



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, DECEMBER 11, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. 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.

1. 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.

1. Approval of the agenda for the December 11, 2023, meeting of the Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the November 13, 2023 meeting of the Plan Commission.

E. Regular Business.

1. Consideration with possible action on the request by Military Avenue, Inc. (MAI) to approve their 2024 Business Improvement District (BID) Operating Plan.
2. Consideration with possible action on the request by On Broadway Inc.(OBI) to approve their 2024 Business Improvement District (BID) Operating Plan.

3. Consideration with possible action on the request by Downtown Green Bay, Inc. (DGBI) to approve their 2024 Business Improvement District (BID) Operating Plan.
4. Consideration with possible action on the request by Olde Main Street, Inc. (OMSI) to approve their 2024 Business Improvement District (BID) Operating Plan.
5. (ZP 23-30) Public Hearing on a request to rezone 1409 Velp Avenue from CI General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District, submitted by Community and Economic Development. (Ald. Steuer, District 10)
6. (ZP 23-30) Consideration with possible action on a request to rezone 1409 Velp Avenue from CI General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District, submitted by Community and Economic Development. (Ald. Steuer, District 10)
7. (ZP 23-31) Public Hearing on a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District, submitted by Community and Economic Development. (Ald. Steuer, District 10)
8. (ZP 23-31) Consideration with possible action on a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District, submitted by Community and Economic Development. (Ald. Steuer, District 10)
9. (ZP 23-44) Public hearing on the request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)
10. (ZP 23-44) Consideration with possible action on the request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)
11. (ZP 23-45) Public Hearing on the request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)
12. (ZP 23-45) Consideration with possible action on the request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)
13. (ZP 23-46) Public Hearing on the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7)

14. (ZP 23-46) Consideration with possible action on the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7)
15. (ZP 23-47) Public Hearing on the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7, and Ald. M. Steuer, District 10)
16. (ZP 23-47) Consideration with possible action on the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7, and Ald. M. Steuer, District 10)
17. (ZP 23-48) Public hearing on a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District submitted by Community and Economic Development. (Ald. Johnson, District 9)
18. (ZP 23-48) Consideration with possible action on a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District submitted by Community and Economic Development. (Ald. Johnson, District 9)
19. (ZP 23-43) Public Hearing on a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of Guns road, submitted by Community and Economic Development on behalf of the Redevelopment Authority of the City of Green Bay, Property Owner. (Ald. Morgan, District 3)
20. (ZP 23-43) Consideration with possible action on a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of guns road, submitted by Community and Economic Development on behalf of the Redevelopment Authority of the City of Green Bay, Property Owner (Ald. Morgan, District 3).
21. (CPA 23-06) Public hearing on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.
22. (CPA 23-06) Consideration with possible action on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.

F. Informational.

1. Director's Report.
2. Comprehensive Plan Rewrite - Project Kick-Off Summary

3. Date of the next meeting: January 8, 2024.

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.