeast 200' of the parcel to CI but rather Office-Residential (OR). There were a few reasons for this decision, such as not knowing what the actual use of the property would be, what the resulting use's impact would be on the neighborhood, how the lots would be subdivided, and what impact the use would have on traffic in the area. By zoning this portion as OR, another rezone petition could be submitted once development plans are known. A site plan for a daycare facility and land division has been submitted to the City. The proposed daycare does cross into both zoning districts. Neither the site plan nor land division can be approved until the zoning matter has been addressed. The draft site plan and draft land division are included in the packet.

The staff has no objection to rezoning the parcel to CI but wants to be clear that we are not in support of any future Conditional Use Permit (CUP) applications for auto-oriented uses on Finger Road. The staff also had no objection to the proposed land division. The staff does have an issue with how the proposed site plan works with the proposed land division. Either the building size or the lot size would need to be adjusted to comply with the CI district's floor area ratio (FAR) requirement. Staff would not support a FAR variance as this would be a self-imposed hardship that could be avoided at this time.

Ald. Hutchison, McAuliffe Park Neighborhood Association (via email on 9/19/23) and neighbors within 200 feet were noticed of the meeting based on Plan Commission policy. No inquiries have been made as of the

drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-36 Application
2. ZP 23-36 Narrative
3. ZP 23-36 Map
4. Site Plan
5. CSM 23-06 Preliminary Ontario_Finger Rd CSM



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: 3164 Finger Road

Parcel Number(s): 21-173

Petitioner(s): Mach IV Engineering & Surveying LLC

Date: 8/8/2023

Email: bmcdermid@mach-iv.com

Phone Number: 708-308-2183

Address: 2260 Salscheider Ct

City: Green Bay

State: WI

Zip: 54313

Property Owner: Early Childcare II LLC

Phone Number: 847-592-6218

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, Brad McDermid, 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: 8/8/23

Petitioner Signature(s): _____

8/15/23

Checklist of required attachments:

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

For office use only:

Review Fee: \$375

Receipt No.: 2764087-0016

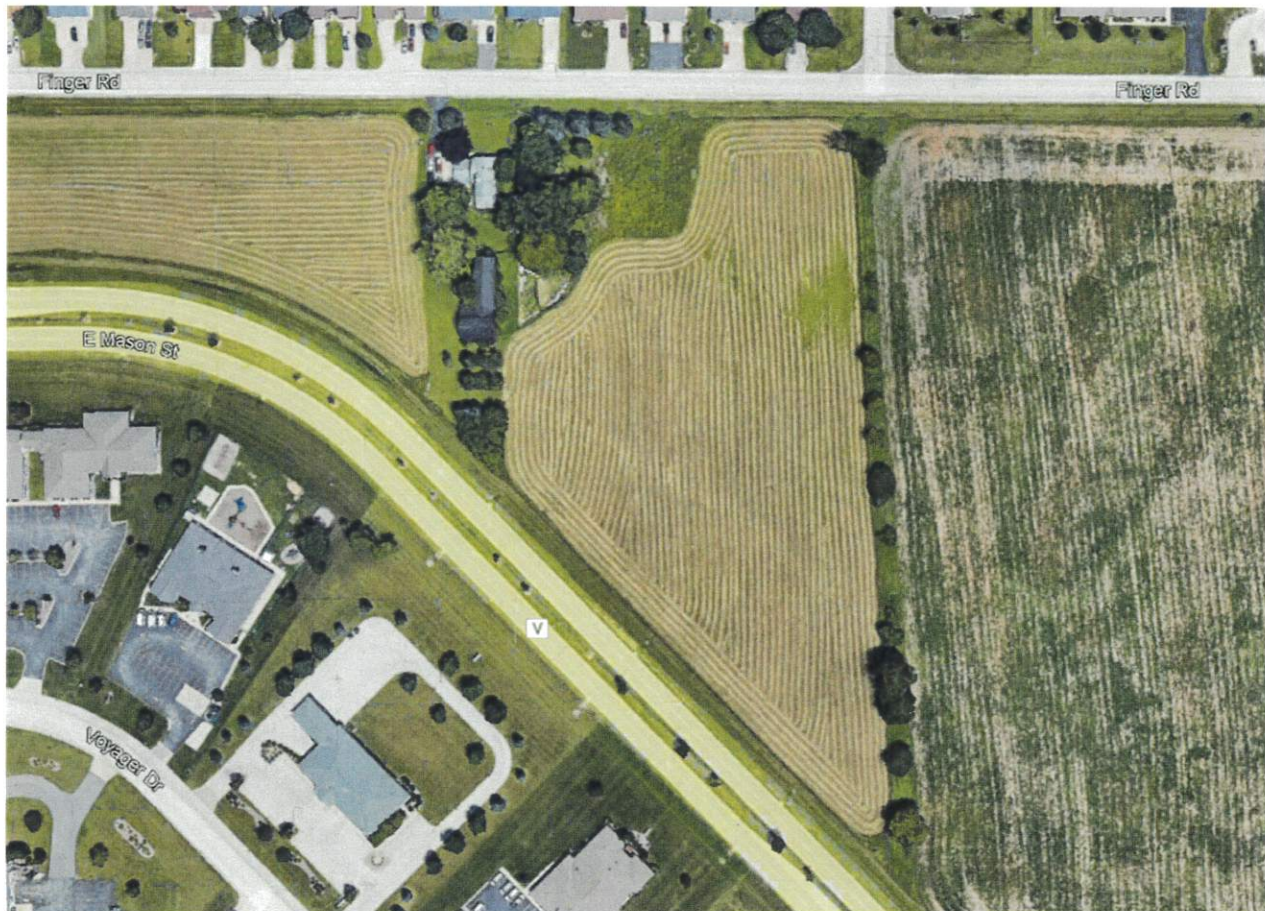
Zoning Petition No.: ZP 23-36

PROJECT NARRATIVE



**NEXTGEN DAYCARE CENTER
GREEN BAY, WI 54311**

**CITY OF GREEN BAY
BROWN COUNTY**



**MACH IV PROJECT No. 1649-20-23
AUGUST 2023**

2260 Salscheider Court
Green Bay, WI 54313



Phone: 920-569-5765
Fax: 920-569-5767
www.mach-iv.com

1.0: Responsible Parties & Project Role

Landowner:	Early Childcare II LLC 550 E Devon Ave Suite 110 Itasca, IL 60143
Project Engineer:	Brad McDermid, P.E. Mach IV Engineering and Surveying, LLC 2260 Salscheider Court Green Bay, WI 54313 (708)-308-2183

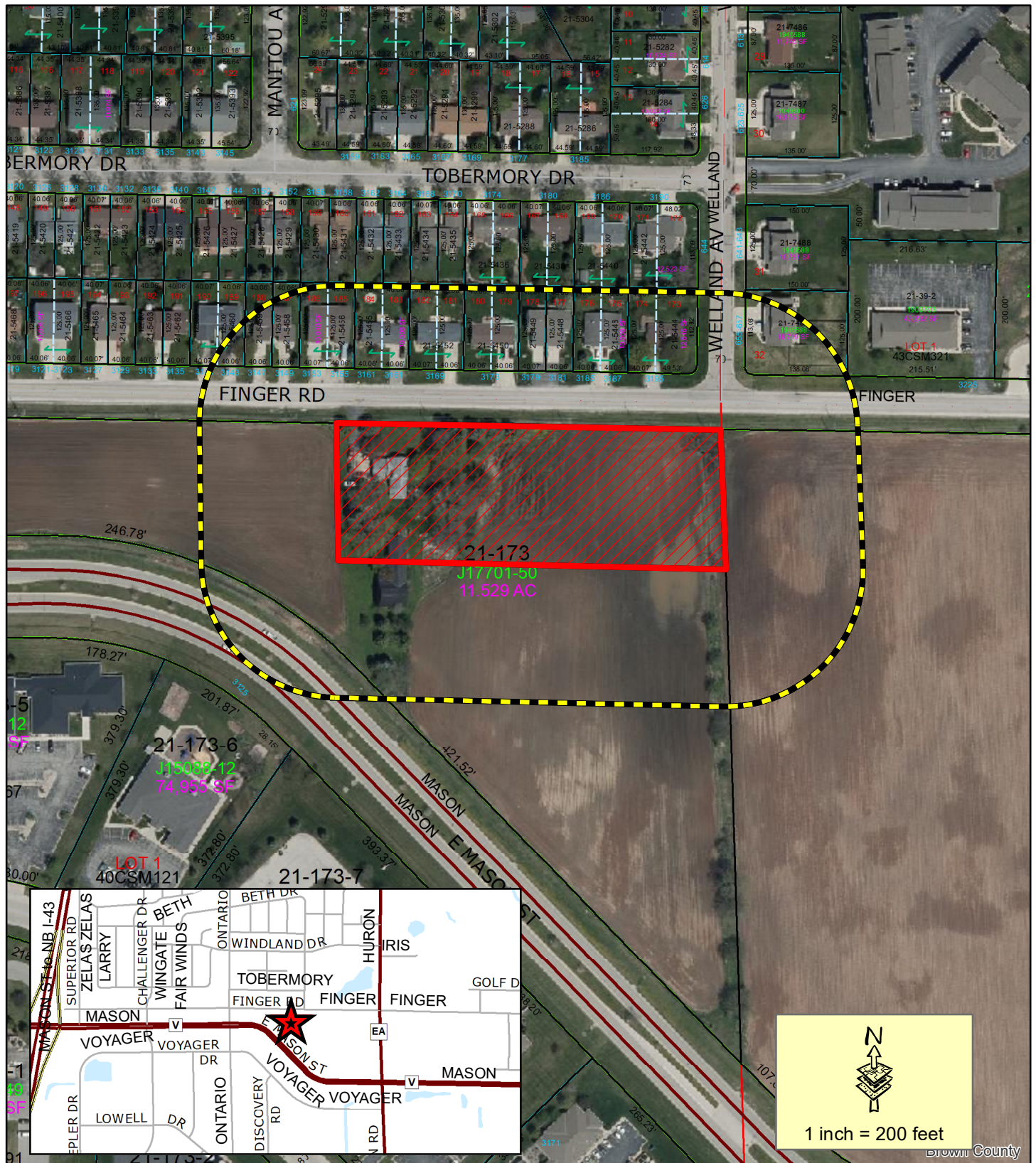
2.0: Project Narrative and Site Description:

The project site is located within the limits of both the urban expansion district of the City of Green Bay generally southwest of the intersection of Finger Rd and Welland Avenue on Brown County Parcel No. 21-173. It is anticipated that the current parcel will be sub-divided into four separate parcels.

The proposed development is for the northeastern subdivided portion of Parcel No. 21-173 and will be comprised of a new daycare facility with appurtenant site improvements include a driveway connection to Finger Road, utilities, employee and customer parking, pedestrian sidewalks, and a stormwater retention pond.

The proposed stormwater controls were designed to mitigate peak flows and remove pollutants from the captured accumulated runoff prior to discharge from the proposed development as well as approximately 2.75 acres of future development on the southernmost portion of the subdivided lot.

The northern portion of the parcel proposed for development is currently zoned as Office Residential (OR). A formal request is being submitted to rezone this portion of the parcel to C-1.



-  **Subject Area**
-  **200' Property Owner Notice**

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Zoning Petition (ZP 23-36)
Rezone Subject Area
at 3164 Finger Road from
Office Residential to General
Commercial





- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ STONE MULCH WITH WEED BARRIER FABRIC
- ④ ARTIFICIAL TURF
- ⑤ LAWN

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	SUGAR MAPLE	ACER SACCHARUM	3	2"
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	9	2"
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	2	1 1/2"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5	6'
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	1	5 GAL.
	PATRIOT HOSTA	HOSTA 'PATRIOT'	15	5 GAL.
	JAVA RED WEIGELA	WEIGELA FLORIDA 'JAVA RED'	10	5 GAL.
	DAYLILIES	HEMEROCALLIS	15	1 GAL.

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WdOt No. 40 GRASS MIX.



1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE OUTER PERIMETER OF THE HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

LANDSCAPE PLAN

NO.	REVISION DESCRIPTION

DATE: JUNE 7, 2023	
DRAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 1649-20-23	
DRAWING NUMBER	

OF 1



115	0 TO 1 YRS	723 SF	8 KIDS
145	0 TO 1 YRS	723 SF	8 KIDS
118	1 YRS	424 SF	8 KIDS
120	1-1/2 YRS	424 SF	8 KIDS
124	2 YRS	578 SF	8 KIDS
126	2-1/2 YRS	664 SF	12 KIDS
129	3 TO 4 YRS	826 SF	20 KIDS
131	4 TO 5 YRS	1324 SF	26 KIDS
132	SCHOOL AGE	1516 SF	36 KIDS
TOTAL CHILDREN			134

1. PROVIDE BLOCKING IN WALL BEHIND ALL WALL MOUNTED FIXTURES & CASEWORK (TYPICAL.)
2. CONTROLS AND OPERATING MECHANISMS:
 - A. CONTROL SPECIFICALLY INTENDED FOR ADULTS SUCH AS INTERCOMS, THERMOSTATS, ETC., SHALL BE MOUNTED AT 48" A.F.F. TO THE OPERATING PARTS. CONTROLS SUCH AS LIGHT SWITCHES, ALARM CONTROLS, SHALL BE MOUNTED AT 48" A.F.F. TO THE OPERATING PARTS. VERIFY WITH OWNER BEFORE INSTALLING CONTROLS.
 - B. SECURITY SYSTEM NOTES:
 1. THIS IS REQUIRED SYSTEM. THE OWNER IS RESPONSIBLE FOR HIRING A LICENSED SECURITY FIRM FOR THEIR SCHOOL.
 2. SECURITY SYSTEM SUBCONTRACTOR TO SEAL ALL WIRING PENETRATIONS FOR SECURITY SYSTEM AT POINT OF CONTACT, G.C. TO VERIFY WORK.
3. ADDRESSING: ADDRESS MARKERS SHALL BE PLACED ON THE STREET NUMBER HEIGHT A MINIMUM OF 4" FOR UPTO 30' DISTANCE, THEN LETTERS SHALL BE 1" PER EVERY 10'-0" OF DISTANCE.
4. DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

CLIENT
NEXTGEN HOTELS
CHRIS PATEL
PHONE : 224.875.0614
E-MAIL : CHRISP@NEXTGENHOTEL.COM

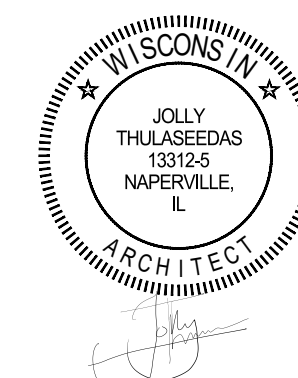


960 RAND RD., SUITE 22
DES PLAINES, IL 60016
(224) 830-7206

**DAYCARE
CENTER**

GREEN BAY, WI

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[illegible]

EXP:07.31.2024

DESIGN PROFESSIONAL SEAL

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF KP&J ARCHITECTS AND ENGINEERS LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF KP&J ARCHITECTS AND ENGINEERS.

Drawn / Designed By: DN/MS
Reviewed By: JT
Project Number: KPJ-23-0011

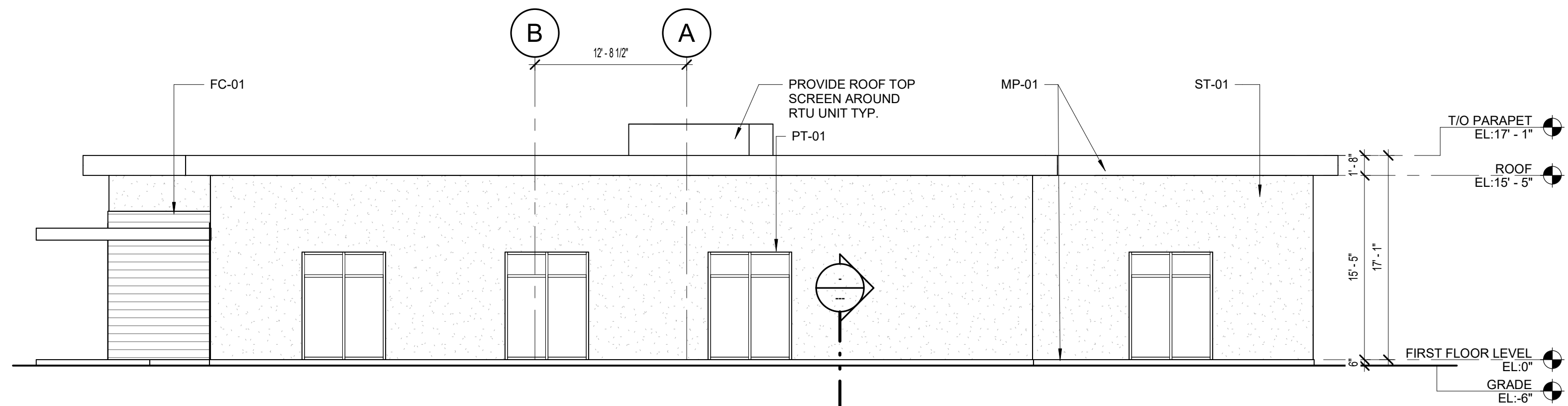
SHEET NAME

FLOOR PLAN

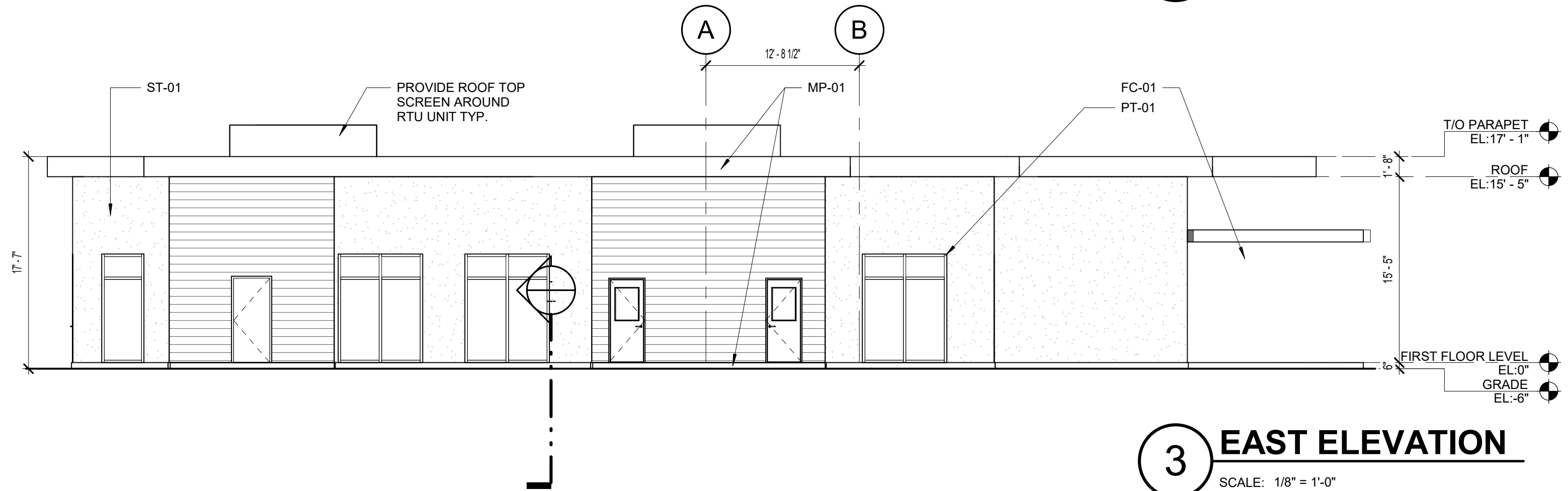
NOT FOR CONSTRUCTION

SHEET NUMBER:

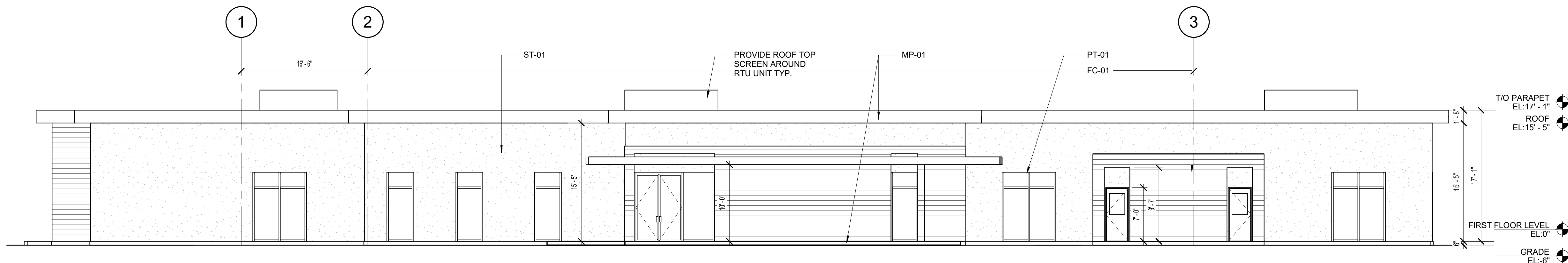
A-201



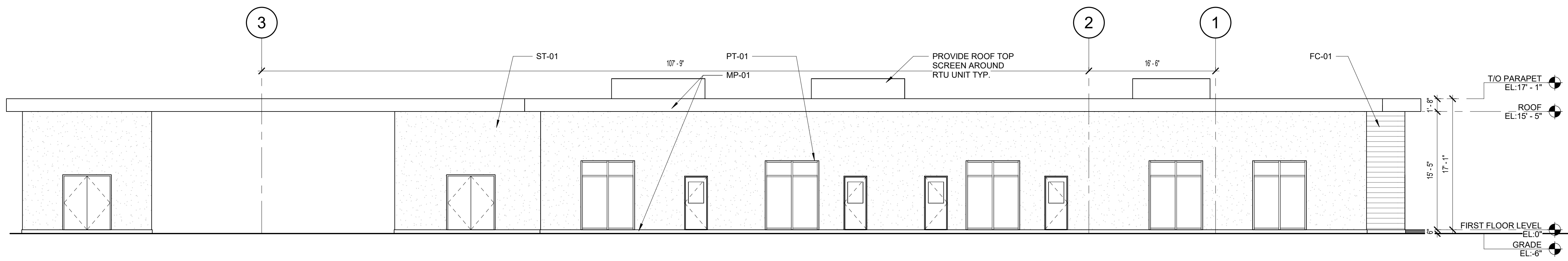
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR FINISH LEGEND

FC-01		FIBER CEMENT PANEL WOOD PRINT
ST-01		STUCCO, LIGHT GRAY
MP-01		METAL PANEL DARK GRAY
PT-01		PAINT FINISH DARK GRAY

OFFICIAL SEAL

CLIENT

NEXTGEN HOTELS
CHRIS PATEL
PHONE : 224.875.0614
E-MAIL : CHRISP@NEXTGENHOTEL.COM



960 RAND RD., SUITE 220
DES PLAINES, IL 60016
(224) 830-7206

CONSULTANT

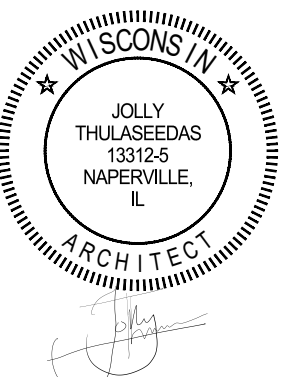
CONSULTANT

DAYCARE CENTER

GREEN BAY, WI

© 2023 KP&J Architects & Engineers

REV	REV DESCRIPTION	DATE
	ISSUED FOR PERMIT	06/07/23



EXP:07.31.2024
DESIGN PROFESSIONAL SEAL

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Drawn / Designed By: DN/MS
Reviewed By: JT
Project Number: KPJ-23-0011

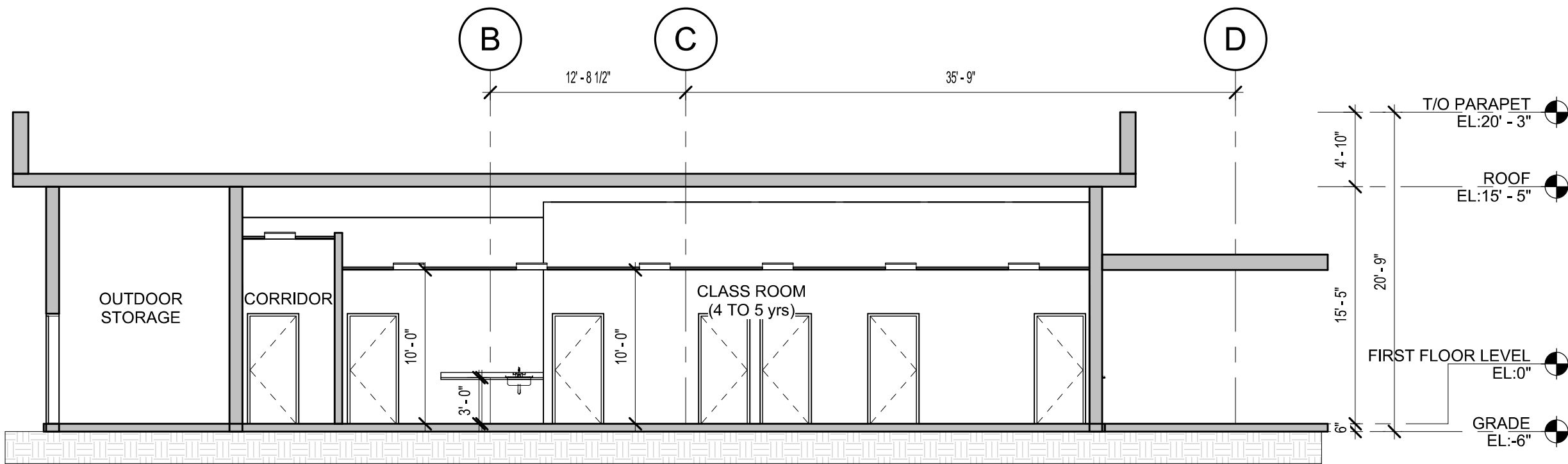
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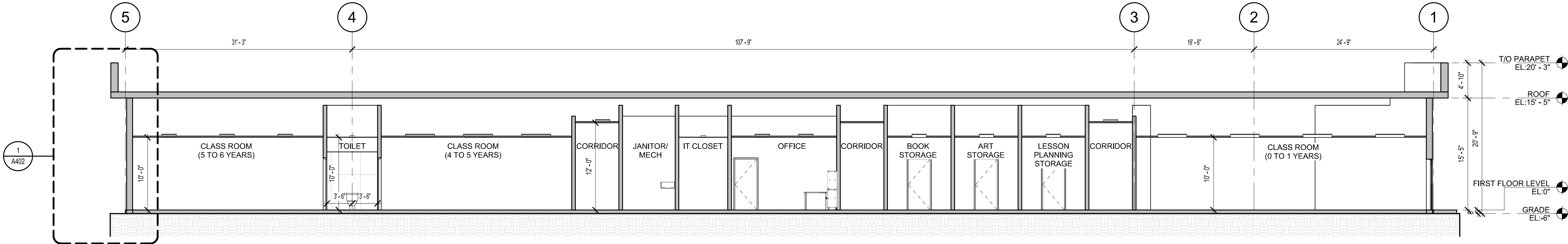
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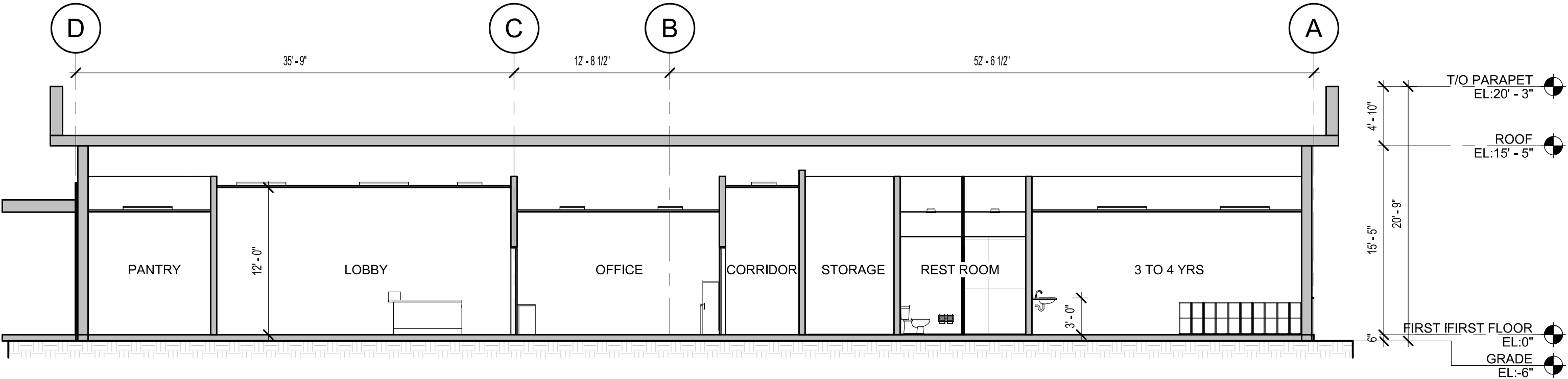
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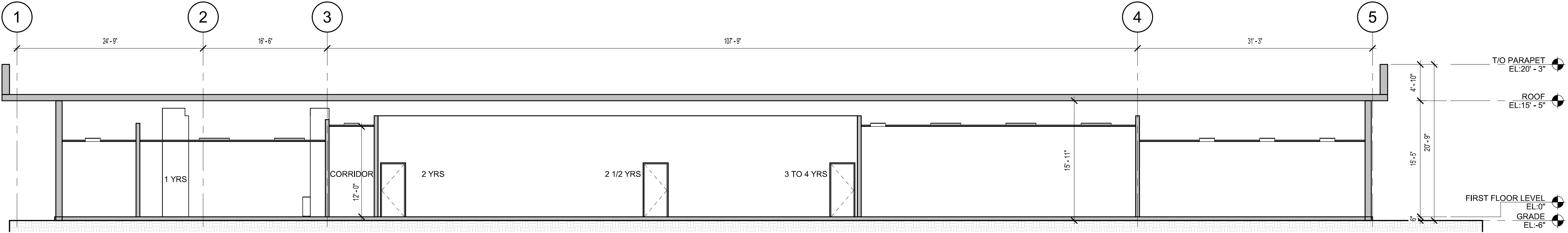
4 SECTION - 04
SCALE: 1/8" = 1'-0"



3 SECTION - 03
SCALE: 1/8" = 1'-0"



2 SECTION - 02
SCALE: 1/8" = 1'-0"



1 SECTION - 01
SCALE: 1/8" = 1'-0"

OFFICIAL SEAL

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NEXTGEN HOTELS
CHRIS PATEL
PHONE : 224.875.0614
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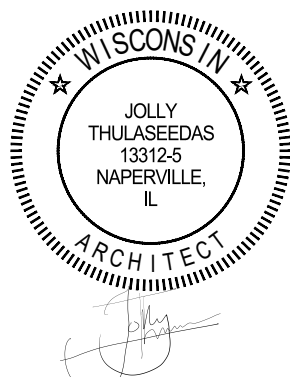
CONSULTANT

DAYCARE CENTER

GREEN BAY, WI

© 2023 KP&J Architects & Engineers

REV	REV DESCRIPTION	DATE
	ISSUED FOR PERMIT	12/07/22



EXP:07.31.2024
DESIGN PROFESSIONAL SEAL

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Drawn / Designed By: DN/MS
Reviewed By: JT
Project Number: KPJ-23-0011

SHEET NAME:

SECTIONS

NOT FOR CONSTRUCTION

SHEET NUMBER:

A401

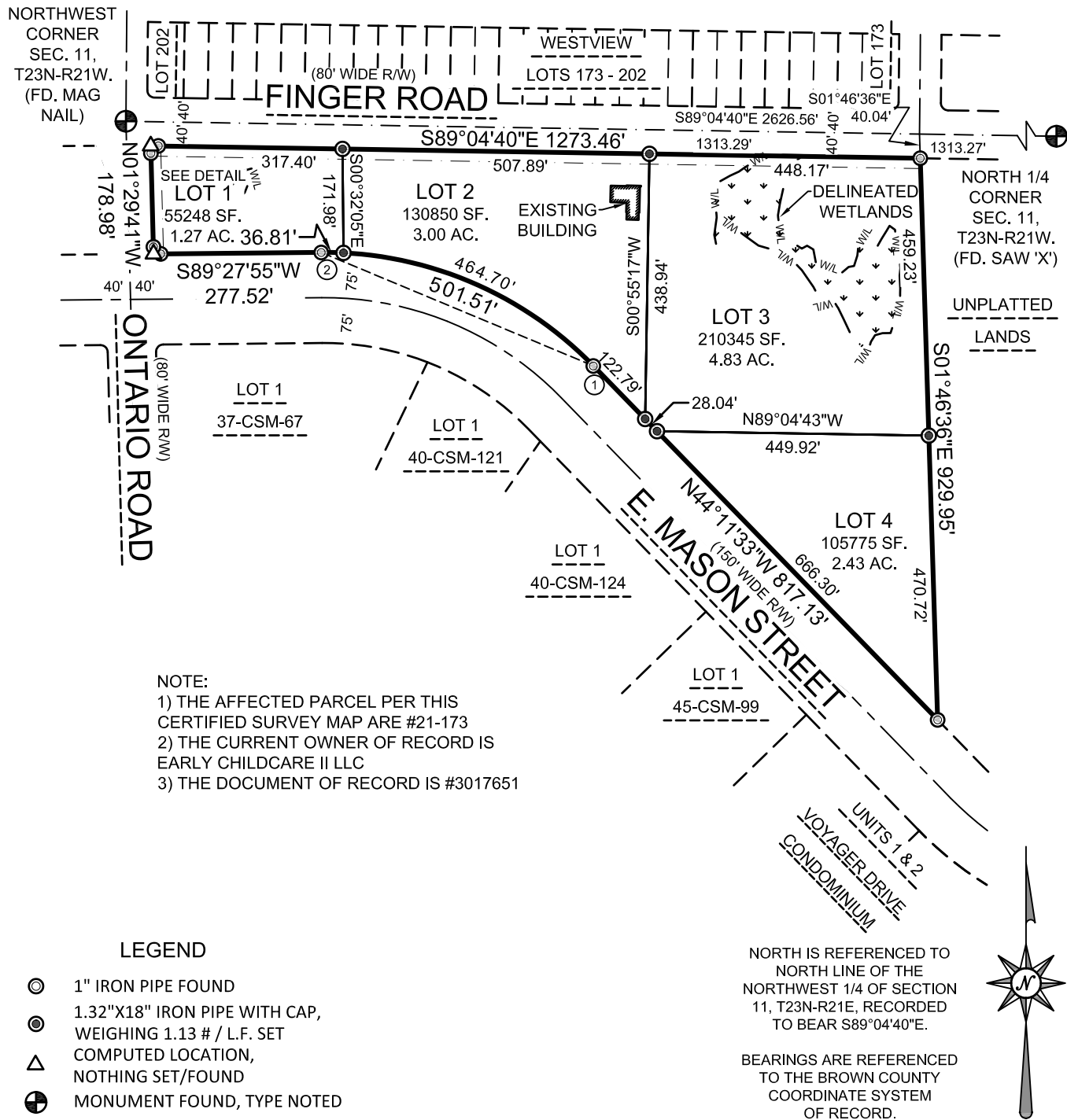
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
1-2	501.51'	620.00'	46°20'43"	N67°21'54.5"W	487.94	N44°11'33"W / S89°27'44"W
LOT 1	36.81'	620.00'	3°24'06"	S88°50'13"E	36.80	S87°08'10"E / S89°27'44"W
LOT 2	464.70'	620.00'	42°56'37"	S65°39'51.5"E	453.89	N44°11'33"W / N87°08'10"W



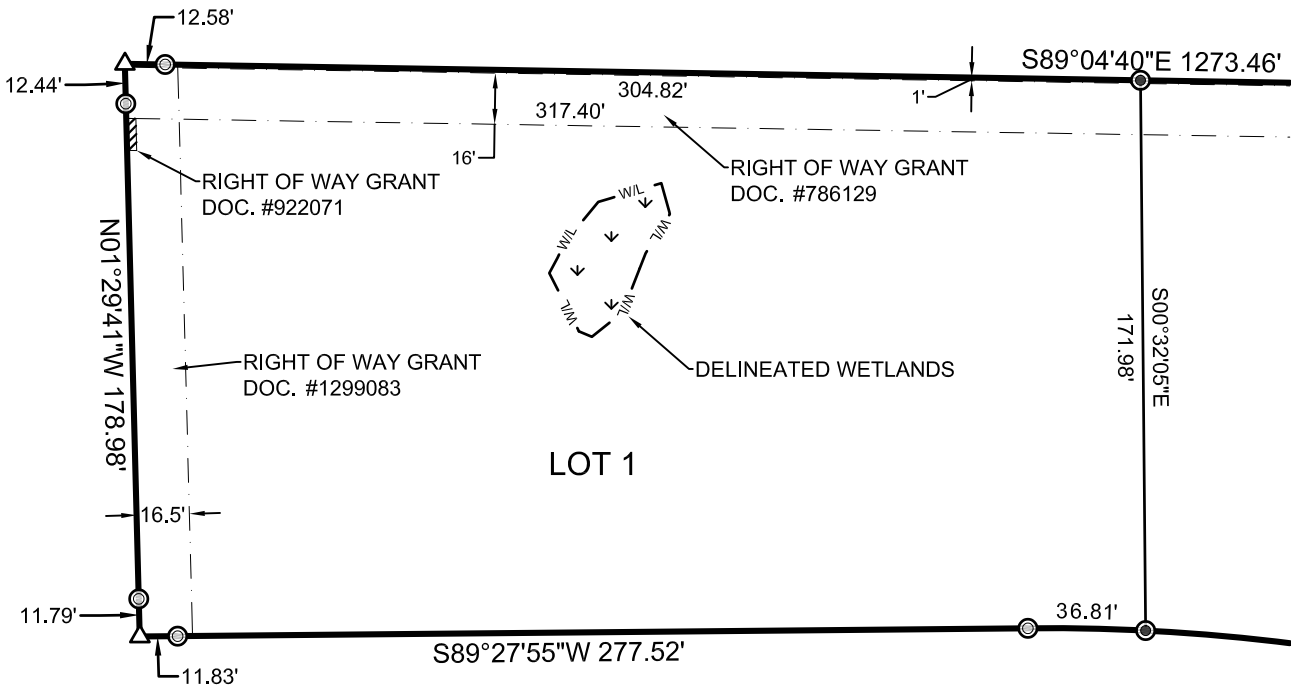
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



DETAIL



NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4
OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY
COORDINATE SYSTEM OF RECORD.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN,
MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, T23N-R21E; THENCE S89°04'40"E, 1313.29 FEET ALONG THE NORTH LINE OF
THE NORTHWEST 1/4 OF SAID SECTION; THENCE S01°46'36"E, 40.04 FEET TO THE SOUTH RIGHT OF WAY OF FINGER ROAD AND THE
POINT OF BEGINNING; THENCE CONTINUING S01°46'36"E, 929.95 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 11; THENCE N44°11'33"W, 817.13 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY OF C.T.H. V
(A.K.A. EAST MASON STREET); THENCE 501.51 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 620.00 FOOT RADIUS CURVE TO
THE LEFT, WHOSE LONG CHORD BEARS N67°21'54.5"W, 487.94 FEET; THENCE S89°27'55"W, 277.52 FEET ALONG SAID RIGHT OF WAY;
THENCE N01°29'41"W, 178.98 FEET ALONG THE EAST RIGHT OF WAY OF ONTARIO ROAD; THENCE S89°04'40"E, 1273.46 FEET ALONG SAID
SOUTH RIGHT OF WAY OF FINGER ROAD TO THE POINT OF BEGINNING.

PARCEL CONTAINS 502,218 SQUARE FEET / 11.53 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE MAP THEREOF.
THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED
WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF GREEN BAY IN SURVEYING
AND MAPPING THE SAME.

ANDREW S. CLEVELAND
JUNE 8, 2023

PLS-2787



2260 Salschelder Court Green Bay, WI
54313 PH: 920-569-5765; FAX: 920-569-5767
www.mach-iv.com

CLIENT: NEXTGEN DAYCARE CENTER

DRAFTED BY: JSH
TAX PARCEL NO.: 21-173

SCALE:
1" = 60'

SHEET: 2 OF 3
PROJECT NO. 1649-20-23
DRAWING NO. 1775

PRELIMINARY

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE EASEMENTS TO BE GRANTED AND THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY PLANNING COMMISSION

OWNER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
COUNTY, WISCONSIN

STATE OF WISCONSIN]
COUNTY OF _____] SS

CITY OF GREEN BAY PLANNING COMMISSION

APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20____.

NEIL STECHSCHULTE
DEVELOPMENT DIRECTOR

TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

PAUL ZELLER DATE
BROWN COUNTY TREASURER

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (PARCEL #21-173) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK



Report to the Green Bay Plan Commission

MEETING DATE

September 25, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(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

***This item was in front of the Plan Commission at the July 24 meeting. It was acted on by a 2-2 vote. The item was referred back to Plan Commission by the Common Council at the August 1 Common Council meeting. The item was asked by the petitioner to hold into the future shortly before the August 14th PC meeting. Shortly after the hold, a new offer to purchase the site was made to the existing property owners by Brown County rather than the petitioner, Basudev Adhikari.

The drafting of this report is on the same day as a scheduled Brown County Board meeting which will take up the item to offer to purchase the property on Wednesday September 20. Because the offer is still a fluid situation between the existing property owner and Brown County, a request has been made to hold the item until October by the petitioner. The staff agrees and recommends holding the item until October.

The original staff report is listed below for three conditional use item requests. A few modifications were added to the report (underlined if new, strike through if changed.) Report attachments have additional imagery which were submitted by the petitioner in early August prior to the August 14 meeting. These items were submitted before a hold was requested and negotiations between the property owner and Brown County were made public.***

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

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 from the overall redevelopment of the site. An office supply retail store and restaurant are permitted to use. The question in front of this body is whether a conditional use permit is appropriate for the convenience store-gas station and drive-through restaurant within the 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 not provided building elevations for the remodel, but the basic footprint of the building is generally consistent with DI bulk requirements. Downtown zoning requires a maximum front setback of 15 feet from the right of way. The setback along Cherry Street to the existing building is approximately 18 feet from ROW. The setback along Pine Street is approximately 140 feet from the right of way, but this is the proposed area for gas pumps and parking. Parking minimums are not required in DI zoning.

Convenience Store/Gas Station: Plans are not finalized, but the applicant envisions approximately 3200 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. Additionally, the c-store would like to sell alcohol. C-stores can and do operate within the city without selling alcohol. Code requires the whole of a building to be more than 300 feet from the entrance of a church, school, or hospital. This facility is within 300 feet of the First Church of Christ, Scientist. An applicant can appeal to the Common Council for a liquor license if within 300 feet. The Plan Commission does not take action on liquor licenses.

Drive through restaurant: This use is conditional within the DI district. The remodel of the site is making use of existing infrastructure within the site. ~~While details are not fully known by the applicant as to the exact specifications of a restaurant use,~~ the applicant envisions a fast-casual Indian restaurant in 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 11 parking stalls (3 of which are EV stations) along the alley. The staff believes all entry points must be minimized to limited in size to reduce potential cross-traffic collision points between all forms of traffic on the streets. With this in mind, staff recommends a requirement of the developer to work with the Department of Public Works and provide an Initial review scoping document and an abbreviated Traffic Impact Analysis (TIA) report.

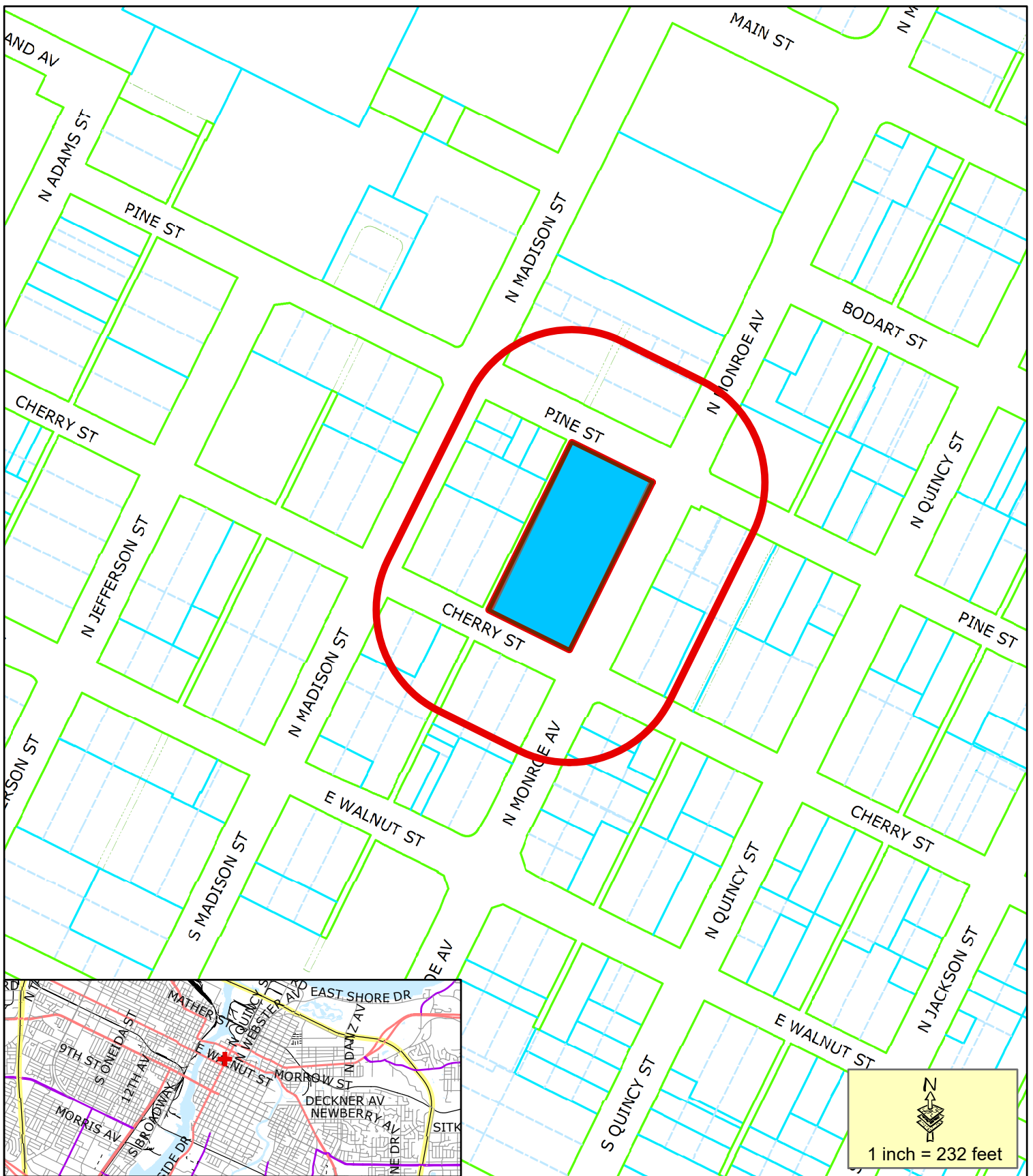
RECOMMENDATION

Staff recommends holding the item until October to allow discussions between the existing land owner and Brown County.

FISCAL IMPACT

ATTACHMENTS

1. 23-25 Property Map
2. ZP 23-25 Application (Original)
3. 08.08.2023 201 Proposal Letter Update
4. 201 N Monroe Presentation Conditional Use 08.08.2023
5. 201 N Monroe Green Bay WI - 08-09-23 Conceptual Site Plan
6. 23-25 Distance to Encompass
7. 23-25 Distance to Church
8. 23-25 M Trip Generation Forecast TIA Recommendation



 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.: _____

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.

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



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

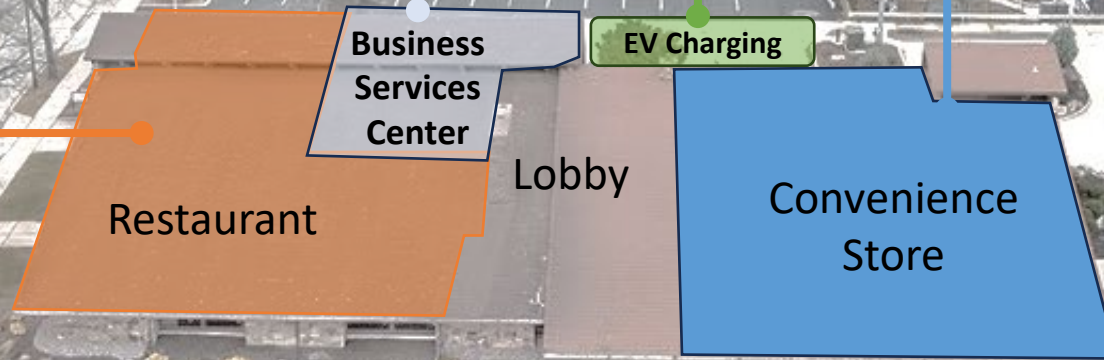
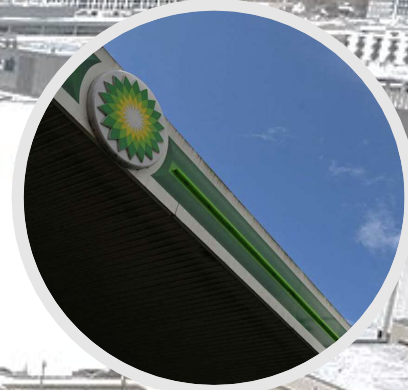


201 N. Monroe, Green Bay, Wisconsin
View from Cherry Street





201 N. Monroe Avenue Proposed Redevelopment Uses



Business
Services
Center

Lobby

Convenience
Store

Fuel Stations

Restaurant

EV Charging

Featured Restaurant for Redevelopment:

The Spices Restaurant and Bar



Sheboygan, Wisconsin location



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.

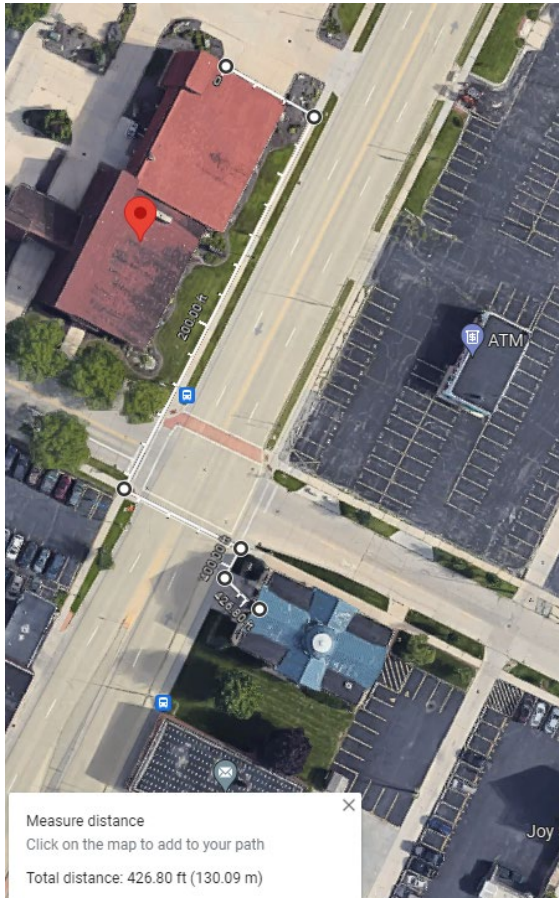
Redevelopment Information

Sale of Alcohol Beverages

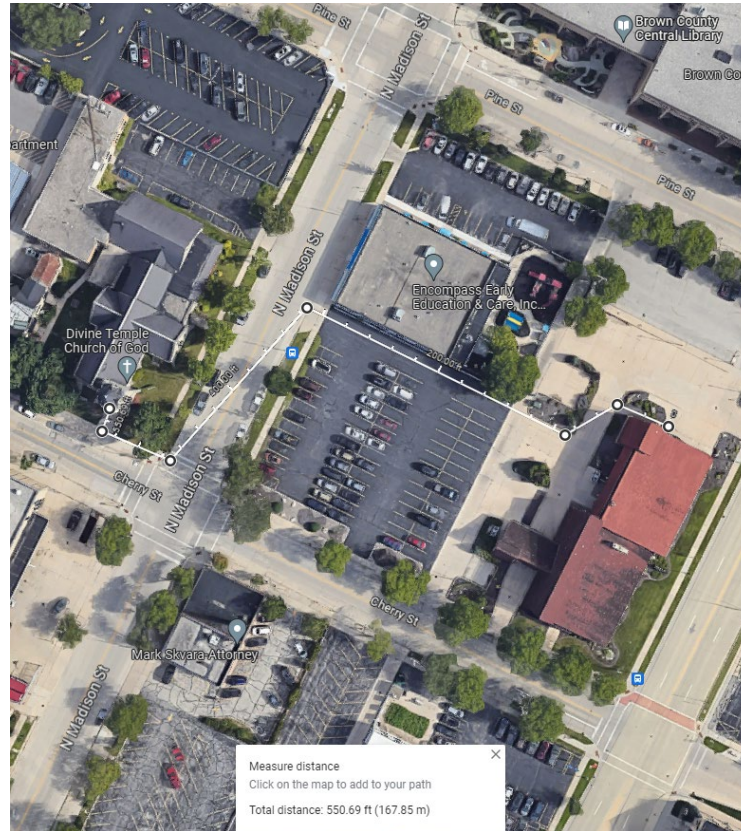
- We believe the convenience store front door is more than 300 feet from the main entrance of any church, school or hospital.
- The convenience store will have a secure and locked display for liquor products to ensure a staff controlled and monitored operation.
- Owner/ Operator is operating more than 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.



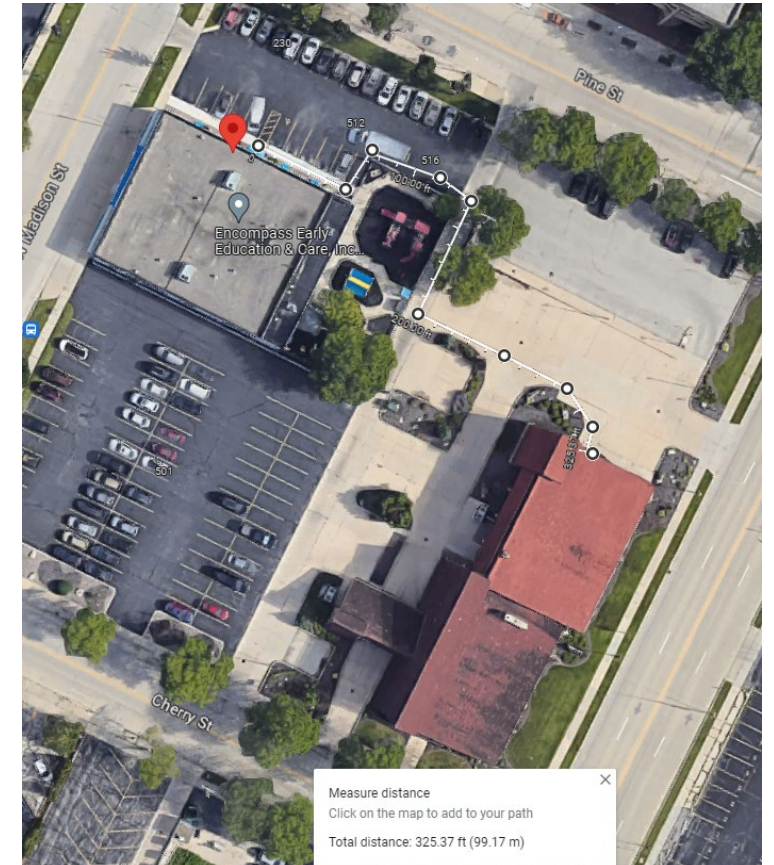
Proximity to church, school, hospital



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



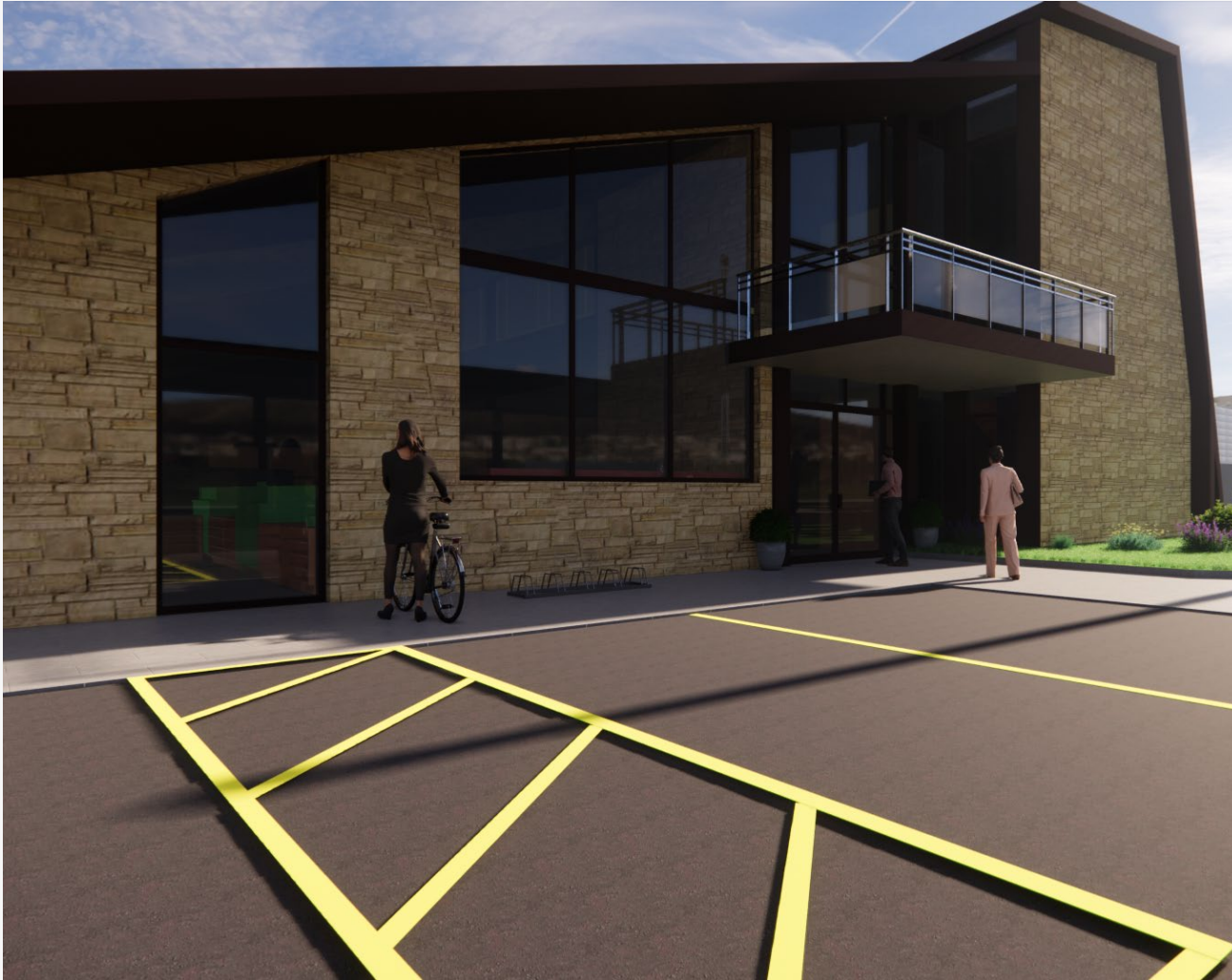
Fuel Stations

Charging Stations





Conceptual Render of Fuel & Charging Stations



Conceptual Render of
Convenience Store Exterior



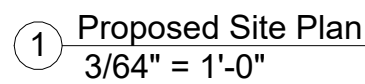
Conceptual Space Plan



Conceptual Render of Outdoor
Dinning Patio

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





The map shows the Loop area in Chicago, Illinois. A red rectangle highlights the 'SITE LOCATION' on Madison St, between Dearborn St and La Salle St. The map includes major streets such as Madison St, Dearborn St, La Salle St, and the Loop Expressway. Landmarks like the Chicago River and the Loop Expressway are also visible. The map is labeled with various street names and landmarks, including the Loop Expressway, the Chicago River, and the Loop Expressway.

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

VICINITY MAP
NOT TO SCALE

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

FLOOR AREA R/U RATIO: 1.11

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

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

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PROPOSED SITE PLAN

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 box labeled 'SITE LOCATION' is positioned at the intersection of University Street and Main Street. Other labeled streets include Broadway, University, Main, and various local streets like Kettner, La Jolla Village, and San Marcos. Landmarks such as the San Diego Zoo, the University of California San Diego, and the San Diego State University are also indicated. The map includes a scale bar and a north arrow.

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
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MERCANTILE GROUP M
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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"



Measurement

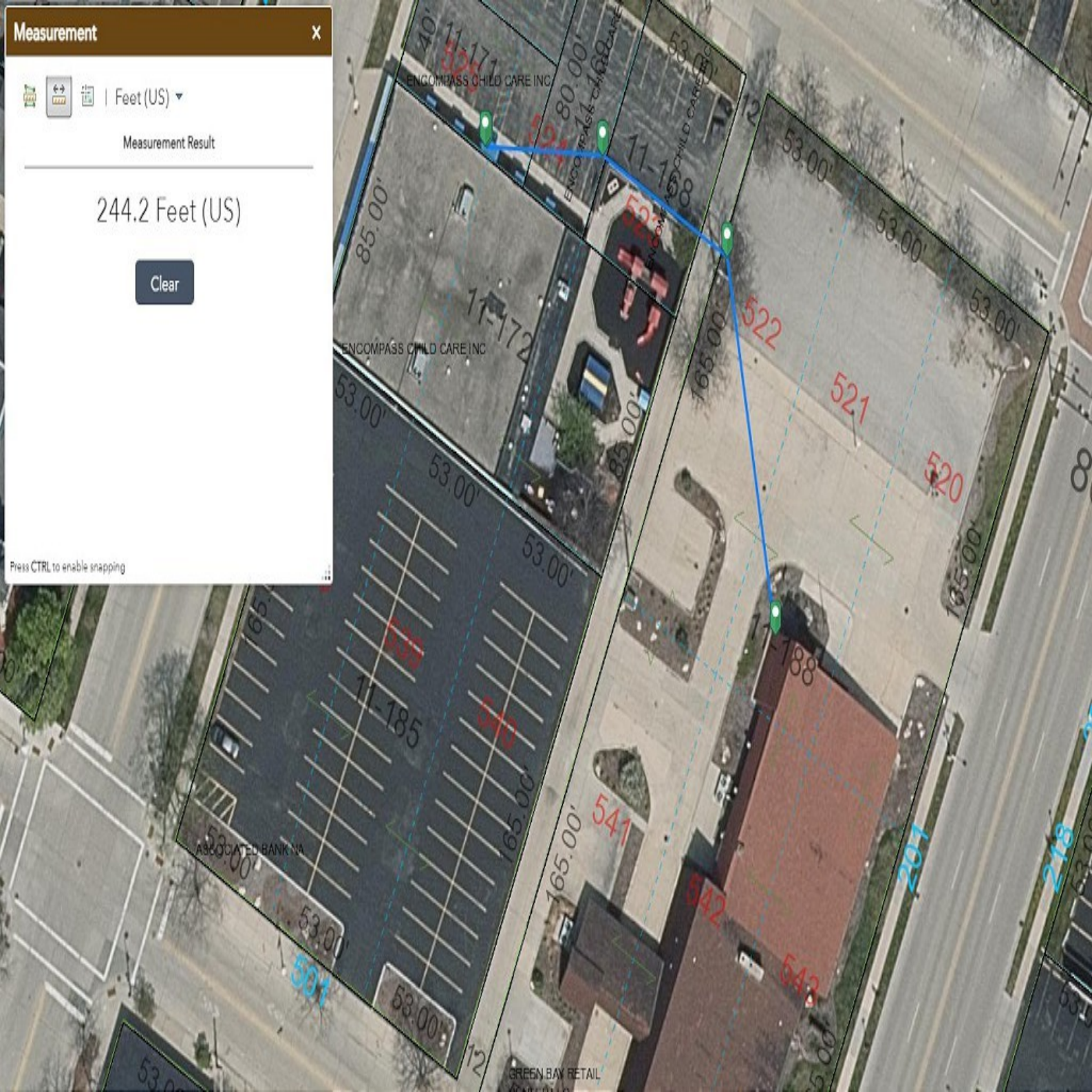
Feet (US)

Measurement Result

244.2 Feet (US)

Clear

Press CTRL to enable snapping



X

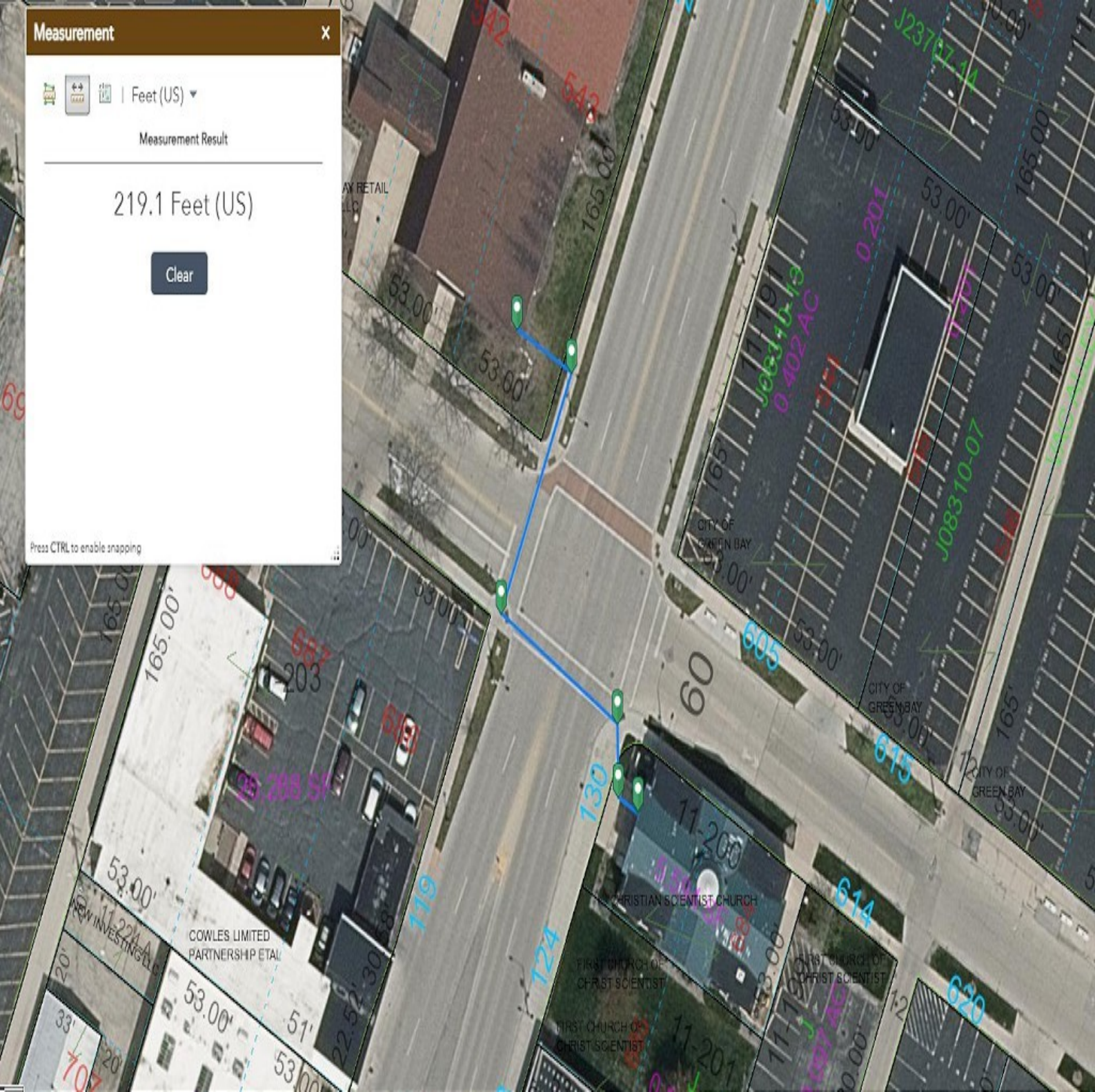


Measurement Result

219.1 Feet (US)

Clear

Press CTRL to enable snapping





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:

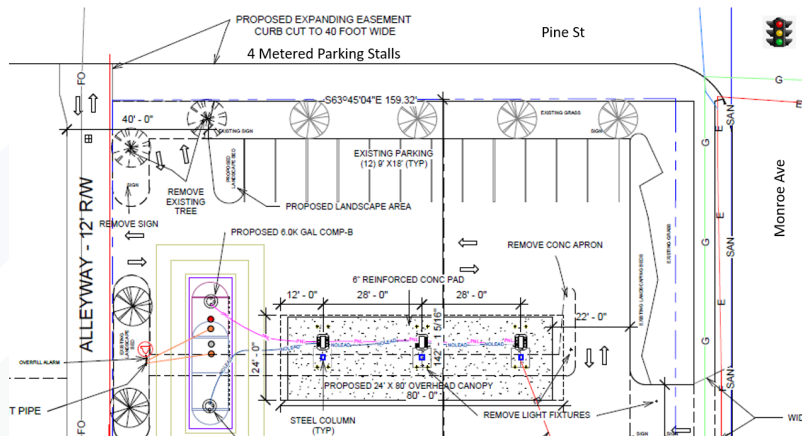
ADT =	8,900	Linked Trips =	10%
PHV (10% ADT) =	890	Pass-by Trips =	40%
Max Pass-by (10% of PHV) =	89		
AM Peak Pass-by =	56		
PM Peak Pass-by =	68		
Is any peak pass-by > max pass-by?	No	(If Yes, then decrease percentage of pass-by trips)	

Site Plan Review

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

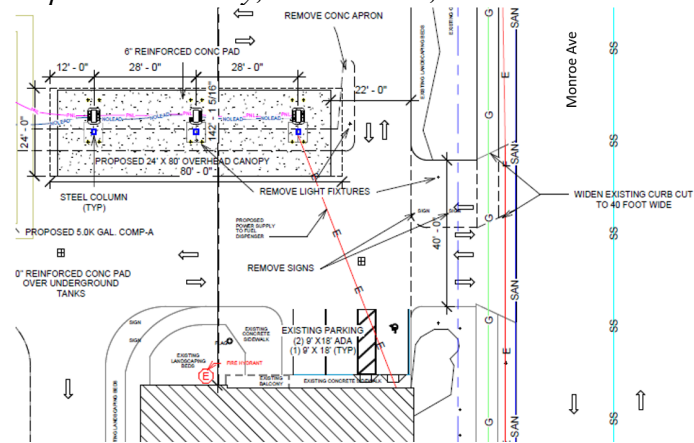
1. Pine St Driveway Access. The developer is proposing a 40 ft wide driveway access contiguous to and east of the existing alleyway access roughly midblock on Pine St between Madison St and Monroe Ave. The total driveway width including alleyway would be 40 ft. As a result, a minimum of one metered on-street 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



2. Monroe Ave Driveway Access. The 40 ft driveway access is unnecessarily wide, especially given the number of estimated driveway trips and the number of site access points. Also, not sure if the ingress and egress lane designations are accurate, as again, alternating the ingress-egress patterns is not a safe traffic pattern.

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



3. Number of Site Access Points. As proposed, there are four two-way driveway access points (two to streets, and two to alleyway) and one one-way street egress only driveway access point. Having this many access points creates an unnecessary number of conflict points with public street right-of-way. Two driveways are non-compliant with the proper functional areas of the Monroe-Pine intersection, as they are less than the needed 200 ft of separation distance.

Conclusions

See Figure 3 for the conclusions based on the trip generation estimates and TGM criteria. Additionally, the proposed non-compliant driveway access points should be addressed in future IR and TIA documents.

Figure 3 – Trip Generation Conclusions, 201 N Monroe Ave Redevelopment

Should a Traffic Impact Analysis (TIA) Be Prepared For This Development?

Criteria	Minimum Level	Forecasted Minimum	Forecasted Maximum	Does Forecasted Values Exceed Minimum Level?
100 or more new or added vehicle trips to or from the site during the adjacent roadways' peak hour or the development's peak hour	100	84	101	YES
50 new vehicle trips exiting the development in any 1 hour	50	39	50	NO
750 trip ends in an average day	750	1079	1079	YES

If at least one of the above criteria is met, then DPW should recommend a TIA be prepared by the developer.

Recommendations

The developer should prepare an Initial Review (IR) scoping document and an abbreviated Traffic Impact Analysis (TIA) report, which should address the proper number and location of access points for this redevelopment site.